

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING  
APRIL 4<sup>TH</sup>, 2006  
MINUTES

Mayor Gary Johnston the meeting was called to order at 7:07 pm. Roll Call: Paul Didier, Robert "Bob" Sollmann, John Schultz, Rick Baker and Donna Favorite all present. Melinda Clark arrived at 7:15. The following guests were present Stan Fessler and Kory Krofft from the BPA, Brenda Stephens and John Crusey from the Troy Daily News. Others present were Bob Chaney Service Superintendent, Brenda Krofft Acting Clerk, Gary Johnston Mayor and Paul Wagner Solicitor.

Rick moved to approve the March 14<sup>th</sup>, 2006 regular meeting minutes, seconded by Bob. Roll Call: Rick, Bob, Paul, John, and Donna all yes. Motion carried.

Citizens Comments:

Brenda Stephens wondered when the street sweeper was going to start operating and Bob Chaney informed her they got it out today. Brenda informed the Village Council about the area cemeteries rules and regulations that Georgiana Weaver, Becky Phillis and herself had reviewed the past year and overall they could not find any reasons that benches and other items that were not damaged needed to be removed from the cemetery.

Reports:

Jason Winner from Fanning and Howey had another obligation but he left a message that he hopes to have the first draft for zoning regulations by next week. Also, the next draw by Tumbusch Construction is for \$15,778.10. The next few weeks they should be grading the streets, finish storm work, putting in curb and gutter and preparing for paving when the plants open in late April.

Mayor Gary Johnston reported that on East Hill Street where they added the storm drain in the curb lawn, Tumbusch has damaged sections of the existing curb and they will repair the sections but the Mayor will see if they can replace the entire curb since it may look better. If it can be done without cost to the Village the Council had no problem with repairing the entire curb.

Bob Chaney, Service Superintendent, reported that they had 8 burials in March. They are planning to get started on the cemetery clean up in the next few weeks. The Ford tractor purchased from the Township had the hydraulics and wiring harness repaired for about \$800.00. The sprayer has been purchased and they will begin spraying as soon as possible. The water line on Long Street has been tied in except for one block and there should be no more boil advisories. The school would like the parking blocks on No Name Street removed since the front exit to the school has been blocked during construction. Since the alley and No Name Street had been abused by the Students in the past, Village Council felt the blocks should remain. Bob presented a copy of the ad that will be in the papers about the Village items that are being put out for bids. Council requested for Bob to put up barricades on Franklin Street on the April 29<sup>th</sup>, the day of the garage sale.

Mayor Gary Johnston reported that Kurt Bayer is the Rescue Squad Chief replacing Sandy Marchal who resigned and the Joint Fire District Board confirmed the selection of the Fire Department of Joe Marchal as the new fire Chief replacing John Marchal who is resigning as the Chief.

Solicitor Paul Wagner had no report.

Tony Fessler Fiscal Officer arrived at 7:35.

#### Ordinances and Resolutions:

Donna moved the Third Reading of Ordinance 1014 Hunting within Village Limits, seconded by Paul. Roll Call: Donna, Paul, Bob, John, Rick and Melinda all yes. Motion carried. Melinda moved to adopt Ordinance 1014 Hunting within Village Limits, seconded by Bob. Roll Call: Melinda, Bob, Paul, John, Rick and Donna all yes. Motion carried.

Rick moved the Third Reading of Ordinance 1012 Increasing the Village Sewer Rates, seconded by Paul. There was discussion in regards to whether this should be a gradual increase as opposed to a one time increase. Kory Krofft, from the Board of Public Affairs (BPA), presented the BPA's reasoning as to why they felt the water and sewer rates need to be increased immediately instead of gradually. Kory stated that current expenses have been exceeding revenue by an average of more than \$12,000.00 for the past 3 years mainly because of the age of the sewer plant and since we (BPA) are not privy to what the EPA will decide in the next 5 years, it is likely the sewer plant may need to be replaced or a major overhaul and if \$500,000 can be raised in the next 5 years, the Village will be in position to make some of the repairs and /or apply for loans to build a new plant. Bob Chaney reported that he believes the Village will have a wastewater audit this year and one thing they are watching is the phosphorus levels and our plant cannot meet the proposed new limits. If that is the situation we will have a couple of years to make the plant compliant. Kory reported that the plant can handle the proposed annexations into the Village, however if any major problems occur we have no backups and will have to wait on the repairs. Bob gave an example of our current clarifier which is 30 years old needs rebuilt but we have no backup clarifier. Bob reported that we also could use another oxidation ditch. Bob reported that infiltration is also a concern. If the Village had no infiltration our current plant would be operating at about 60% of capacity. With the rate increase the BPA is planning to reline the sewer lines to reduce the infiltration. Melinda asked if the Council only passed a rate increase would it cover the current shortfalls. The BPA members said yes if there were no major equipment failures like the clarifier or actual sewer line replacements. The Mayor than explained how the Sewer Capital Improvement Fund if passed will only be spent on major Capital items and not normal repairs. He also stated that over the past 10 years there should have been incremental increases to the rates and if so we would not be in this situation. Melinda wanted to know what EPA's guidance is for the next five years and engineer plans and cost before approving a rate increase. Kory explained to get the engineers to draw up a five year plan will cost money that the BPA doesn't have and if we can't meet the EPA standards in the allotted time than the rates will have to be increased significantly in order to cover the costs. Stan reported that proposed increase in rates is based on Fanning and Howey engineering suggestions and the BPA's study of future projects. Kory confirmed that the BPA intends to send a notice to residents explaining the new rates after the Village Council and BPA Ordinances are passed and before the first billing cycle. Majority of Council and BPA members present felt that if it was a gradual increase the rates would have to be higher over the long run because we have waited so long to raise the rates. Roll Call: Rick, Paul, Bob, John, Donna and Melinda all yes. Motion carried. Paul moved to adopt Ordinance 1012 Increasing the Village Sewer Rates, seconded by Donna. Roll Call: Paul and Donna both yes, Melinda no, Bob, John and Rick all yes. Motion carried 5-1.

John moved the Second Reading of Ordinance 1016 Setting Forth the Rules for the Operation of the Pleasant Hill Cemetery seconded by Paul. Roll Call: John, Paul, Bob, Rick and Donna all yes, Melinda no. Motion carried 5-1.

John moved to remove Ordinance 990 Exterior Property Maintenance from the table, seconded by Donna. Roll Call: John, Donna, Rick, Melinda, Paul and Bob all yes. Motion carried. Solicitor Paul Wagner explained the process of enforcing the Ordinance and referred to the related sections of the Ordinance. The Mayor and Donna explained that there are at least 3 programs in the County that property owners can apply for financial assistance if they qualify and the funds are still available. Council discussed whether to start the Ordinance all over since a majority of the Council was not present when the Ordinance was started. The general consensus was the Ordinance is needed and other communities have similar Ordinances. John moved the Third Reading of Ordinance 990 Exterior Property Maintenance, seconded by Donna. Roll Call: John, Donna and Rick all yes, Melinda and Paul no, Bob yes. Motion carried 4-2. Bob moved to adopt Ordinance 990 Exterior Property Maintenance, seconded by John. Roll Call: Bob and John both yes, Paul no, Rick and Donna both yes and Melinda no. Motion carried 4-2.

#### Committee Reports:

Council was reminded of the meeting with the Newton Township Trustees, Village Council, Newton School Board and the Board of Public Affairs on April 11<sup>th</sup> from 2:30pm to 3:30pm for training purposes.

#### Old Business:

John Schultz reported that the VFW was going to be present at tonight's meeting, but they are going to wait until the flags are to be put up and then possibly Troy Daily News and Channel 7 will give a report of their donation to the community.

#### New Business:

The Mayor reported that the outside lights at the Library need to be repaired and they had a quote from Sidney Electric. Melinda moved to approve up to \$700.00 for repairing the exterior lights at the Library and to obtain another quote before beginning the project, seconded by Donna. Roll Call: Melinda, Donna, Rick, John, Bob and Paul all yes. Motion carried.

The Mayor will get some quotes and report at the next meeting on painting areas in the front of the Library and the removal of the front porch and replace it with some metal stairs.

The reversionary clauses for cemetery deeds were presented for Council to review and see if they want to make them a part of the Village cemetery deeds. This will only be implemented on new deeds. Also, the cemetery rod iron fence is beyond repair according to a company that specializes in repairing rod iron fences. Council suggested possible selling sections of the fence to residents and other interest individuals. Bob reported that there is about 128 sections of the fence and it would cost a couple hundred dollars to sand blast and repair a section, which doesn't even count the time to take down and put back up.

Mayor reported that he attended a meeting with Ken Artz and other County Local Officials to discuss a County wide emergency response system. It appears the core of it will be a reverse 911 system

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through the telephone service with other tiers that may work in some areas. It will be expensive and require funding help from FEMA and cooperation with neighboring Counties.

The Mayor reported that Virginia Kenny is working on a Newton Township / Pleasant Hill historical section for the Miami County Bicentennial Celebration.

John asked if Council is interested in looking at some property in the Village that may be beneficial for the community such as the Hawn property on West Monument Street.

Paul moved to pay the bills except check 2816, seconded by Melinda. Roll Call: Paul, Melinda, Donna, Rick, John and Bob all yes. Motion carried.

Melinda moved to pay check 2816, seconded by Paul. Roll Call: Melinda, Paul, Donna, John and Bob all yes, Rick abstained. Motion carried.

Melinda moved to adjourn, seconded by Bob. Roll Call: Melinda, Bob, Paul, John, Donna and Rick all yes. Motion carried. Meeting adjourned at 9:45pm.

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Mayor/ Gary Johnston

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Fiscal Officer/ Tony Fessler