

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

**August 8, 2016**

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, 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 the July 11, 2016 Regular Meeting. The minutes were approved as written.

**MONTHLY REPORTS**

There were no questions about the July 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 – Donation of Funds to City
- Email from Bond Counsel to Auditor to Proceed with Bond Refunding

**CITIZENS' COMMENTS**

No comments

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

Mayor Hastings said he loves a good quote and there is a well known one by the boxer, Mike Tyson: *Everyone has a plan until they get punched in the face.* The Mayor said he has a plan – a vision – for the city and despite the “punch” he took with the charges filed against him, he is sticking to his plan - the plan the voters elected him to execute.

The Mayor said that Council should be immensely proud of what has been accomplished in the past four years. Hillsboro looks so much better now than it did four years ago and not just physically but on paper, too. He said there is a lot more to do and Council and Administration should be the team that looks into traffic congestion, the drug problem, increasing revenue opportunities and much more.

He said he had planned to end his report with the reasons why he wants the Colony Theatre issue “off the table” after two years of debate because those years were time that other problems could be addressed. Mayor Hastings said there has been a lot accomplished and he is amazed at how quickly the legislation for minimum water billing was researched, written, and passed. It was an exercise in efficient government and he thinks the city can do a lot more.

Mr. Donley told the Mayor that he did not want the Mayor to feel that Council did not appreciate what he does because everyone on Council wants to see the city succeed and they want to work together. Mr. Donley said he did not want the Mayor to take it personally that the Colony issue has not been resolved after two years. Sometimes issues come up and they need to be worked out. He personally feels that the Colony problem can be solved by working together and if the Mayor knows people who want to be involved he should bring them forward and meet with Council, the Finance Committee and the Property Maintenance Committee to resolve the issue rather than coming to committee meetings and council meetings and needing to ask questions and comments back and forth. It reflected well with the Plaza, bringing ideas to Council to discuss it. There have been some roadblocks in between. If Council, committees, Administration, and the public work together, Mr. Donley thinks the Colony issue can be resolved quickly.

Mayor Hastings expressed his appreciation for Mr. Donley’s comments and said that much of the problem has been a misunderstanding, with the perception that the Administration had a detailed plan for the Colony when in actuality there was only a very preliminary sketch that once completed he wanted to present to Council. He said he understood Mr. Donley’s point that everyone wants to share their ideas.

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

Mr. Wilkin updated Council regarding the FOP negotiations. Last month Council voted to accept the Fact Finder’s report but the FOP voted to reject the report and elected to pursue conciliation. It is scheduled to take place on August 30, 2016.

Street paving has been delayed a few weeks due to the weather and other unforeseen conditions. The tennis court area at the Railroad Street park will be paved when the streets are paved. The bathrooms will also be made operational. The Hillsboro Sidewalk Pilot Program is underway. The pilot block is West Walnut, South East, East South, and South High Streets. The project appears to be a success. The remaining sidewalk funds will be used to replace sidewalks from Pasquales south to West Walnut Street. The businesses will not be disrupted during the project. The plan is to extend the historical lights and brick pavers to match the previously completed Streetscape project.

Mr. Wilkin reported a meeting with AEP regarding rebates available to the city and to citizens. The city updated many street lights and traffic lights to LED lights to lower the energy costs. The changes are eligible for a monetary rebate. There are also plans to make the Water Treatment Plant, Wastewater Treatment Plant, and City Building as efficient as possible and he hopes to make changes to these buildings that will save thousands of dollars in electric bills. He will work with AEP to discuss electrical needs

and potential changes at Shaffer and Liberty Parks. Mr. Wilkin informed Council that the rebate program is available to everyone and asked that Council note the AEP contact for this program: Douglas Hood at 937-546-4125.

The City is working on multiple grant applications and hope to continue the success obtaining grant funding for parks, brown fields (which includes blight and nuisance properties), new market tax credits, and more biking and walking trails throughout the city.

**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 \$7,058,874.81 in the various accounts. Mr. Lewis asked for a motion to accept the reports as submitted.

**MOTION** Ms. Klein 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:

- Refunding of existing various purpose bonds. He provided an email from Bond Counsel that explains important changes that will give the city flexibility to enter into a form of lease or sale agreement for the property financed by the bonds should the opportunity arise. It explains the necessity to have a callable option in the refunded bonds.
- Michael Burns, Baird and Company, gave a presentation explaining the refunding process for the 2007 Street Improvement Bond for city-wide street paving and the 2010 Various Purpose Bond to pay the costs of permanently financing outstanding bond anticipation notes originally issued to pay the costs of constructing fire station improvements and police station improvements. Mr. Burns explained the advantages of Direct Placement and the callable option. He also addressed current market conditions, comparable bank summaries, recent comparable bond issues, refunding opportunities and a timeline for processing the bonds.

Mr. Alexander asked if there are any costs to the City for the refunding of the bonds. Mr. Burns said there was no out-of-pocket expense. The savings listed in the information packet are "net" savings. Mayor Hastings asked if the fees were 0.25% as listed in the information packet. Mr. Burns said it was not that simple but basically the fees are built-in to the refinancing. Mr. Lewis confirmed that it did not make the balance of the bonds higher than before and there was still a savings to the city that amounts to \$129,392.00. Mayor Hastings asked if the callable option in the bonds cost the city more. Mr. Burns said it did not. The Mayor asked if the callable option replaced the narrow window of opportunity previously in place to sell a property financed with a bond. Mr. Lewis confirmed that the callable option gave the city more opportunities to sell property.

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

The Planning Commission met on July 18, 2016 at 5:30 p.m. in the Hillsboro Firehouse Community Room. Present for the meeting were Tom Eichinger (Chair), Drew Hastings (Mayor), Bob Lambert, Ruth Robbins, and Todd Wilkin (Safety & Service Director).

Dr. Todd Slater met with the Commission to ask for a variance to build a garage that will span two parcels he owns on Northfield Drive. The Commission advised him that if the subdivision regulations allow him to survey the two lots as one, he will not need a variance to build the garage. Dr. Slater will check with the subdivision developer to survey the two lots as one.

Liz Fields of the consulting firm McBride, Dale, Clarion, met with the Commission to discuss options for the new zoning code. She suggested partitioning the project of rewriting the code into three segments with each segment taking approximately 3-4 months to complete. She recommended the creation of a steering committee to review each segment and provide input. She will meet with the Planning Commission and Steering Committee each month to review the drafts of the code. Ms. Fields will address a zoning issue before a September 2016 deadline to resolve a non-conforming use of multi-family dwellings in Residential A.

There was a lengthy discussion about parking in the Uptown area. Ms. Fields said the city's current code has very little in it to address parking. She said there are many options for parking codes and told the Commission they might consider conducting a survey Uptown to find where the true parking issues occur. The meeting adjourned at 6:27 p.m.

There were no questions for Mayor Hastings.

## **STANDING COMMITTEE REPORTS**

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

Mr. Donley asked that the Governor Trimble property remain in committee.

The Finance Committee met with the entire Council and Administration concerning the demolition and funding of the Colony Theatre. The Finance Committee was called to order at 6:15 p.m. with Ann Morris, Bill Alexander, and Dick Donley present. There was good discussion on the Colony issue. The Mayor and Safety and Service Director explained that some of the money was already ear-marked for demolition from the 2015 budget. There will be additional expenses to relocate electric lines in the alley behind the theater. The total cost cannot be completely determined until the project is started. Council and the committee expressed their thoughts on how they would like to see the project continue that includes involvement from everyone to resolve the Colony project as quickly as possible.

The Committee recommended that the Colony emergency legislation before council be given a first-reading only and there will be no recommendation to suspend the Three Reading Rule. The Finance Committee will meet again soon and contact Administration.

He invited all Council members to get involved. The Committee agreed unanimously with the above recommendations.

There were no additional questions for Mr. Donley.

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

No report. Ms. Morris said her committee will meet soon to discuss blighted residential properties.

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

**Alexander, Chair)** No report. Mr. Wilkin will follow-up on the progress of the Civil Service Manual update.

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

No report

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

No report. Ms. Wilkin reminded Council that it was time for the Water/Sewer rate moratorium to be addressed. Mr. Lewis said he was concerned about continuing the moratorium for much longer. The financial statements he is required to submit annually showed a negative cash flow. He said that with increased expenses Council must consider increased fees. President Koogler asked Mr. Lewis if he would have some figures to present to Council at the September meeting to discuss a continued moratorium on rates. Mr. Lewis said he would have the figures.

Mr. Harsha asked if the new legislation concerning the minimum water bills would offset an increase. Mr. Lewis said he will meet with Mr. Wilkin to discuss that possibility. Mayor Hastings said that an increase of approximately \$125,000 was calculated from the new legislation but he assumed that there has not been enough time to determine how much actual increase there is. President Koogler suggested that Council could impose a one-month moratorium in September until there was more information to assess a long-term hold on rates.

**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**

- 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*

Mr. Alexander asked if Administration received any questions about the ordinance or if they have any input. Mayor Hastings said he had no comments either for or against the ordinance. Mr. Wilkin heard Mr. Beatty's concerns at the last Council meeting and met with a few businesses that mentioned their concerns but nothing that Council has not already heard.

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

President Koogler asked that Council move to read all legislation by Title Only.

**MOTION** Ms. Wilkin moved, seconded by Mr. Harsha, to read all legislation by Title Only. Vote: all yeas.

- **Resolution No. 16-33** A Resolution to Authorize the Hillsboro Area Economic Development Corporation (HAEDC) to Demolish the Entire Colony Theatre and to Declare an Emergency *Introduced by the Safety and Service Director*

The recommendation by the Finance Committee was to have a First Reading of the legislation. Council indicated that it was their intention to have a First Reading.

- **Ordinance No.2016-09** An Ordinance Providing for the Issuance of Not to Exceed \$1,740,000 of Bonds by the City of Hillsboro, Ohio, for the Purpose of Refunding Various Purpose Bonds in the City, and Declaring an Emergency *Introduced by the Auditor*

**MOTION** Mr. Donley moved, seconded by Ms. Aranyos, 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 Ordinance No. 2016-09. Vote: all yeas. Council approved and adopted the ordinance.

- **Ordinance No.2016-10** An Ordinance Providing for the Issuance of Not to Exceed \$2,090,000 of Bonds by the City of Hillsboro, Ohio, for the Purpose of Refunding Street Improvement Bonds in the City, and Declaring an Emergency *Introduced by the Auditor*

**MOTION** Mr. Harsha moved, seconded by Ms. Klein, 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 Ordinance No. 2016-10. Vote: all yeas. Council approved and adopted the ordinance.

- **Ordinance No. 2016-11** An Ordinance Providing for the Issuance of Not to Exceed \$350,000 of Bonds by the City of Hillsboro, Ohio, for the Purpose of Refunding Street Improvement Bonds and Various Purpose Bonds in the City, and Declaring an Emergency *Introduced by the Auditor*

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

**MOTION** Ms. Aranyos moved, seconded by Ms. Wilkin, to approve and adopt Ordinance No. 2016-11. Vote: all yeas. Council approved and adopted the ordinance.

## **NEW BUSINESS**

## **EXECUTIVE SESSION**

**MOTION** Mr. Harsha moved, seconded by Ms. Morris, to enter into Executive Session to consider issues pertaining to a public employee or official. Vote: all yeas.

Mr. Harsha invited Council, President of Council, and the Law Director. Council entered into Executive Session at 7:56 p.m. Council returned to Regular Session at 8:22 p.m. There was no action taken by Council following Executive Session.

## **ADJOURN**

**MOTION** At 8:22 p.m., Ms. Klein moved, seconded by Mr. Harsha, to adjourn. Vote: all yeas.

The next scheduled meeting of the Hillsboro City Council is September 12, 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