

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING
JUNE 6TH, 2006
MINUTES

Mayor Gary Johnston the meeting was called to order at 7:00 pm. Roll Call: Paul Didier, Robert "Bob" Sollmann, John Schultz, Rick Baker, Donna Favorite and Melinda Clark all present. The following guests were present Karen Dickey the Miami County Fair Housing Coordinator, Keith Weaver, Ron Jackson, Stan Fessler BPA President and Pam Stower. Others present were Bob Chaney Service Superintendent, Tony Fessler Fiscal Officer, Gary Johnston Mayor and Paul Wagner Solicitor. Deputy Fraley from the Sheriff's Dept. and Jason Winner from Fanning and Howey Engineering arrived later.

Donna moved to approve the May 2nd, 2006 regular meeting minutes, seconded by John. Roll Call: Donna, John, Melinda, Rick, Bob and Paul all yes. Motion carried.

Citizens Comments:

Stan Fessler expressed a concern about tearing down the rod iron cemetery fence. There are several citizens who would like to see it stay. Bob Chaney reported that he received an estimate of \$38.00 a foot to restore the 1100 feet of fence and that did not include the reinstallation which could be as high as \$4,000.00. The Mayor reported that the Cemetery Fund does not have enough money to tackle a project of this size, however if the citizens want to raise donations of about \$50,000.00 or put a 4 mill levy on for a year that is up to them.

Stan also would like to see some of the trees replaced that have been taken down in the cemetery. Council members stated that if citizens want to plant trees in the cemetery their placement would have to be approved by Bob Chaney and meet the Beautification Committee standards.

Ron Jackson asked Council if they were going to remove the old building foundation in the cemetery. The Mayor stated that it is on the list of things to be done in the cemetery.

Pam Stower expressed her appreciation as to the fine job of mowing that's been done in the cemetery. Her main concern and a concern of Ron Jackson was the fire hazard and safety issues of the property located on the northwest corner of Main and Monument Streets and

wondered what the Village could do. The Mayor explained that Jason Winner would be addressing that issue later in the meeting.

Reports:

Karen Dickey handed out literature and gave a report on information that was given to all High School Seniors in Miami County that explained the cost of housing in Miami County, predatory lender problems and the programs that are offered by the Miami County Fair Housing Department.

Jason Winner from Fanning and Howey presented the sixth pay voucher on the Long Street project in the amount of \$95,389.21. Jason explained that Tumbusch Construction, when placing a storm sewer, unknowingly severed a resident's sewer line. Jason explained that even if they had known about the sewer line it would have had to be changed and would have been a Village cost. However, since Tumbusch Construction was not aware they had hit it they are going to pay the plumbers expenses for locating the problem. PDC Plumbing will break that cost out and present a bill for the Village to offset the final retainage payment to Tumbusch Construction. The resident, Freda Robbins, also lost the use of one of her toilets so Council Members Bob and John and/or Bob Chaney and the Mayor will go talk to her to see exactly what she wants and have an agreement in writing, prepared by the Solicitor Paul Wagner, to be signed at the next meeting that will address the replacement or settlement for the loss of her toilet. The Mayor suggested that the cost than be split between the BPA and the Village. Melinda moved to approve the payment of pay voucher six in the amount of \$95,389.21, seconded by John. Roll Call: Melinda, John, Paul, Bob, Rick and Donna all yes. Motion carried. Jason also presented the second change order on the project of \$13,295.84 mainly due to the removal of dirt under the road and replacing it with gravel to establish a base in areas where there was no sub base in front of the school and tack work at Hill and Long Street. Donna moved to approve the change order number 2 in the amount of \$13,295.84 to be paid out of Fund 2011 Street Construction, Maintenance and Repairs, seconded Rick. Roll Call: Donna, Rick, Melinda, John, Bob and Paul all yes. Motion carried.

Jason reported that he applied for the Miami County CDBG 2006 Formula Program money for the Monument Street project. He would like to also apply for an Ohio Public Works Commission (OPWC) Grant for funding in year 2007 for phase one on the Monument Street Reconstruction Project, which would not start until after July 2007, and than next year he would apply for funding of phase two on Monument Street Reconstruction Project. This will

all be done in cooperation with Ohio Department of Transportation (ODOT). John moved Resolution 2006-05 Authorizing the Village of Pleasant Hill to Prepare and Submit an Application to participate in the Ohio Public Works Commission State Capital Improvements and/or Local Transportation Improvement Program(s) and to Execute Contracts as Required, seconded by Melinda. Roll Call: John, Melinda, Donna, Rick, Bob and Paul all yes. Motion carried.

Jason explained that there is a CDBG Distress Grant for a maximum of \$300,000.00 that the Village may be interested in applying for next year. It helps in acquiring run down property, with no matching funds except engineering costs, to be renovated or demolished and other projects being considered by the Village. The Village will need to establish at least 10 activities that will need money to proceed with for next year. This grant can be applied for this winter. Jason will put together a time table for the Village and John and Rick will start putting together the activities the Village is interested in.

Stan Fessler gave an update on Nation Youth Say Soccer (NYSA) program. In 2005 the Village and Township helped buy new goals and nets for the program. In 2005 there were 221 children, (40 from Covington) who participated in the program. In 2006 there are 172 children (15 teams) signed up and Covington is restarting their own program. Donna moved to reimburse expenses up to \$750.00 for NYSA in Pleasant Hill, seconded by Melinda. Roll Call: Donna, Melinda, Paul, Bob, John and Rick all yes. Motion carried.

Bob Chaney, Service Superintendent, reported that the Village East Entrance Sign was installed two weeks before Memorial Day and Paul and Sabra Didier have put in new soil and flowers in all the boxes.

Bob reported he sent out the first notices to people in violation of Ordinance 997 and everyone mowed their property before Memorial Day. He is about ready to send out another round of notices since weeds are growing fast.

Bob did receive several favorable comments on the mowing by ASAP Lawn Care and the appearance of the cemetery. He also put in a new yard hydrant at the cemetery. Bob reported that he and Jeff will be taking some vacation time in June and will be working on graveling the alleys and repairing potholes.

Bob stated that the new Ford Tractor had been serviced and they had to replace the entire wiring harness because it was spliced so much it created a safety concern. The entire cost

was \$3,083.27 and the wiring harness portion of the bill was \$1,810.00. John suggested that the Newton Township Trustees be contacted and asked to reimburse Council for the wiring harness portion of the bill.

Bob informed Council that he had a written offer of \$800.00 for the old Ford 9N Tractor. John said that East Side Service had backed out of their original verbal offer of \$1000.00 and changed it to \$875.00. Tony informed Council that Roger Bashore who had originally been the highest written bid was still interested and Tony will contact him to tell him what has been offered to see if Roger is still interested. Meanwhile John will have East Side Service put their offer in writing.

Mayor Gary Johnston reported that Ronald "Bud" Perry was asked if he would serve on the Planning Commission since there was an opening and he accepted provided Council will approve. Melinda moved to appoint Ronald "Bud" Perry to the Planning Commission, seconded by Bob. Roll Call: Melinda, Bob, Paul, John, Rick and Donna all yes. Motion carried.

The Mayor reported that Miami Valley Lighting said the Ash Knoll street lights should be installed by the end of June if everything goes right.

The Mayor presented pictures of 5 more properties that are in violation of the Exterior Property Maintenance Ordinance 990 and notice will be sent out by the end of the week. Last months notices have been received by all the property owners and they have 60 days in which to comply. Gary's main concern was that the Village does not have a good way to keep the residents of the Village informed of the Village Ordinances and would like suggestions on how to improve the situation.

Committee Reports:

The Mayor expressed appreciation to Bob Sollmann, John Schultz and the VFW for the excellent work in installing the Flags throughout the Village. John reported that the Flags will be out on Memorial Day, Flag Day, Independence Day, Labor Day and Veterans Day. The Flags will be stored by John at no cost to the Village.

Deputy Fraley was informed that several Street signs have been stolen and there is a junk car at 304 North Main Street.

Solicitor Paul Wagner had no reports to be given.

Ordinances and Resolutions:

Paul moved Resolution 2006-04 Establishing a Separate Fund to be Maintained for the Purpose of Sewer Line, Plant and Capital Improvements, seconded by Bob. Roll Call: Paul, Bob, John, Rick and Donna all yes and Melinda no. Motion carried 5-1.

Old Business:

Bob reported that there are 135 (8 feet) sections of the rod iron cemetery fence and each section weighs about 160 pounds (total weight 10.8 tons). The scrap price of the fence would be \$1242.00, if it is cut in 4 foot sections the price would be \$1728.00. The Village would be responsible to take the fence down. To restore the fence Bob was given a quote of \$38.00 per foot and approximately \$4000.00 to reinstall it. Keith Weaver expressed that he had an interest in taking the fence down and purchasing it for a few dollars more than the salvage value. Paul moved to advertise selling all sections (except for the best 8 sections) to be taken down under the supervision of Bob Chaney and/or Jeff Derksen, seconded by Bob. Roll Call: Paul, Bob, John, Rick, Donna and Melinda all yes. Motion carried.

The Library bricks are in need of some repair and painting, so Bob will get three or four quotes on painting the Library and bring them to Council at the next meeting.

Council decided to talk about changing the wording of cemetery deeds to include a reversionary clause at the next meeting.

New Business:

The Village Council and the Village Solicitor Paul Wagner expressed to everyone present that the property located at 6 West Monument Street (Hawn's garage) will be sold on June 10th and it could have problems with gas tank removal and possible soil contamination.

Paul moved to change the July Village Council regular meeting to be held on July 4th to Monday July 10th, 2006 at 7:00pm at 200 West Walnut Street, seconded by Melinda. Roll Call: Paul, Melinda, Donna, Rick, John and Bob all yes. Motion carried.

Donna moved to have the annual public hearing of the Village of Pleasant Hill Budget for the fiscal year 2007 at 6:30pm on July 10th, 2006 at 200 West Walnut Street, seconded by Bob. Roll Call: Donna, Bob, Paul, John, Rick and Melinda all yes. Motion carried.

Village Council was given the revised summer office hours of Monday no change 9:30am to 5:30pm, Tuesday thru Thursday 1:30pm to 4:30pm and Friday 7:30am to 4:00pm. There were no objections. The Mayor reported that on the second Tuesday of every month a representative of Congressman John Boehner is present in the Village office from 2:30pm to 3:00pm to meet with citizens.

The Mayor will present a revised grass mowing ordinance that will be effective for the whole year (instead of needing to send notices out each time) at the next meeting.

Paul Didier had received several complaints about skate boarders and electric go carts in the Tommy Lewis Park. Paul moved the First Reading of Ordinance 1017 Prohibiting Recreational Devices in the Park, seconded by Donna. Roll Call: Paul, Donna, Melinda, Rick, John and Bob all yes. Motion carried.

Rick informed the Council that a car wash was opened within the last few days at the current Laundromat. Bob Chaney will check with EPA to see if there are any violations with the car wash draining directly into the storm sewers instead of a holding tank or the sanitary sewer and the Mayor will check on zoning requirements.

Melinda asked for Council to consider where stop signs should be on Pipers Pine Drive and Franklin Street. Bob Chaney said they will be putting stop signs up soon. She also would like to review our current sidewalk ordinance, which is in the new zoning regulations, at a future meeting.

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

Donna moved to go into executive session to consider the purchase of property, seconded by John. Roll Call: Donna, John, Rick and Bob all yes, Paul and Melinda no. Motion carried 4-2. The Mayor and Fiscal Officer were invited and the executive session started at 10:00pm. The executive session ended at 10:18pm.

Fiscal Officer Tony Fessler informed Village Council that the Village is currently being scheduled for the 2 year audit. Also, if anyone needs community service or would like to volunteer to help input cemetery records and update the filing of records in the Village Offices to let Tony or Brenda know.

Paul moved to adjourn, seconded by Melinda. Roll Call: Paul, Melinda, Donna, Rick, John and Bob all yes. Motion carried. Meeting adjourned at 10:20pm.

Mayor/ Gary Johnston

Fiscal Officer/ Tony Fessler