

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING
MARCH 14TH, 2006
MINUTES

Mayor Gary Johnston the meeting was called to order at 7:30 pm. Roll Call: Robert "Bob" Sollmann, John Schultz, Rick Baker and Melinda Clark all present. Paul Didier and Donna Favorite were absent. The following guests were present Dave and Stephanie Naff, Ron and Sue Jackson, Jeff and Vickie Kirk and children, Kory Krofft from the BPA, and Jason Winner from Fanning and Howey. Others present were Bob Chaney Service Superintendent, Tony Fessler Fiscal Officer, Gary Johnston Mayor and Paul Wagner Solicitor.

Rick moved to approve the February 7th, 2006 regular meeting minutes, seconded by John. Roll Call: Rick, John, Melinda and Bob all yes. Motion carried.

Citizens Comments:

Dave Naff and Ron Jackson presented their opposing views on the necessity of limited parking signs on the corners of Monument Street east of the Monument and on the east side of Main Street around the Monument. After the discussion most of the Council members believed the signs are okay at this time. Ron Jackson thanked Council for protecting that corner with the 2 hour parking for the Village businesses.

Jeff Kirk was present to discuss his disappointment in the appearance of the Lift Station and generator in Ash Knoll that sits on his property. He was also opposed to any type of sidewalk that was going to be put in as an approach to the Lift Station. The Blair Group Land has already paid the Village \$575.00 towards the sidewalk and the Kirk's would like to do their own landscaping around the units with those funds in addition to what they have already spent on landscaping. Melinda moved to pay Jeff and Vickie Kirk the money received from the Blair Group Land plus \$500.00 for landscaping, seconded by John. Roll Call: Melinda, John, Rick and Bob all yes. Motion carried.

Jason Winner from Fanning and Howey, presented the second payment order of \$50,018.09 for the Long Street Project. The CDBG Grant will be used to pay \$49,588.74 of the payment and the Village will be responsible for \$429.35. Melinda moved to approve the second pay application of \$50,018.09 for the Long Street Project, seconded by Bob. Roll Call: Melinda, Bob, Rick and John all yes. Motion carried. The contractors are on schedule and will begin pressure testing and storm work should be done in the next few weeks. Jason reported that the park grants have been submitted. Melinda also had another type grant that the Village might be able to apply for that Jason will inform Ron Puthoff about. Jason is also working on the Zoning regulations.

Paul Didier arrived at 8:05pm and Stan Fessler arrived a short time later.

Kory Krofft, from the Board of Public Affairs (BPA), presented the BPA's reasoning as to why the water and sewer rates will need to be increased. Several worksheets were given to council members showing that expenses had exceeded revenue by an average of \$12,652.00 the past 3 years, major projects for the next 5+ years, current sewer rates and the proposed changes. BPA's proposal for

Village Council to consider was to establish a sewer capital improvement fund of a flat \$5.00 per month per household unit (the water capital improvement fund, currently at \$4.00, will also be raised to \$5.00), lower the minimum base usage for sewage to 1000 gallons per month (instead of the current 3000 gallons used for water fees), base sewer fees on water usage instead of the current flat fee, make the sewer base rate \$11.00 per month, charge a fee of \$2.30 per 1000 gallons over the base rate, and charge a landowner with multiple units under one meter a base rate of \$11.00 per unit and the \$2.30 per 1000 gallon over the base usage. The BPA will also be changing the base usage for water to 1000 gallons, adding \$1.00 per month to the water capital improvement fund and making the base rate \$7.50 per month. Kory expressed that the BPA intends to send some type of notice to residents explaining the new rates after the Village Council and BPA Ordinances are passed and before the first billing cycle. John moved to remove Ordinance 1012 Increasing the Village Sewer Rates from the Table, seconded by Paul. Roll Call: John, Paul, Bob, Rick and Melinda all yes. Motion carried. Paul moved the Second Reading of Ordinance 1012 Increasing the Village Sewer Rates, seconded by Rick. Roll Call: Paul, Rick, Melinda, John and Bob all yes. Motion carried.

Reports:

Service Superintendent Bob Chaney reported on the various items that can be disposed of in a sale or advertised for sale. Council decided to advertise the items in the Country Living monthly paper. John moved to have Bob Chaney use the Country Living to advertise for bids for the excess equipment, including the 1939? Ford Tractor, bids are to be opened at the May 2nd Council meeting with the Council reserving all rights to accept or reject any or all bids, seconded by Bob Sollmann. Roll Call: John, Bob, Paul, Rick and Melinda all yes. Motion carried. Bob Chaney also presented several prices for a 3pt Boom Sprayer that would fit the Village's needs and reported he will not need a sprayer's license if all the spray is bought over the counter. Melinda moved to authorize \$965.00 for a sprayer, seconded by Paul. Roll Call: Melinda, Paul, Bob, John and Rick all yes. Motion carried. Mayor Gary Johnston reported that the Irrevocable Standby Letter of Credit for the Blair Group Land Company, LLC has expired and the Village and Miami Valley Lighting have received all of the funds that were necessary to complete the open items of the Ash Knoll development.

Solicitor Paul Wagner informed Council that he should be the first contact whenever the Village is confronted with accusations about liability or obligations of the Village and he will research the issue and inform the Council of their rights and/or obligations.

Ordinances and Resolutions:

John moved the Third Reading of Ordinance 1013 Animals not Restrained in the Village, seconded by Rick. Roll Call: John, Rick, Bob, Paul and Melinda all yes. Motion carried. Melinda moved to adopt Ordinance 1013 Animals not Restrained in the Village, seconded by Paul. Roll Call: Melinda, Paul, Bob, John and Rick all yes. Motion carried.

Paul moved the Second Reading by Title Ordinance 1014 Hunting within Village Limits, seconded by Bob. Roll Call: Paul, Bob, John, Rick and Melinda all yes. Motion carried.

Bob Chaney reported that Jeff Derksen had researched several area cemeteries and is suggesting several revisions to be made to our rules. Another item Council may want to address is weekend burials because even though we charge a higher fee it still ruins Bob and Jeff's weekend plans and several cemeteries do not have weekend burials. The major change to the rates is that Village residents will no longer have cheaper rates for purchasing graves. Melinda moved the First Reading

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of Ordinance 1016 Setting Forth the Rules for the Operation of the Pleasant Hill Cemetery seconded by John. Roll Call: Melinda, John, Rick, Bob and Paul all yes. Motion carried.

The Mayor and Solicitor Paul Wagner presented a few changes to Ordinance 990 Exterior Property and suggested that Council not take any action on Ordinance 990 Exterior Property Maintenance at this time and wait until there is a full Council, so it was not removed from the table.

Committee Reports:

John Schultz and Bob Sollmann reported that they met with the VFW and presented the idea about putting flags out on the Main Street light poles and the VFW decided to purchase 36 American Flags, brackets and the poles for Main Street. At the April Village Council they would like to make the presentation of the flags. John would like to have the Village purchase some additional flags for Monument Street. Melinda moved to purchase additional flags, brackets and poles for Monument Street for a cost not to exceed \$900.00, seconded by Rick. Roll Call: Melinda, Rick, John, Bob and Paul all yes. Motion carried.

Bob Chaney reported that he has scheduled for Mikes Sanitation to provide two (2) port-a-pots for the Village wide garage sale on April, 29th. They will be placed at the Sunoco station and the Store-N-Lock on Monument Street. Bob also contacted Goodwill to provide a trailer for that day.

Old Business:

Council was informed that a meeting is being planned with the Newton Township Trustees, Village Council, Newton School Board and the Board of Public Affairs on April 11th from 2:30pm to 3:30pm for training purposes only.

New Business:

The Bayer Development Group, LLC Irrevocable Standby Letter of Credit in the amount of \$300,864.00 will expire on March 18, 2006 and the Street in Pipers Pine still needs another coat of pavement and there may be a few other minor items to be completed. Therefore, Melinda moved to extend the Bayer Development Group, LLC Irrevocable Standby Letter of Credit for six (6) more months in the amount of \$50,000.00, seconded by Paul. Roll Call: Melinda, Paul, Bob, John and Rick all yes. Motion carried.

The family of Charles and Clair Price, who both passed away within the past two months, had recently purchased 2 graves for their parents and decided instead to put the urns on the same grave and would like to sell one of the graves back to the Village. Paul moved to buy back one grave from the Price family for the amount they had paid (\$275.00), seconded by John. Roll Call: Paul, John, Rick, Melinda and Bob all yes. Motion carried.

Melinda moved to pay the bills, seconded by Rick. Roll Call: Melinda, Rick, John, Bob and Paul all yes. Motion carried.

Melinda moved to adjourn, seconded by Paul. Roll Call: Melinda, Paul, Bob, John and Rick all yes. Motion carried. Meeting adjourned at 9:30pm.

Mayor/ Gary Johnston

Fiscal Officer/ Tony Fessler