

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING

August 13TH, 2007

MINUTES

The Pleasant Hill Village met in regular session on August 13, 2007. Mayor Gary Johnston called the meeting to order at 7:00pm. Roll Call: Melinda Clark – present; Donna Favorite – present; Rick Baker – absent; John Schultz – present; Bob Sollmann – present; Ronald “Bud” Perry – present. Debbie reported that Rick had notified the Village office that he would be out of town. Others present were Richard “Dick” and Norma Holsinger; Charles and Donna Hormell; Brian May from Fanning and Howey; Jeff Derksen Service Superintendent; Gary Johnston Mayor; Paul Wagner Solicitor; and Debbie Cress Income Tax Administrator.

Donna made a motion to approve the July 9th, 2007 regular meeting minutes, seconded by John. Roll Call: Donna – yes; John – yes; Bob – yes; Bud – yes; Melinda – yes. Motion carried.

No Sheriff’s Department representative was present.

After addressing the Council about their opportunity and responsibility to redo the town’s appearance with the W SR718 and potential E SR718 and SR48 projects, Gary gave the floor to Dick and Norma Holsinger, Tree Committee representatives. Dick stated that one of the objectives of the Tree Committee is to preserve the integrity of the intersection of Monument (SR718) and Main (SR48) streets as the heart of town. Dick reported that there is currently a five foot tree lawn on each side of W SR718, with eighty feet of right of way and a street width of fifty three feet, ten inches; and that the Urban Forester had recommended using hardwood trees, for slow growth and less maintenance, with a minimum tree lawn of seven and one half feet. Therefore, the Tree Committee recommends slowly tapering the width of W SR718 from 53’ 10” to 48’ 10” over a 125 feet distance. Norma presented pictures of examples of Versailles and Union City tree projects. Bud asked who will buy the trees; Dick responded that he doesn’t know how Pleasant Hill plans to handle this, but other villages set aside \$2 per person to fund these projects. Donna asked how far apart the trees are planted; Dick responded fifty feet apart. Donna asked where overhead utility lines are along SR718; Gary responded that for the most part they are located in the alley. Gary further commented that he sees this project as establishing a plan, a blueprint, for future development. Dick stated that the Tree Committee will gather and compile information from other cities about the organizational structure and functioning of their Tree Committees and regulations that have been adopted and present this to Council.

Gary noted that cost of new sidewalks is included in the W SR718 project; and that when putting in curbs and gutters, it is also common practice to lay conduit for wiring of lights right behind the curb line.

Citizens Comments:

Norma Holsinger reported that when dealing with structural issues at the UCC Church building, she and Dick had met Randal Byrd of Byrd Construction Co. With Tim Byrd’s permission Randal and Dick toured the Cotrell property recently purchased by the Village. Dick said that Randal had said that the building is basically sound, with the main wooden beam needing reinforcement at one end, and if the

added-on structures were removed, it would need to be done carefully to prevent damage to the attached main building walls. Norma presented a pictorial rendition of a proposed building restoration. Bob also presented a rendition prepared by Dr. Miller. Gary reminded Council that they will determine which options will be considered. Council expressed their appreciation for the time and effort these citizens have put into working on these ideas. Council agreed to wait until they hear about the Distress Grant award, evaluate their financial options at that point, and then arrange for the display of these ideas. Gary reported that a Ron Puthoff contact had told him that the Cotrell building could be demolished for an estimated cost of \$15,000.

Brian May from Fanning and Howey expressed no concerns about the Tree Committee's recommendations.

Donna made a motion for the W SR718 project to leave the W Monument (W SR718) and Main (SR48) intersection at its current width, and then over a one hundred twenty five (125) feet distance west of the intersection, taper (gradually decrease) the road width to forty eight (48) feet wide. Bud seconded. Roll call: Donna – yes; Bud – yes; Bob – yes; John – yes; Melinda – yes. Motion carried. (At the September 10th, 2007 meeting Donna reported that her intent was to have the curb lawn be 7 ½ feet, Bud agreed and so did the rest of the Council).

Bud made a motion for the installation of conduit for street lighting wiring to be included as part of the W SR718 project. John seconded. Roll call: Bud – yes; John – yes; Donna – yes; Melinda – yes; Bob – yes. Motion carried.

Sidewalks and possible assessments were discussed. Debbie reminded Council that the financial projections Tony presented included income from sidewalk assessments. Council agreed to consider the assessment issue at a later time. Melinda made a motion to include curbs, gutters, and sidewalks in the W SR718 project, from the intersection of Main (SR48) and Monument (SR718) west, on the north side to the cemetery and on the south side to the west edge of the last house's property line (Stan Fessler's). Donna seconded. John expressed that while he is in favor of this motion, he has concern that he has a conflict of interest since he owns property on both sides of the street. Roll call: Melinda – yes; Donna – yes; John – abstain; Bob – yes; Bud – yes. Motion carried.

Brian reported his intention to put the storm sewer on the north side of the road and discussed storm sewer design and designated service areas. The Mayor expressed his concern that while this design needs to address both current and future Pleasant Hill growth; it also needs to recognize that other non-Village areas drain into the Kester ditch, and this other drainage needs to be unchanged. Brian was asked to get with Jeff for copies of maps and other information. Storm water drainage and disposal west of the cemetery was further discussed.

In response to Melinda's question about the hill in the road that obscures vision east of the cemetery, Brian assured her that this will be corrected.

Charles and Donna Hormell expressed concern about proposed parking on the west side of the recently purchased Village property at 2 – 6 N Main St (former Cotrell property). They noted that there is only twenty nine (29) inches between the edge of their building and their property line. They asked the Village to consider selling to them five (5) to seven (7) feet from the west edge of the Village property for a buffer to address their security and privacy concerns. They presented a letter stating their proposal. They also submitted a letter with the subject: Proposal to move the Civil War Monument off the street and into a park.

Debbie was asked to make copies of these letters for distribution to Council. Donna expressed concern about safety issues at the Main and Monument intersection; Council also noted similar issues at the Main and High intersection.

Brian distributed and commented on the proposed project schedule for the sewer system upgrade.

Department Reports:

Jeff Derksen, Service Superintendent, reported that they are working on their normal summer projects. He reported that people assigned to complete community service had painted the fire hydrants. He reported that the curb painting is half done, with eight crosswalks remaining to be painted; normal practice is to do half the curbs and crosswalks each year. Council complimented Jeff and Tim on the project's appearance. John questioned Jeff about the process of reporting properties that need weeds and trees trimmed; Jeff responded that he and Tim take care of having that done.

Gary reported that the Joint Fire District Board had appointed him and Sam Adams to the fire siren project. The fire siren is being reconditioned, it will be installed up on top of the elevator, it is to be remotely activated by 911, and it will not be used as a noon whistle nor as a fire siren.

Paul Wagner, Village Solicitor, reported that he had had no responses to the letters he had sent out regarding noncompliance with Ordinance 990. Gary, noting that Tom Bohlander was neither at the meeting nor had he presented a plan, asked Paul to proceed with legal action. Gary asked Paul to proceed with legal action on the Rick Miller property. Council discussed that John Marchal appears to be doing some work on his properties at 20 and 22 N Main; Gary noted that the work being done is not finished and does not adequately address those items cited in the Ordinance 990 violations and asked Paul to proceed with legal action. Council voiced their support of Gary's Ordinance 990 enforcement.

Dick Holsinger reported that there are water drainage chutes on the Beery Building that he feels are in disrepair and pose a safety hazard; he requested that the Village investigate this situation.

Committee Reports:

Beautification: Norma provided history on the business and church signs on the Village entrance signs. John agreed to get with Norma and get specific information on the type, shape and size, what they're made of, proposed rules and regulations for display, etc, and bring it to a Council meeting for action.

Council discussed when they want the flags displayed. Debbie was asked to review the minutes (spring of 2006) to find the list of display dates. It was agreed that the flags would be displayed over the Labor Day holiday.

Ordinances and Resolutions:

Donna made a motion for the Second Reading by Title of Ordinance 1027 Establishing a Tree Commission, seconded by John. Roll Call: Donna – yes; John – yes; Bob – no; Bud – yes; Melinda – yes. Motion carried 4-1. Council requested that the Tree Committee provide samples of ordinances adopted by other cities.

Melinda made a motion for the Second Reading by Title of Ordinance 1028 Granting a Gas Franchise for 25 years with Vectren Energy and Indiana Gas Company, seconded by Donna. Roll Call: Melinda – yes; Donna – yes; Bud – yes; Bob – yes; John – yes. Motion carried.

Council discussed proposed Resolution 2007-05 Authorizing the Mayor to Enter into a Contract for Street Lighting Services for a 4 Year Period Expiring on December 31, 2011. Tony had requested that Debbie ask the Council to authorize advertising for bids, and set the bid opening time and date. The Mayor questioned if this is a contract that requires bidding. Council decided not to take action on this item until next month's meeting.

Old Business:

The Mayor and Council noted lack of success in finding candidates to fill Rick's Council position.

New Business:

Gary reported that the Firehouse rear addition roof needs repairs and painting, at an estimated cost of \$1,870, received in a quote from KPR Construction. Council requested that Jeff obtain two more quotes for this work.

Melinda moved to approve payment of all the bills, seconded by Bud. Roll call: Melinda – yes; Bud – yes; Donna – yes; John – yes; Bob – yes. Motion carried. Council requested that Jeff be sure to contact Trost's about repairs; Jeff reported that lately when he has, Doug has been too busy to do the job in a timely manner.

Bud made a motion to adjourn, seconded by Melinda. Roll Call: Bud, Melinda, Bob, John, and Donna all yes. Motion carried. Meeting adjourned at 9:30 p.m.

Mayor/ Gary Johnston

Income Tax Administrator/Debbie Cress