

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING
OCTOBER 3rd, 2006
MINUTES

Mayor Gary Johnston the meeting was called to order at 7:02pm. Roll Call: Robert "Bob" Sollmann, John Schultz, Rick Baker and Donna Favorite and Melinda Clark all present and Paul Didier absent. Others present were Miami County Sheriff's Department Deputy, Wealtha and Linda Landis, Ron Puthoff and Kip Wright from Community Development Services, Jason Winner from Fanning and Howey Engineering, Bob Chaney Service Superintendent, Tony Fessler Fiscal Officer, Gary Johnston Mayor and Paul Wagner Solicitor.

John moved to approve the September 5th , 2006 regular meeting minutes as presented, seconded by Rick. Roll Call: John, Rick, Donna and Bob all yes. Motion carried.

Citizens Comments:

Wealtha Landis gave her position on the Ordinance 990 violation and explained that she has been trying to paint her garage and she just completed roofing some, of her house. She is planning to tear down the old chicken house and at this time she cannot afford to paint the two barns since she is on a fixed income. Council agreed to let her fix it as her money permits.

Reports:

John commented that he appreciates the presence of the Sheriffs Department especially during school hours. Bob Sollmann reported that residents are still running the stop signs at East High Street near Ash Knoll and Rick reported that there is still speeding on West Monument.

Jason reported that diverting water in Ash Knoll to bypass the detention pond would require running a converter pipe for about 200 feet from one catch basin to another and cost between three and four thousand dollars. Council will continue to monitor the situation.

Jason has not done any more work on the water problem at Grace and Long Street but they plan to in the next month take some pictures to determine the slope and make a drawing so Council can bid it out next spring.

Ron Puthoff and Kip Wright from Community Development Services explained how the Community Development Block Grant (CDBG) Distress Grant works and the process to apply for the \$300,000.00. They have been successful in helping the Villages of Bradford, Gettysburg, New Weston and Rossburg in receiving the Distress Grant which is part of the HUD. monies that come to the State. There is \$3,000,000.00 available statewide and \$300,000.00 is the maximum any community can receive. To be eligible a Community must be at least 60% low to moderate income and a recent income survey of

Pleasant Hill indicated that Pleasant Hill is just above that threshold so the Village qualifies. To begin the process there needs to be a series of five community citizen participation meetings and one written needs assessment to determine the 10 projects. The Village will also have to come up with five funding sources to come up with one half of the amount (\$150,000) for match money on the projects in order to score high on the application. The OPWC money on the Monument Street project will meet the \$150,000 requirement but the Village still needs to come up with four other funding sources to score the maximum points. Other sources could be the CDBG formula, ODOT money, Village money and possible the Land Water Conservation Fund for the Parks. (Melinda arrived at 7:20pm.) Ron explained their past success and he explained the process of setting up meetings, notifying the public, recording the attendance, applying before mid July, being notified in September if awarded and receiving the funds in year 2008 to be used by August of 2009. Ron stated that the total cost of the 10 projects will need to be over \$450,000.00 and the Village can contribute any where from \$5,000-00 to \$150,000.00 depending on the amount contributed by other funding sources. The cost for writing this grant is normally at least \$5,000.00, Ron and Kip bill at an hourly rate of \$30.00 and will bill through Fanning and Howey Engineering. One of the requirements will be that the Village will need to have Fanning and Howey do a Request for Qualification (RFQ) for engineering services for the projects. Melinda moved to authorize Community Development Services to proceed with the CDBG Distress Grant and allocate an amount not to exceed \$5,000.00 to Fanning and Howey Engineering to start the project, seconded by Donna. Roll Call: Melinda, Donna, Rick, John and Bob all yes. Motion carried. John and Rick will work with Ron and Kip to get the Distress Grant rolling.

Jason reported that everything looks good from the District 11 Integrating Committee and by November 2nd we should know if the Village qualified for the Small Government Commission Funding for State Issue 11 OPWC Grant for the West State Route 718 project. In June of 2007 it should be awarded and if the bidding is done in the fall the project should begin early in 2008.

Ron presented a letter to be sent to the Miami County Commissioners and copying Ben Amick, Miami County Development Program Manager stating that the Village of Pleasant Hill is applying for the CDBG Distress Grant. Also, a letter to be sent to residents about the first Community Meeting was presented. John moved to have the first Planning Meeting on Monday November 13th, 2006 at 6:30pm at the Newton School Cafeteria with: the Village Council Regular Meeting immediately following, seconded by Melinda. Roll Call: John, Melinda, Donna, Rick and Bob all yes. Motion carried.

Melinda thanked Ron and Kip for the work they did to receive a Grant for the Township Park in the amount of \$45,700.00 and they are awaiting another Grant for about \$120,000.00 that may be awarded in November. The Township and Village will call a joint meeting to discuss the park once the other Grant is awarded.

Jason and the Mayor reported that Bayer Builders had finished paving Pipers Pine. Bob moved to release the Irrevocable Standby Letter of Credit for

the Bayer Development Group, LLC if everything meets Jason's final approval to be done tomorrow, seconded by Melinda. Roll Call: Bob, Melinda, Donna, Rick and John all yes. Motion carried.

Jason Winner and Bob Chaney will review the recent changes made to Ash Knoll, to help the drainage, by Bart Denlinger from Keystone Homes and make sure it agrees to the plan.

Bob Chaney reported that the painting of the Library is coming along and looks pretty nice. Also, the paving of Newton Drive was completed by Wagner paving and they did a fine job. This next month they will be pouring foundations in the cemetery and getting ready for snow.

Bob informed Council that Freeda Robbins did agree with the settlement and signed the papers.

Solicitor Paul Wagner explained the statute that allows for the replacement of a Village Council Member when they have an unexcused absence for at least two months. To declare the seat vacant it requires a 2/3 majority vote and notice must be given to Paul Didier giving him the opportunity to be heard. If the response is adequate Council can allow him to stay on, however just giving a reason doesn't mean Council will have to allow him to stay on. John moved to declare the Village Council Seat of Paul Didier vacant due to excessive absence without any valid excuse and Paul Didier will be given a notice to defend himself at the next meeting on November 13th, 2006 at the Newton School Cafeteria, seconded by Bob. Roll Call: John, Bob, Melinda, Donna and Rick all yes. Motion carried by over a 2/3 majority. At the next meeting Council will confirm or not confirm the seat vacant after hearing Paul Didier's defense and if the seat is vacant Council has 30 days to fill the seat and if they don't the Mayor can fill the seat,

Ronald Perry, Bob Sollmann and the Mayor discussed the new Zoning Ordinance with Council and the major changes will affect new housing. The fence standards were deleted out of the Zoning standards since we have a separate Fence Ordinance 904. Bob moved the First Reading by Title of Ordinance 1021 Adopting New Zoning Standards, seconded by John. Roll Call: Bob, John, Rick and Donna all yes, Melinda no. Motion carried 4-1.

CMI informed the Village that they can come in and train Debra for about \$800.00 a day and they recommend a day for utilities and a day for income taxes. Melinda moved to approve Brenda Krofft for 10 hours to help train Debra Cress and 6 hours for her final hours from September 30 to October 1st, 2006, seconded by Donna. Roll Call: Melinda, Donna, Rick, John and Bob all yes. Motion carried.

Rick moved to allow Debra Cress to work a maximum of 20 hours per week, seconded by Donna. Roll Call: Rick, Donna, Melinda, Bob and John all yes. Motion carried.

The Fiscal Officer informed Council that \$20,382.33 has been collected from the assessments on Long Street and the other \$22,082.60 will be collected over the next five

years on the real estate taxes of the residents. The County will receive 5% of that amount for collection fees.

Melinda suggested that the Finance Committee schedule a meeting to look at wages, employee evaluations and health insurance options for the employees.

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

Melinda moved to adjourn, seconded by Bob. Roll Call: Melinda, Bob,

Donna, Rick and John all yes. Motion carried. Meeting adjourned at 10:10pm.

Mayor/Gary Johnston

Fiscal Officer/Tony Fessler