

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

**February 13, 2017**

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, Gary Lewis, Auditor; Fred Beery, Law Director; and Debbie Sansone, Clerk.

**ROLL CALL**

Bill Alexander, Tracy Aranyos, Dick Donley, Justin Harsha, Ann Morris, and Becki Wilkin were present. Ms. Klein was not present due to illness.

**MOTION** Ms. Morris moved, seconded by Ms. Aranyos, to excuse the absence of Ms. Klein. Vote: all yeas.

President Koogler led the council in prayer and the Mayor's guest, Jessica Polstra from High-Co, led the Pledge of Allegiance.

**MINUTES**

There were no additions or corrections to the meeting minutes from the January 9, 2017 Regular meeting or the January 18, 2017 Special Meeting. The minutes were approved as written.

**MONTHLY REPORTS**

There were no questions about the January 2017 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. Council also received the annual report from the Police Department.

**PUBLIC REQUESTS**

Manish Patel, Greystone Motel, requested a variance to reduce his water/sewer rates to the same rates charged for properties within the city limits. Currently Mr. Patel pays 1.5 times the normal rate because his property is outside of the city limits. Mr. Lewis objected to the request stating it would hurt the water budget and that all homeowners on Woodland Drive (outside the city limits) could make the same request. There would be no basis to deny future requests if the variance is granted for the Greystone Motel. President Koogler asked that the Utilities Committee review the request.

**COMMUNICATIONS**

- Larry Addington – Request to move crosswalk on East Main Street
- Ethics Commission – Update List of Elected Officials/Filing Reminder to Elected Officials (President Koogler reminded everyone that the Ethics Commission reports are due mid-April.)

**CITIZENS' COMMENTS**

Mary Todd Hardeman asked to address Council later in the meeting when they discuss the Colony Theatre.

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

Mayor Hastings thanked Jessica Polstra for leading the Pledge of Allegiance. The Mayor met with Mayor Lunsford of Mt. Orab earlier in the month. Mt. Orab is a village of 1,200 people but they have 40 different TIF districts. Mayor Lunsford had some good ideas about annexation of property for continued growth and economic development. Destiny Bryson, Director of the Highland County Visitors Bureau, arranged for a hotel developer to meet with the Mayor. There will be a follow-up meeting on February 14.

The Mayor discussed Downtown Redevelopment Districts and said a representative from the Montrose Group could not attend the council meeting due to illness. He presented summaries and over-views explaining how the DRDs work. The Mayor will schedule a presentation to Council for the March 13, 2017 meeting.

Mayor Hastings described the City of Hillsboro as an iceberg. Above the iceberg are the streets and the buildings being improved. Below the surface there are a lot of non-profit agencies that more or less run Hillsboro. To a large degree they determine policy for the county. Because of the city's lack of oversight, they dictate policy for the city as well. Specifically, he referred to the FRS Transportation bus service which is solely for the poor and disenfranchised. FRS Transportation had \$1.7 million in revenue last year. The city's water revenue was only \$1.5 million. If someone opened a water company in the city without telling anyone, there would be outrage. FRS announced a grand-opening and a plan for all the bus routes in Hillsboro and had not touched-base with the city. Mayor Hastings said he found that to be insulting.

He said he is not targeting FRS and their services but targeting a blatant disregard seen over and over again by various entities that have no regard for the City of Hillsboro. In 2012, there was a non-profit organization that wanted to open a group home for homeless people. When inquiries were made, the city learned that the organization planned to bring people from downtown Cincinnati to Hillsboro to house them. Council passed an ordinance to regulate group homes and the organization cancelled their plan. FRS considered opening a residential rehabilitation home in Hillsboro two years ago without consulting the city and now they created an entire city bus-route without communicating with the city for scheduling, planning, implementation, licensing, etc. He feels that people should be more concerned about it. If the city does not get control of planning the city's future, someone else will – and they already are.

The Mayor said he is aware that he is discussing a sensitive topic. People hear “FRS” and assume it serves the poor and elderly, which it does to a certain percentage. Mayor Hastings reiterated that his report is not a diatribe against helping the disadvantaged and he is not against that at all. What the city has lost sight of is planning for more prosperity just as FRS has plans to make the area the best it can be for the disadvantaged. Both are about quality of life but whose quality of life will reign? In the last twenty years there has not been city planning to this end. There is a disproportionate effect on the city from non-profits. He said that if a council committee wants to look at the issue of the implementation of the bus route, he would be glad to talk with them.

Mr. Harsha expressed surprise that FRS did not consult with the city about establishing a route. Mayor Hastings said he was not surprised by that and the city was being treated like a sucker. And it is not just FRS. FRS is providing a needed service and the Mayor commended them for that but the absolute disregard of the city is what he objects to. FRS has a 152-page plan about implementing the bus service in Hillsboro and never once consulted with the city. Mayor Hastings said it was insulting to him. It is something the city needs to be aware of and deal with as these matters arise.

Mr. Alexander asked if the Mayor felt FRS should abide by the ordinance regulating and licensing taxi cabs. The Mayor answered affirmative. FRS has requires a fee to use the service. Mr. Alexander asked if the city should enforce the taxi cab legislation for FRS. Mayor Hastings put the question to Council. President Koogler asked for the Street and Safety Committee to look at the matter. If needed, another committee can look at it as well. Mayor Hastings stated that the issue was already in the Finance Committee and President Koogler said both committees can review it.

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

No report

#### **AUDITOR'S REPORT (Gary Lewis, Auditor)**

Mr. Lewis presented the year-to-date fund report and the year-to-date bank report to Council. The reports show a balance of \$6,819,025.55 in various accounts in the form of demand deposits, savings, and investments.

**MOTION** Ms. Wilkin 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 recommended to Council:

- A resolution to increase appropriations in the Fire Pension Fund by \$33,000. The money is in the general budget but was not included as an expense. The resolution allows the money to be transferred to the general fund.
- A resolution to increase appropriations for the installation of ADA ramps at all intersections in preparation for the ODOT paving project of US 62. The city budget included the cost of the ADA ramps but ODOT also included the cost in their plan for the project. This raised the amount of money needed to place in an escrow account. ODOT did not have enough time to change their legislation. Even though the money for the ramps will be placed in an escrow account for ODOT, it will not be used and the excess project money will be returned to the city.
- A resolution to increase appropriations for a new server at Municipal Court. Ms. Aranyos asked Mr. Lewis what fund the new server would be paid from. He said it is the Court Computer 203 fund.

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

The Planning Commission met on January 17, 2017 for the annual organizational meeting. Present for the meeting were Mayor Hastings, Ruth Robbins, Charlie Guarino, and Joe Mahan. Tom Eichinger was re-elected as Chair and Charlie Guarino was elected as vice-chair. A special meeting was held after the organizational meeting to conduct regular business. The Commission reviewed the analysis from Gary Silcott for the proposed Taylor Drive development. There were concerns about water volume, setbacks, and parking. The Commission updated Mr. Guarino on the zoning amendment project which seems to be progressing very well. The meeting adjourned at 6:23 p.m. The next meeting is March 21, 2017 and the meetings are always open to the public. There were no questions for Mayor Hastings.

### **STANDING COMMITTEE REPORTS**

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

The Finance Committee met on January 30, 2017 to discuss additional revenue for the city. Dick Donley, Ann Morris, and Bill Alexander were present for the meeting. Also in attendance were other council members, citizens, and Mayor Hastings. Mayor Hastings asked the committee to look at licensing fees that are outdated and some other items. The committee will meet again to discuss the fees. The meeting adjourned at 7:25 p.m.

Mr. Donley asked for the items in his committee to remain on the agenda except for the issue to dissolve the CIC. President Koogler removed that item from the agenda along with the issue to purchase the Governor Trimble property, which was purchased by Mayor Hastings. There were no questions for Mr. Donley.

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

The Property Maintenance and Restoration Committee met on January 30, 2017 at 6:30 p.m. Justin Harsha, Dick Donley, and Ann Morris were present for the meeting. Other council members present were Tracy Aranyos, Becki Wilkin, and Bill Alexander. Also attending the meeting were Mayor Hastings, Joe Mahan, Shawn Adkins, Public Works Supervisor, and Interim Chief Browder. The committee reviewed a request for multiple signs at Arby's. The committee agreed that the signage will be a positive addition to the establishment. The meeting adjourned at 6:38 p.m. There were no questions for Ms. Morris.

The recommendation from the Property Maintenance and Restoration Committee to Council is to approve Arby's request for multiple signs.

**MOTION** Ms. Morris moved, seconded by Ms. Aranyos, to approve the variance for multiple signs at Arby's. Vote: all yeas. Council granted the variance.

Ms. Hardeman asked if the Colony Theatre will be discussed because it is listed on the agenda for the Property Maintenance and Restoration Committee. President Koogler explained that a topic can be on the agenda for a committee but it does not necessarily

mean it will be discussed at every Council meeting. The item will remain on the agenda until resolved. Ms. Morris explained that when the committee meetings are advertised it includes the topic of discussion for that particular meeting. Ms. Hardeman reminded everyone that any demolition planned in the uptown historic district must be approved by the Design Review Board. Mayor Hastings said that bids for the demolition of the Colony will be requested soon and he offered to meet with the Design Review Board to explain what part will be demolished and what part will remain.

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

No report

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

The Street and Safety Committee met on January 30, 2017. Tracy Aranyos, Ann Morris, and Justin Harsha were present for the meeting. Also present were Mayor Hastings, Joe Mahan, Public Works Supervisor Shawn Adkins, Council members Becki Wilkin, Dick Donley, Bill Alexander, and Interim Chief Browder. Larry Addington requested that the cross walk on East Main Street at White's Bakery be moved in front of Flagway (Marathon) for less congestion, cars in different lanes of traffic going west, better visibility for both pedestrians and motorists, and the shadows from the south buildings would be less hazardous. Discussion on the matter concentrated on inadequate entryways to the proposed location of the crosswalk. The Flagway sign would impair vision of incoming pedestrians. The committee recommended that the crosswalk remain where it is but to provide better marking and visibility to make the crosswalk safer. Mr. Adkins told the committee that the crosswalk will be painted when weather permits and US Route 50 will be paved in 2018 and more permanent improvements could be made at that time. It is possible that LED strips can be added to the crosswalk. The committee recommends leaving the crosswalk location as-is.

The committee also met to discuss placing Hillsboro Police dispatch with the Highland County Sheriff's office. Mr. Harsha shared the information he gathered from talking with Sheriff Barrera and Interim Chief Browder. The following points were made: lack of a back-up 911 if there is only one call center in the county, possible incompatibility issues with radios, no open-door police station for public safety, slower over-all performance if merged, how departments would be handled separately without bias, impact versus minimal savings, and dispatch duties. With all the obstacles it was clear to the committee that merging the dispatch with the Sheriff's office would not benefit the city. Chief Browder spoke on some of the topics and impressed upon the committee the importance of dispatch. Mr. Harsha observed dispatch working and said he had no idea of the magnitude of the duties of dispatch. Mayor Hastings asked Chief Browder if Hillsboro could accommodate other cities by offering dispatch services and the Chief said it may be possible to accommodate smaller communities. The committee made a recommendation to not pursue a merger of dispatch. The meeting adjourned at 6:24 p.m. There were no questions for Mr. Harsha.

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

Ms. Wilkin had no report but said she received the legislation to establish the fund for I&I which she believed was needed to establish the fund. Mr. Beery said he provided a section number to Ms. Wilkin that would cover the creation of the fund. Mr. Lewis said that would take care of it. The sewer fund allows for storm water work and a separate account in the sewer fund can be created under Section F.

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

No report

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

No report.

#### **UNFINISHED BUSINESS**

No unfinished business

Mayor Hastings forgot to mention that the brick was uncovered on West Main Street and he would like for Council members to look at the section with brick exposed and let the Mayor know their thoughts of exposing more brick (from West Street to Domino's). President Koogler asked the Street and Safety Committee to review the issue of exposing the brick.

Mayor Hastings said he asked Chief Browder to look at blight issues in town and he received a list of addresses from the Chief compiled by his officers. The list will be provided to the Code Enforcement officer. Ms. Aranyos asked for a copy of the list of properties and how the addresses are prioritized. She said that many blighted properties are not being addressed. Mayor Hastings said that Mr. Beery wants to wait until March 3 for a "test case" in Common Pleas Court to be heard before filing any more properties at court. He said that council members need to tell Mr. Beery that they want action on the blighted properties. The Mayor said that for five years blighted properties have been a priority for Administration and Council but Administration is unable to get the buildings down. Ms. Morris asked for a list of buildings that are proposed for demolition. The Code Enforcement officer has a list of those buildings. After March 3, if the hearing for receivership goes well, the city can start filing for more homes to go into receivership. Ms. Morris asked if this matter relates to the issue of fee structure that is presently in the Finance Committee. Mr. Donley said that several different things will be discussed.

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

- **Ordinance No. 2016-20** An Ordinance Amending Chapter 155 (Zoning Code) Section 155.006 Nonconforming Uses of the Ordinances of the City of Hillsboro, Ohio *Introduced by President Pro-Tem of Council*

**MOTION** Mr. Donley moved, seconded by Mr. Harsha, to approve and adopt Ordinance No. 2016-20. Vote: all yeas. The ordinance was approved and adopted.

- **Ordinance No. 2016-21** An Ordinance Amending Chapter 155 (Zoning code)

Section 155.0064 (Powers of Board of appeals; Variances, Special Exceptions, and the Like) of the Ordinances of the City of Hillsboro, Ohio *Introduced by President Pro-Tem of Council*

**MOTION** Mr. Donley moved, seconded by Ms. Aranyos, to approve and adopt Ordinance No. 2016-21. Vote: all yeas. The ordinance was approved and adopted.

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

- **Ordinance No. 2017-02** An Ordinance to Amend Section 35.90 of the Hillsboro Code of Ordinances to Modify the Distribution of Funds *Introduced by the Mayor*

Mr. Donley asked to make an amendment to the Ordinance under Section A (1): “in the event that council does not review and approve this funding annually the same shall continue as in the previous year.”

**MOTION** Ms. Aranyos moved, seconded by Ms. Morris, to amend Ordinance 2017-02 at the second reading. Vote: all yeas. The ordinance was amended and received a second reading.

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

- **Resolution No. 17-03** A Resolution to Increase Appropriations (Fire Pension Fund 203 - \$33,000). *Recommended by the Auditor* The resolution is appropriations in nature and does not require the suspension of the Three Reading Rule.

**MOTION** Mr. Donley moved, seconded by Ms. Wilkin, to approve and adopt Resolution No. 17-03. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 17-04** A Resolution to Increase Appropriations (Street Fund 201 - \$77,000) *Recommended by the Auditor* The resolution is appropriations in nature and does not require the suspension of the Three Reading Rule.

**MOTION** Ms. Morris moved, seconded by Ms. Aranyos, to approve and adopt Resolution No. 17-04. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 17-05** A Resolution to Increase Appropriations (Municipal Court Computer Fund 203 - \$19,000) *Recommended by the Auditor* The resolution is appropriations in nature and does not require the suspension of the Three Reading Rule.

**MOTION** Mr. Donley moved, seconded by Mr. Harsha, to approve and adopt

Resolution No. 17-05. Vote: all yeas. Council approved and adopted the resolution.

The Clerk advised President Koogler that she did not have a needed preliminary legislation for an ODOT project that was due on March 17, 2017. President Koogler called for a recess to allow the clerk to retrieve the legislation from the City Building.

Mr. Donley mentioned that there are many street lights out on South High Street and it is very dark. Mayor Hastings explained that the Christmas wreaths and banners on the light poles catch the wind and the wiring was loosened and shorted-out the lights. Shawn Adkins is aware of the problem.

**MOTION** Ms. Aranyos moved, seconded by Ms. Morris, to recess. Vote: all yeas. Council recessed at 7:56 p.m.

**MOTION** Mr. Harsha moved, seconded by Ms. Wilkin, to return to Regular Session. Vote: all yeas. Council returned to regular session at 8:16 p.m.

President Koogler read Resolution 17-06 and asked that it be passed as Emergency Legislation.

- **Resolution No. 17-06** A Resolution to Contract with ODOT for Project No. PID 95531 to Resurface US 62 Within the City Corporation Limits and to Escrow the City's Commitment of \$201,828.00

**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 Mr. Dooley, to approve and adopt Resolution No. 17-06. Vote: all yeas. Council approved and adopted the resolution.

## **NEW BUSINESS**

No new business

## **ADJOURN**

**MOTION** Mr. Donley moved, seconded by Mr. Harsha, to adjourn. Vote: all yeas. Council adjourned at 8:22 p.m.

The next scheduled meeting of the Hillsboro City Council is Monday, March 13, 2017, at 7:00 p.m. in the Hillsboro Municipal Court.

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Lee Koogler, President

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Debbie Sansone, Clerk