

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING  
JULY 10<sup>TH</sup>, 2006  
MINUTES

Mayor Gary Johnston the meeting was called to order at 7:13pm. Roll Call: Robert "Bob" Sollmann, John Schultz, Rick Baker, Donna Favorite and Melinda Clark all present and Paul Didier absent. Others present were Bob Chaney Service Superintendent, Tony Fessler Fiscal Officer, Gary Johnston Mayor and Paul Wagner Solicitor.

Melinda moved to approve the June 6<sup>th</sup>, 2006 regular meeting minutes, seconded by John. Roll Call: Melinda, John, Donna, Rick and Bob all yes. Motion carried.

Citizens Comments: There were none.

Reports:

Tony Fessler, Fiscal Officer, on behalf of Jason Winner from Fanning and Howey, presented, for approval the final pay voucher on the Long Street project of \$11,710.54 less the adjustment of \$140.00, for the credit given by Tumbusch Construction to reimburse the Village for the plumber's expenses for locating the problem when they severed Freda Robbin's sewer line. Also, Tumbusch Construction will add back the credit given to the Village for damages done at John Schultz's residence which Tumbusch Construction will now handle on their own. Therefore, the final payment will not exceed \$12,000.00 and Jason would like to pay the County before the end of July. After much discussion Village Council would like to wait until they receive the actual adjustments and explanation from Jason. Also, they want to make sure the two sidewalk approaches will be corrected.

Bob Chaney met with Freda Robbins, who just today received two estimates, (PDC Plumbing \$1,984.00 and Circle Hill Plumbing \$2,650.00), for installing a new toilet that could be drained into her sewer line. Freda will have other plumbing issues since she has a sump pump that is draining into the sanitary sewer, which is against County Codes and that could cost her anywhere from \$1,420.00 to \$1,500.00 to fix. Melinda moved to pay up to \$2,000.00 for a Lift Toilet as long as Freda brings the sink and shower drainage up to code and the Village will pay the contractor directly if he provides us with his completed bill of work. There was no second. Even though the BPA and Village will split the expenses, the BPA has already spent \$972.95 on this problem. Village Council asked Bob to obtain some

more estimates and again meet with Freda to see if she will agree on a reasonable price for all parties and make her aware that she must come up to code on her sink and shower. Melinda moved to pay up to \$2,000.00 for a Lift Toilet with Council paying half of the total bill, including the previous charges from PDC Plumbing, and the contractor will submit their completed bill of work to the Village and Freda will sign a contract written by Paul Wagner, Village Solicitor before any work begins. There was no second. Paul Wagner suggested that the Village and Freda agree to an amount, sign an agreement and cut a check to Freda and let her deal with the contractor.

Bob reported that the top of one of the entrance signs was stolen and Fred's sign said the replacement will cost \$140.00. Also an Ohio emblem needs to be put on the East entrance sign. The Sheriffs department did find some of the stolen street signs at a residence and returned them back to the Village. Village Council will discuss what to do with the West entrance sign at the August meeting and Bob will get a price on the Ohio emblem sign.

Bob proposed a revision of Ordinance 997 (grass mowing, tree trimming, etc.) and Paul Wagner will review it and report back at the August meeting.

Bob reported that the disposal of the cemetery fence has been put on hold so that Stan Fessler and other residents have time to prepare options to the disposal of the fence. The Mayor stated that the south fence is in bad shape and the north fence does have some good sections but the overall upkeep of the fence if repaired will be very costly and it should not come out of the general fund. Bob did get a quote from a Aesthetic Finishers Inc in Piqua for \$25.00 a foot which included stripping, priming and powder coating sections of the fence. They also quoted a price of \$15.00 a foot for the whole fence.

Bob reported that Jason Winner will be shooting the grade of some properties in Ash Knoll that are believed to have been causing some drainage problems. It is believed some of the developers may have deviated from the original plans.

Bob reported that after reviewing the puddles at the corner of Grace and Long Streets he will have to shoot the grade and it appears that they may have to trench across Grace Street and put in a catch basin and also put six to eight inch line along the right away on Long Street to help drain that corner.

The Mayor reported that Miami Valley Lighting has yet to install the lights in Ash Knoll and he will keep on them.

Bob reported that an EPA representative (Joe Miller) will address the new car wash in the Village and Joe believes it is not in compliance with EPA and the drainage rules in Miami County. Melinda will conduct an internet research on car wash Ordinances / Rules of other municipalities.

The Mayor reported that Bob Beeman would like to purchase a tree for the Pleasant Hill Cemetery and the Mayor would like to have the Beautification Committee to get back with him. Melinda informed the Council that a Forrester from the State will be coming in and meeting with Bob Chaney and Melinda to make recommendations for the cemetery and she will report back at the next meeting.

The Mayor reported that he and John went to a meeting at the County on the reverse 911 system for emergency situations. It appears that within the next year the system should be up and running.

John reported that he contacted East Side Service and they do still want the Ford tractor for \$875.00. The other two interested parties have not shown any further interest. Donna moved to accept the verbal bid of \$875.00 from East Side Service, seconded by Bob. Roll Call: Donna, Bob, John, Rick and Melinda all yes. Motion carried.

The Mayor received several complaints of residents having open burning fire pits which are affecting other residents with asthma and smoke drifting into neighboring homes. It appears this is against EPA regulations for burning inside a municipality. After much discussion Village Council decided to monitor the situation and research it more since so many residents will be affected.

#### Committee Reports:

Melinda reported that she missed the Beautification Committee meeting but did go around and take pictures of the Village entrance signs for the Council to view and think about what size, thickness, cost and type of signs that should be posted on the entrance signs. Melinda will present a sample letter to be sent to interested parties at the next meeting for Council

approval and she will recommend that the signs be able to fit into an 18inch by 16inch box and be on material that will not fade.

Melinda will also draft up a leaflet after meeting with the Forrester for donation of trees to the cemetery for people who buy cemetery lots and to put in the Stillwater Advertiser.

The Mayor reported that the 1<sup>st</sup> round of the Ordinance 990 Property Maintenance violators is past the 60 day to respond deadline and currently 2 of the owners (Rick Miller and Tom Bohlander) have not replied or complied at all and now the Village can take them to Court. Paul Wagner, Village Solicitor, informed Council that they can give additional courtesy notices but Council must be clear in the letter that they are not changing the terms of the Ordinance. Paul recommended that Council follow the Ordinance and go straight to court. Paul will represent the Village but he suggested checking with David Caldwell at the Municipal Court and the Sheriff's Department to see if they can enforce the Ordinance and represent the Village in court without any additional cost. Council would like to revise the abandoned structure section of the Ordinance in the future.

The Mayor presented pictures of 5 more properties that are in violation of the Exterior Property Maintenance Ordinance 990 and the notices will be sent out by the end of the week.

#### Ordinances and Resolutions:

Bob moved the Second Reading of Ordinance 1017 Prohibiting Recreational Devices in the Tommie Lewis Park, seconded by Rick. Roll Call: Bob, Rick, Melinda, Donna and John all yes. Motion carried.

Melinda moved Resolution 2006-7 to Adopt the Annual Budget for Fiscal Year 2007 as presented with the suggested changes, seconded by Donna. Roll Call: Melinda, Donna, Rick, John and Bob all yes. Motion carried.

Melinda moved Resolution 2006-8 Approving the Amending of Appropriations for the Year 2006 of Funds 5701, 5702, 5101 and 5201, seconded by John. Roll Call: Melinda, John, Donna, Rick and Bob all yes. Motion carried.

Melinda moved the First Reading of Ordinance 1018 An Ordinance of Assessment for Street Improvements on Long Street, seconded by Donna. Roll Call: Melinda, Donna, Rick, John and Bob all yes. Motion carried.

#### Old Business:

The Mayor reported that we are still awaiting quotes for the painting of the Library. There has been no further discussion on changing the wording of cemetery deeds to include a reversionary clause.

Melinda reported that the Newton Township Trustees did not feel it was their responsibility to reimburse any of the expenses for repairing the wire harness of the Ford tractor that was recently purchased from them. The Trustees stated that the tractor was purchased as is, they had no knowledge of the splicing of the wiring harness and they could have traded it in for more than they sold it to the Village.

#### New Business:

Melinda would like to review Best Way Disposal contract in regards to how they handle large items and non Best Way containers. Currently they are picking large items on the first Friday of the month.

Melinda suggested that Council consider asking for changes to the agenda and approve the agenda before the monthly Village Council meeting starts.

Melinda informed Village Council that the Village and Township should know in late July or early August as to whether the park grant for \$122,000.00 will be awarded and the other grant for the park for \$45,000.00 may be awarded in October or November.

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

Rick moved to adjourn, seconded by Melinda. Roll Call: Rick, Melinda, Donna, John and Bob all yes. Motion carried. Meeting adjourned at 9:42pm.

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Mayor/ Gary Johnston

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Fiscal Officer/ Tony Fessler