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Legislative Bulletin

An Official Publication of the Hilliard City Council

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ORDINANCES

The Second Reading/Public Hearing on the following Ordinance was postponed to July 11, 2022

22-18 AMENDING CHAPTERS 1105, 1115 AND 1121 OF THE CITY'S CODIFIED ORDINANCES TO REGULATE SHORT-TERM RENTAL FACILITIES AND MODIFY REGULATIONS FOR BED AND BREAKFAST INNS

WHEREAS, on October 27, 2014, City Council adopted Ordinance No. 14-29 establishing a new Planning and Zoning Code and adopted a new Zoning Map; and

WHEREAS, Short-term Rentals have become a relatively new use that was not contemplated at the time of the Code's adoption; and

WHEREAS, Short-term Rentals are currently not a permitted use within the City of Hilliard; and

WHEREAS, Old Hilliard provides a logical activity center in which to consider testing the incorporation of such uses that are gaining in popularity; and

WHEREAS, Bed and Breakfast Inns are currently only permitted within areas of the City zoned R-R, Rural Residential District; and

WHEREAS, on May 12, 2022, at its regularly scheduled and advertised meeting, the Planning and Zoning Commission considered Short-term Rental uses and approved Case #PZ-22-18 to amend the Zoning Code, making a positive recommendation to City Council

WHEREAS, at its regularly scheduled and advertised meeting on May 12, 2022, the City's Planning and Zoning Commission voted to forward a positive recommendation to City Council that the Short-term Rental and Bed and Breakfast Inn code amendments be adopted; and

WHEREAS, amending Chapters 1105, 1115 and 1121, as identified in Exhibit "A", attached hereto and incorporated herein, promotes the general health, safety, and welfare of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio, that:

SECTION 1. Council finds that amending Chapters 1105, 1115 and 1121 of the City's Codified Ordinances as identified in Exhibit "A", **attached** hereto and incorporated herein, is in the City's best interest. The changes and additions to Chapters 1105, 1115 and 1121, as shown in track changes in the attached Exhibit "A" is approved and shall be incorporated in the City's Codified Ordinances.

SECTION 2. All other provisions of the City's Codified Ordinances, not modified herein, remain unchanged and are in full force and effect.

SECTION 3. This Ordinance shall be in effect from and after the earliest time provided for by law.

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**The First Reading of the following Ordinances was held on June 13, 2022.
The Second Reading/Public Hearing is scheduled for June 27, 2022**

22-19 APPROPRIATING FUNDS FOR THE HILLIARD EXPRESS PROGRAM AS A REQUIREMENT OF THE 5310 TRANSPORTATION GRANT RECEIVED BY THE CITY.

WHEREAS, the City of Hilliard (“City”) offers a transportation program to residents 55+, called the Hilliard Express, operated by SHARE Mobility; and

WHEREAS, the City applied for a 5310 Transportation reimbursement grant administered by the Mid-Ohio Regional Planning Commission (“MORPC”) for the Ohio Statewide Transportation Improvement Program (STIP) to help fund the Hilliard Express; and

WHEREAS, the City received a reimbursement grant for 2022 totaling \$64,695; and

WHEREAS, on November 22, 2021, City Council approved Ordinance No. 21-36 (the “2022 Operating Budget”), which approved funds for City business; and

WHEREAS, the City desires to appropriate an additional \$64,695 for the reimbursement grant from MORPC in order to continue to fund operations for the Hilliard Express this year; and

WHEREAS the City will be reimbursed for all the appropriated funds.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio that:

SECTION 1. An appropriation in the amount of \$64,695 is authorized from Fund 250, Object 53 for the purpose of funding the Hilliard Express.

SECTION 2. This Ordinance shall be in effect from and after the earliest time provided for by law.

22-20 APPROPRIATING FUNDS FOR THE CONSTRUCTION OF THE CITY’S RECREATION AND WELLNESS CAMPUS.

WHEREAS, on November 2, 2021, City electors approved increasing the City’s municipal income tax by 0.5% and dedicating the resulting funds to recreation and parks, including the design and construction of the Recreation and Wellness Campus; and

WHEREAS, City Council has approved multiple agreements for the design and construction of the Recreation and Wellness Campus; and

WHEREAS, on March 14, 2022, City Council passed Ordinance No. 22-10 authorizing the issuance of an amount not to exceed \$95 million in bonds in order to fund the design and construction of the Hilliard Recreation and Wellness Campus; and

WHEREAS, due to the volatility of the construction market and the long lead times construction materials, the City will need to purchase items later this year and appropriating funds now will ensure that the City is able seek authorization and purchase in a timely manner; and

WHEREAS, appropriating these funds is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio that:

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22-20 Continued:

SECTION 1. An appropriation in the amount of \$40,000,000 from Fund 103, Object 53/55 is authorized in order to initiate construction of the City's Recreation and Wellness Campus.

SECTION 2. This Ordinance shall be in effect from and after the earliest time provided for by law.

RESOLUTIONS

The following Resolutions were passed by Hilliard City Council on June 13, 2022.

22-R-46 ACCEPTING SANITARY SEWER PUBLIC IMPROVEMENTS FOR THE INN AT LIBRARY WAY ASSISTED LIVING AND MEMORY CARE FACILITY.

WHEREAS, the Inn at Library Way is an 80-bed assisted living and memory care facility on 8.127 acres at the northwest corner of Library Way and Hickory Chase Way, known as Lot 1 in the Hickory Chase subdivision, as described in Plat Book 120, pages 61-63 of the Franklin County Recorder; and

WHEREAS, the building for the Project was located on portion of an existing public sanitary sewer, necessitating a relocation of this existing public sanitary sewer around the building; and

WHEREAS, City Council accepted the dedication of a utility easement for the relocated portion of the public sanitary sewer by the passage of Resolution No. 21-R-03 on January 12, 2021; and

WHEREAS, the public improvements, namely sanitary sewers, for the Inn at Library Way, as identified on the above easement, have been found to be constructed per the plans submitted to and approved by the City Engineer for each section; and

WHEREAS, the City conducted a final inspection of the public improvements associated with the completion of the facility on the date shown below; and

WHEREAS, per Section 1191-01 of the City's Planning and Zoning Code, the public improvements will be maintained by the Developer until the date listed below for final acceptance and full maintenance by the City of Hilliard; and

<u>Public Improvements</u>	<u>Final Inspection Date</u>	<u>Final Acceptance Date</u>
Inn at Library Way (#P-947)	1/4/2022	1/4/2023

WHEREAS, it is in the best interest of the City of Hilliard and the public at large that the City accepts the public improvements as noted above.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio, that:

SECTION 1. The City of Hilliard accepts the public improvements for the Inn at Library Way as set forth in the following plans titled "Public Sanitary Sewer Improvements for Inn at Library Way – 2020, P-947" approved by the City Engineer on June 16, 2020, which plans are on file in the office of the City Engineer and available for inspection.

SECTION 2. The City Manager, Clerk of Council and City Engineer are authorized to do all acts and to execute all instruments appropriate or necessary to carrying out the terms of accepting the public improvements as provided herein.

SECTION 3. This Resolution is effective upon its adoption.

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22-R-47 APPOINTING MEMBERS TO THE CITY OF HILLIARD TAX INCENTIVE REVIEW COUNCIL.

WHEREAS, the City has Community Reinvestment Area ("CRA") Agreements and Tax Increment Financing ("TIF") projects in the City for purposes of economic development; and

22-R-47 continued:

WHEREAS, pursuant to R.C. 5709.85(C) the City created a Tax Incentive Review Council (TIRC) to annually review all agreements granting exemptions from property taxation in CRAs and exemptions from property taxation resulting from the declaration of public purpose improvements pursuant to TIF exemptions (the CRA and TIFs collectively hereafter referred to as the "exemption projects"); and

22-R-47 Continued:

WHEREAS, pursuant to Section 5709.85 of the Ohio Revised Code, the City's TIRC must meet annually to review all exemption projects as to compliance with applicable statutes and agreements; and

WHEREAS, pursuant to Section 5709.85(A)(2) two members shall be appointed by the chief executive officer with the concurrence of the legislative authority of the respective municipal corporations; and

WHEREAS, City Manager Crandall seeks to appoint Les Carrier, City Council member and David Delande, Finance Director to the City of Hilliard TIRC.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. Hilliard City Council hereby concurs with the City Manager's appointments of Les Carrier, City Council member and David Delande, Finance Director to one-year terms on the City of Hilliard Tax Incentive Review Council.

SECTION 2. This Resolution is effective upon its adoption.

22-R-48 APPROVING THE STAFF RECOMMENDED PROGRAMMING OF THE RECREATION AND WELLNESS CENTER.

WHEREAS, on November 2, 2021, City electors approved increasing the City's municipal income tax by 0.5% and dedicating the resulting funds for recreation and parks, including (but not limited to) construction of the Recreation and Wellness Center; and

WHEREAS, on March 22, 2022, City Council authorized the City Manager to enter into an agreement with Prime AE Group, LLC for the design and engineering services of the Recreation and Wellness Center; and

WHEREAS, Prime partnered with Barker Rinker Seacat Architecture ("BRS") to assist with the Programming and Design of the Center; and

WHEREAS, over the past couple of months, Prime and BRS has sought staff and public input regarding the programming at the Recreation and Wellness Center; and

WHEREAS, following receipt of all the input, Prime and BRS are presenting a program for the Center, as shown on page 28 of Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, upon review, Staff is requesting that Council accept the recommended programming as found on page 28 of the attached Exhibit "A" and believes this Program is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, that:

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22-R-48 Continued:

SECTION 1. City Council hereby approves the Programming of the Recreation and Wellness Center, as shown on page 28 of **Exhibit "A", attached** hereto and incorporated herein.

SECTION 2. This Resolution is effective upon its adoption.

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