

HILLSBORO CITY COUNCIL MEETING
Hillsboro Municipal Court – 130 Homestead Drive

June 12, 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; Shawn Adkins, Public Works Superintendent, and Debbie Sansone, Clerk. Mel McKenzie, Safety and Service Director was absent due to illness.

ROLL CALL

Dick Donley, Tracy Aranyos, Claudia Klein, Ann Morris, and Becki Wilkin were present.

MOTION Mr. Donley moved, seconded by Ms. Wilkin, to excuse the absence of Justin Harsha who suffered an injury during the past week and William Alexander who was out of town for a family matter. Vote: all yeas. The members were excused.

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 of the Special Meeting on April 26, 2017 or the minutes of the Regular meeting on May 8, 2017. The minutes were approved as written.

MONTHLY REPORTS

There were no questions about the May 2017 monthly reports and the clerk read the reports by title only: Auditor, Code Enforcement, Income Tax Bureau, Police, Public Works, Wastewater Treatment, Water Office, Water Meter, and Water Treatment.

PUBLIC REQUESTS

Stephanie Roland presented a proposal to Council and asked permission to relocate the monument and flag pole at the Veterans Memorial in Liberty Park. She explained that Rick Tipton and others maintain the memorial and there has been ongoing damage and disrespect to the memorial area from people using the shelter house. President Koogler placed the matter in the Property and Restoration Committee for discussion. Ms. Roland asked that the matter be addressed quickly and President Koogler said a plan could be in place by Labor Day.

COMMUNICATIONS

No communications

CITIZENS' COMMENTS

Richard Stiffler, Hillsboro Citizen, asked why there was no parade for Memorial Day. He also asked if the city could have banners that hang from the light poles that honor veterans with their picture and name.

President Koogler said the he has seen the banners that Mr. Stiffler referred to and the City would never intentionally try to disrespect the veterans. He also stated that typically an organization organizes events in town and invited any organization that was interested to sponsor a Memorial Day Parade.

Stephanie Roland addressed Council again asking for US Route 50 to be closed during the Memorial Day ceremonies at the Courthouse memorial. President Koogler asked that the request be made by February prior to the event to give time to arrange for the street closing.

David Brown, 5240 SR 73, asked for the removal of an easement owned by the city that crosses his property between Taylor Drive and Taylor Court. Mr. Brown has plans to develop the property. President Koogler placed the matter in the Street and Safety Committee. Mayor Hastings asked if the matter should be addressed by the Planning Commission. Mr. Beery said that the committee would decide if it went to Planning Commission. It is a vacation of an easement and Mr. Beery offered to work with Planning Commission or the committee.

COMMUNICATIONS FROM THE MAYOR (Drew Hastings, Mayor)

Mayor Hastings told Council that they will have parking legislation to consider that addresses parking issues. The bottom line on the legislation is that Hillsboro effectively has no criteria or plan for parking. The idea of legislation started in the Planning Commission when projects were brought to the Commission but did not adequately address parking. Presently there is no requirement for commercial or residential development to provide parking and it has definitely posed problems. The Mayor offered to answer any questions about parking.

Members of the Downtown Redevelopment District (DRD) met to begin the process of defining the boundaries for two districts. The group meets approximately twice each month and hopes to have a plan in place by the end of the year.

The Colony Theater demolition is nearly complete but site work still needs to be done and future design plans for the site will be handled by Mr. McKenzie. Twelve to fourteen Uptown benches will be ordered soon and the Mayor will provide pictures to council members. The Gross Fiebel acquisition should be completed shortly. There were some legalities to address with the property owner and as soon as possession is taken the city can look forward to the development of the site. Mayor Hastings asked Mr. McKenzie to take charge of the stalled plaza project and to put some costs together to move forward with the plaza.

The Mayor will attend the Ohio Mayor's Conference in the upcoming week. He congratulated Mr. & Mrs. Bill Alexander on their 50th wedding anniversary.

Ms. Morris questioned the parking legislation as it relates to the omission of loading and unloading vehicles in the alleys. Mayor Hastings explained that the legislation was put together quickly by the zoning consultant and can be amended to address the loading and

unloading. He said that three readings of the legislation will allow time to change it. He also felt that after the total zoning amendment was complete, the parking legislation would be complete with needed changes. Ms. Morris also asked for the status of the street lighting project. The Mayor said the street lights are ordered for South High Street. There is no plan in place for lights on West Main and that is why lights were not ordered for that section. The number of lights needed on West Main needs to be determined. Ms. Morris asked if the dead trees Uptown will be replaced. The Mayor said that Mr. Cundiff will be contacted regarding any warranty for the trees and for getting the trees replaced. Ms. Aranyos asked about the price of the Uptown benches. Mayor Hastings said that originally the price was approximately \$750 per bench but there were some modifications being made to the benches and Administration is waiting for a revised price. Ms. Aranyos said the benches should be powder coated. She also said that Council should have input for the final design of the Colony space. President Koogler placed the matter in the Property Maintenance and Restoration Committee to look at the project with the Administration.

Ms. Klein asked where the fountain project stood and the Mayor said it was addressed in Mr. McKenzie's report. He is trying to find a different fountain provider. Ms. Aranyos asked if the wood railing on the south side of the pedestrian bridge could be painted. Mr. Adkins will take care of the problem.

SAFETY AND SERVICE DIRECTOR'S REPORT (Mel McKenzie)

(Mayor Hastings read Mr. McKenzie's report which was in draft form)

- Working with Public on complaints and permits, looking at blighted structures
- Biweekly Department Head Meetings
- Colony Theater project Demolition started 5/30/17
- Blighted houses are coming down 550 John St completed, 264 W. Walnut and 540 Johnson St in process
- Assessment letters sent out for Pathway along High Street. Most property owners have responded and said OK to put on taxes. Partial Capital Improvement and Property tax. To be bid.
- Working with staff to do income survey of parts of the City for a Neighborhood Revitalization Grant and Critical Infrastructure Grant through Ohio Development Services Agency. Pre-application has been submitted.
- Submitted full application to ODOT for a TAP grant that would install sidewalks along W Main and E Main Streets.
- Downtown Re-Development Working on boundaries of District
- Utility Committee meeting needed to discuss sewer rehab project, pilot project for private property Inflow & Infiltration and storm water utility.
- N. East Street Phase II project funding approved by OPWC. Bid on 6/6/17 Opening 6/26/17
- Reviewing funding options to develop water and sewer along the newly constructed Hobart Road extension to allow for development of the area.

- Looking at a restroom facility at Harmony Lake to compliment the new shelter house and applying for funds from ODNR to help finance. Applying to ODNR for funding
- Harmony Lake improvements for handicap accessibility to trail, community garden, possible additional shelter. Also, applying for ODNR funding.
- Working with another fountain provider on potential options for a fountain
- Construction on sidewalk and lighting on S. High Street from Pasquale's to Walnut St. Dance started removal and construction on 6/9/17
- Harry Sauner Widening Project working through ODOT process
- City wide Trash Collection Day 6/24/17 Waiting on Quote. Mayor Hastings said the quote was received and the amount was prohibitive. Administration will look for different solutions.

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 \$7,046,540.97 in various accounts in the form of demand deposits, savings, and investments.

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

Mr. Lewis said the increase in appropriations in the 215 Law Enforcement Trust Fund will allow the police department to buy needed equipment. There were no questions for Mr. Lewis.

PLANNING COMMISSION (Mayor Hastings)

The Planning Commission met on May 15, 2017 at the Hillsboro Firehouse. Tom Eichinger, Chair, Charlie Guarino, Vice-Chair, Mayor Hastings, Joe Mahan, Ruth Robbins, and Gary Silcott, Consulting SSD, were present for the meeting.

At 4:30 p.m., the Commission met as *the Board of Housing Appeals* at the request of Ralph Sturdivan's attorney, Steven Sharpe, to extend the deadline to correct the condemnation issues at 127 West Josie Street. The Board agreed to extend the deadline for 90 days and the Code Enforcement Officer will monitor the progress. If no progress is made within that time the condemnation order will be enforced.

The regular Planning Commission meeting started at 5:30 p.m. The Commission discussed the Board of DD group home and the consequences of using a commercially viable property for a tax-exempt endeavor, determining it would essentially be a 30-year tax abatement. Parking was also a concern for the North West Street location. The Commission would like to find an alternate site for the group home. The Commission discussed the need for an updated parking ordinance, citing the developments on Careytown Road and Taylor Court. The Commission will recommend an amendment to the current parking ordinance and present it to Council.

The Commission recommended that the property at 246 East Main Street be rezoned to Business/Residential D in order to allow a teahouse to operate at that location. Notices will be sent and a hearing date will be set. David Brown requested that the alley/easement at his property on Taylor Court be vacated. The Commission agreed to vacate the alley/easement but retain the city's right-of-way from Taylor Drive to Taylor Court.

The next scheduled meeting of the Planning Commission was June 19 but that meeting was rescheduled for June 26 at 5:30 p.m. at the Hillsboro Firehouse. The meeting is open to the public.

Ms. Klein questioned the request to vacate an alley on John Street (scheduled for Public Hearing on July 10, 2017). She was not notified of the Planning Commission's recommendation to vacate the alley or of the hearing date. The alley in question adjoins her property on John Street. Mr. Eichinger explained the process. It was an oversight by the Planning Commission clerk that she was not notified. Ms. Klein said the alley should be left open because it is the only safe way for the fire department to get to her property. President Koogler said that she will have opportunity at the public hearing to voice her concerns.

STANDING COMMITTEE REPORTS

FINANCE COMMITTEE (Dick Donley, Chair)

The Finance Committee met June 12, 2017 prior to the Council meeting to discuss funding for the pathways. Mr. Donley, Ms. Morris, and Mr. Alexander were present. Also present were Gary Lewis, Auditor, and other council members. Mr. Donley told the committee that on July 8, 2017, Mr. Donley met with Mr. Lewis, Kirby Ellison, and Mr. McKenzie. There is \$200,000 set-aside for the North High Pathways project. Once the bids are received for the project and the city knows how much additional money they will need, Mr. Lewis will initiate a bond for the amount needed. There were no questions for Mr. Donley.

PROPERTY MAINTENANCE AND RESTORATION (Ann Morris, Chair)

No report

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

No report

STREET AND SAFETY COMMITTEE (Justin Harsha, Chair)

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. Ms. Klein said there are necessary items needed for the dog park. There are no waste bags available, no benches, and only one trash can which is in the “large dog” portion of the park. There also needs to be stone under the watering bowls to prevent the area from becoming muddy. President Koogler placed issues for the dog park in Ms. Klein’s committee.

UNFINISHED BUSINESS

PASSAGE OF ORDINANCES AND RESOLUTIONS (THIRD READING)

None

SECOND READING OF ORDINANCES AND RESOLUTIONS

None (*Because Ordinance No. 2017-04 was not read fully in title at the May meeting, President Koogler asked that it now be given a first reading*)

FIRST READING OF ORDINANCES & RESOLUTIONS

- **Ordinance No. 2017-04** An Ordinance to Amend Chapter 165 of the Hillsboro Code of Ordinances to Provide for Authority of the Safety and Service Director, Conform to State Statute, Delete Certain Requirements and Modify Penalties *Introduced by the Property Maintenance and Restoration Committee*

MOTION Ms. Aranyos moved, seconded by Ms. Klein, to read Ordinance No. 2017-04 by title only. Vote: all yeas. The Ordinance received its first reading.

- **Resolution No. 17-19** A Resolution to Increase Appropriations in the 215 Law Enforcement Trust fund by \$5,800 *Recommended by the Auditor* The resolution is appropriations in nature and does not require the suspension of the Three Reading Rule.

MOTION Ms. Klein moved, seconded by Ms. Aranyos, to approve and adopt Resolution No. 17-19. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 17-20** A Resolution Authorizing the Mayor to Prepare and Submit an Application for the FY17 Community Development Critical Infrastructure Program (CIP) to Declare an Emergency *Recommended by the Safety and Service Director* President Koogler said that Resolution 17-20 was presented as an emergency measure but the required number of council members were not present to suspend the Three Reading Rule. If a special meeting is required to pass the legislation, one will be scheduled. The Resolution received its first reading.

- **Ordinance No. 2017-05** An Ordinance to Amend Hillsboro Code Section 155.032 to Provide for Off-Street Loading and Parking Spaces *Introduced by the Safety and Service Director*

MOTION Ms. Aranyos moved, seconded by Ms. Wilkin, to read Ordinance No. 2017-05 by Title Only. Vote: all yeas. The Ordinance was read by title only and received its first reading.

NEW BUSINESS

Ms. Morris asked that the Design Review Board be placed back in the Property Maintenance and Restoration Committee to review some situations or ideas that arose. President Koogler placed the matter in the committee.

Mayor Hastings said that the city's view regarding the dog park is that it was formed by a dog park association (now defunct) and the city procured the bulk of the funding and provided construction oversight of the park. He encouraged Ms. Klein to find another dog park association to monitor the dog park because city employees will not be in the business of picking up after dogs. Mr. Adkins said the city did not place the trash can or the bags at the park. His intention is to place the trash can at the entrance and is trying to make the park maintenance free. Ms. Morris said there is a group of people interested in monitoring the dog park.

ADJOURN

MOTION Ms. Klein moved, seconded by Ms. Aranyos, to adjourn. Vote: all yeas. Council adjourned at 8:03 p.m.

The next scheduled meeting of the Hillsboro City Council is Monday, July 10, 2017 at 7:00 p.m. in the Hillsboro Municipal Court.

Lee Koogler, President

Debbie Sansone, Clerk