

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING
AUGUST 1ST, 2006
MINUTES

Mayor Gary Johnston the meeting was called to order at 7:01pm. Roll Call: Robert "Bob" Sollmann, John Schultz, Rick Baker, Donna Favorite and Melinda Clark all present and Paul Didier absent. Others present were Shawn Wehrley, Joe Gillette, Sargent Latchey Miami County Sheriff's Department, Jason Winner Fanning and Howey Engineers, Bob Chaney Service Superintendent, Tony Fessler Fiscal Officer, Gary Johnston Mayor and Paul Wagner Solicitor.

Rick moved to approve the July 10th, 2006 regular meeting minutes, seconded by John. Roll Call: Rick, John, Bob, Melinda and Donna all yes. Motion carried.

Reports:

Bob Chaney, service superintendent, reported that they had a very busy July with 5 funerals, several water leaks that had to be repaired, finished patching street repair slits and patching various potholes. The department will be flushing fire hydrants in August and will put notices in the Stillwater Advertiser.

Bob reported that he met with Freda Robbins and she refused to get any more quotes for installing a new toilet that could be drained into the sewer line in her basement because it cost her \$50.00 per estimate and she didn't like strangers in her house. The BPA at their July meeting voted to go ahead and accept the bid by PDC Plumbing for \$1,984.00. Bob said Freda will have to correct her other plumbing issues since she has a sump pump that is draining into the sanitary sewer, which is against County Codes. Donna moved to have an agreement prepared by Paul Wagner, Village Solicitor, signed by Freda for \$1984.00 with the total cost of the project (including previous bills) being split between the BPA and the Village, seconded by Bob Sollmann. Roll Call: Donna, Bob, John, Rick and Melinda all yes.

Sargent Latchey of the Miami County Sheriff's Department was informed of items that have been stolen or vandalized in the cemetery and several more street signs that have come up missing. The Mayor reported that Bayer Builders found the missing Pleasant Hill sign on their lots when they were mowing. Sargent Latchey was asked to see if he could have a contract for Village police coverage in 2007 prepared as soon as possible for Council to approve.

Citizens Comments:

Joe Gillette of 304 N. Main Street informed Village Council that he is trying to fix up his property and would like Council to have patience with him (Joe had recently received a letter stating he was in Violation of Ordinance 990).

Reports:

Bob Chaney reported that there was one lot in Ash Knoll that did not get mowed so ASAP Lawn Care had to mow it and it will be put on their 2006 Real Estate tax bill. Also, the street lights are being installed in Ash Knoll.

Jason Winner from Fanning and Howey, presented, for approval the final pay voucher on the Long Street project of \$11,798.42 which takes into account the deduct change order that had reimbursement for the PDC Plumbing cost on Freda Robbins problem and other changes. Bob moved to approve the final pay voucher in the amount of \$11,798.42, seconded by Melinda. Roll Call: Bob, Melinda, Donna, Rick and John all yes. Motion carried.

Jason Winner reported that he did shoot the grade of some properties in Ash Knoll that are believed to have been causing some drainage problems. It is believed that the developer deviated from the original plans and therefore the water is not draining into the catch basin as designed. Jason did meet with Bart Denlinger from Keystone Homes and he acted like they would correct it. However, Jason did suggest that the Village send a letter to Keystone Homes to have them regrade the back properties per the approved layout plan as approved by Village Council. Council suggested Jason prepare a drawing that can be given to homeowners so they can better understand the problem and prepare the letter addressing all the problems that need to be corrected for the Mayor's signature to be sent to Keystone Homes.

Jason discussed the drainage options on the retention pond and the south end of Ash Knoll to Monument Street as compared to High Street. Gary is going to talk to Kenny Artz, FEMA representative, about putting an application in to improve the outlet of the retention pond. Jason will prepare a comparison of cost and benefits of the drainage options for the next meeting.

Jason proposed a 2x2 catch basin at Grace and Long Street and have a tile go south all the way to the catch basin at the south end of Long Street. He estimated the cost to be around \$5,000.00. Bob Chaney will try to get some quotes by the next meeting.

Bob reported that it is time to seal the parking lot at 200 West Walnut Street, per the Village and Township agreement, and he so far has one quote from Tri-L enterprises for \$375.00.

The Mayor reported that part of Newton Drive needs to be paved because of potholes and it is starting to break down. Wagner Paving and Patriot Paving have both given estimates but since there is such a difference in quotes Bob will get a few more quotes and make sure everyone is quoting the same Phase 1 project for Newton Drive.

The Mayor informed Council that County wide Beggars Night will be October 31st and he can get seats for any Council members who are interested in attending the Mayors Concert in Troy on August 20th, 2006 at 7:00pm.

The Mayor had no Ordinance 990 violations for August but he did talk with David Caldwell, Municipal Court Prosecutor, about representing the Village in prosecuting the non compliance residents and he stated that the Village solicitor will need to represent the Village.

The Mayor reported that the EPA wrote a letter to the owner of the Laundromat about the requirements for a car wash and the owner has expressed that he is willing to comply if it is feasible. In regards to the open burning within the Village, the EPA has exceptions for recreational fires if the fire pit is no more than 3 feet in diameter, not over 2 feet in high and seasoned firewood is used.

Committee Reports: There were none.

Ordinances and Resolutions:

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

Melinda moved to suspend the three reading rule for the immediate preservation of the health, safety and welfare of the citizens of the Village of Pleasant Hill for Ordinance 1018 Long Street Ordinance of Assessment, seconded by Rick. Roll Call: Melinda, Rick, Donna, John and Bob all yes. Motion carried. Donna moved to adopt Ordinance 1018 Long Street Ordinance of Assessment as an emergency to meet the deadline for the County Auditor, seconded by Rick. Roll Call: Donna, Rick, John, Bob

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and Melinda all yes. Motion carried. The rough estimated of the amount to be assessed is \$40,000.00.

Donna moved Resolution 2006-09 Levying a Special Assessment for the Purpose of Paying the Cost of Lighting the Streets, Lanes, Alleys and the Tommy Lewis Memorial Park and Special Lighting in Pipers Pine for the Year 2007, seconded by John. Roll Call: Donna, John, Bob, Melinda and Rick all yes. Motion carried. The Village wide assessment will be \$13,000.00 and Piper's Pine will have an additional \$2,800.00 assessment.

Old Business:

The Mayor reported that so far we have only received on quote for the painting of the Library and are still waiting for more.

Paul reported that the current Ordinance 997 for grass mowing and tree trimming is correct and cannot be modified to only be issued once a year for the entire year.

New Business:

Rick moved to buy back two graves from Phyllis Riegler in Lot 734 for the original purchase price of \$40.00 a grave, seconded by Melinda. Roll Call: Rick, Melinda, Donna, John and Bob all yes. Motion carried. John suggested that the Village consider obtaining new zoning and street maps for the Village since we have added homes and are revising the zoning rules and regulations.

Melinda moved to pay all the bills except check 3111 (Rick Baker's Auto Service), seconded by John. Roll Call: Melinda, John, Donna, Rick and Bob all yes. Motion carried. Melinda moved to approve payment of check 3111, seconded by Donna. Roll Call: Melinda, Donna, John and Bob all yes, Rick abstained. Motion carried.

Melinda moved to adjourn, seconded by Donna. Roll Call: Melinda, Donna, Rick, John and Bob all yes. Motion carried. Meeting adjourned at 9:14pm.

Mayor/ Gary Johnston

Fiscal Officer/ Tony Fessler

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