

## PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING

September 10<sup>th</sup>, 2007

### MINUTES

Mayor Gary Johnston called the regular meeting to order at 7:02pm. Roll Call: Donna Favorite, Rick Baker, John Schultz and Ronald "Bud" Perry all present and Melinda Clark and Bob Sollmann were absent. Others present were Richard "Dick" and Norma Holsinger, Charles Hormell, Brian May from Fanning and Howey, Jeff Derksen Service Superintendent, Gary Johnston Mayor, Paul Wagner Solicitor, Debbie Cress Income Tax Administrator and Tony Fessler Fiscal Officer.

Donna stated that the intent of her motion on page 2 of the minutes of the August meeting was to have a 7 ½ ft. curb lawn and wanted the August minutes to reflect that, Bud agreed. Melinda arrived at 7:05pm. Donna moved to approve the August 13<sup>th</sup>, 2007 regular meeting minutes with the aforementioned inserted, seconded by John. Roll Call: Donna, John, Rick and Bud all yes, Melinda abstained.

#### Citizens Comments:

Charlie Hormell asked Council if there had been any further discussion in regards to allowing the Hormells to purchase up to 7 feet of ground on the east side at the property line of the 2 North Main Street property. The Mayor on behalf of the Council informed Charlie that until the Council decides what is to be done with the property and how it will be laid out, they won't be able to make a decision on his request. Charlie also presented two sketches of their ideas on how the parking could be laid out around the building if it is restored or if the Monument is moved to that location.

Brian May from Fanning and Howey presented a rough timeline schedule for phase 1 and phase 2 of the Monument Street Reconstruction and explained the process to Council. Brian will need to bring final plans for phase 1 to Council and have them approved before November 27<sup>th</sup> to keep on the time schedule. He also presented preliminary plan specifications for phase 1 and Council heard the plans for the storm sewer and the drainage plan near the cemetery. Council also discussed the street width and curb lawn since the sidewalks will be 4 feet wide. Council suggested keeping the sidewalks close to the 7 ½ ft. curb lawn which allows the property owners to use the extra space as yard. Brian will meet with the various property owners in regards to how they would prefer to have their approaches.

## Ordinances and Resolutions:

Ordinance 1027 Establishing a Tree Commission, was presented for the third reading, however since the actual Ordinance was not prepared and the Tree committee wanted to make a few changes to the Ordinance it was tabled until the next meeting.

Melinda moved for the Third Reading of Ordinance 1028 Granting a Gas Franchise for 25 years with Vectren Energy and Indiana Gas Company, seconded by Rick. Roll Call: Melinda, Rick, John, Bud and Donna all yes. Motion carried. Melinda moved to adopt Ordinance 1028 Granting a Gas Franchise for 25 years with Vectren Energy and Indiana Gas Company, seconded by Rick. Roll Call: Melinda, Rick, John, Bud and Donna all 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. Melinda moved to put the furnishing of street lighting for lighting the streets, roads and public places within the boundaries of the Village of Pleasant Hill out for bids and the bids will be opened at 7:00pm at the October meeting, seconded by Donna. Roll Call: Melinda, Donna, Rick, John and Bud all yes. Motion carried.

Melinda moved Resolution 2007-06 Street Light Assessments for the Year 2008, seconded by John. Roll Call: Melinda, John, Bud, Donna and Rick all yes. Motion carried. The Village wide assessment for 2008 was \$12,500.00 and Pipers Pine additional assessment was \$1,029.60.

Donna moved Resolution 2007-07 To Employ a Village Solicitor for 2008 at the fee of \$3,650.00, seconded by Rick. Roll Call: Donna, Rick, John, Bud and Melinda all yes. Motion carried.

Donna moved Resolution 2007-08 Accepting the Rates of Tax as Determined by the Miami County Budget Commission for the year 2007, seconded by John. Roll Call: Donna, John, Rick and Bud all yes, Melinda abstained. Motion carried.

Donna moved to have the October regular meeting scheduled for October 8<sup>th</sup>, 2007 moved to October 4<sup>th</sup>, 2007 at 7:00pm at 200 West Walnut Street since Paul Wagner, Village Solicitor, cannot attend on the 8<sup>th</sup>, seconded by John. Roll Call: Donna, John, Bud, Melinda and Rick all yes. Motion carried.

## Department Reports:

Jeff Derksen, Service Superintendent, presented Ordinance 1029 Regarding Yard Waste and Leaf Pickup, which would be better than trying to enforce the old Ordinance 710. It was decided to have Paul prepare a formal

Ordinance for the next meeting. John moved the First Reading by Title Ordinance 1029 Yard Waste and Leaf Pickup, seconded by Bud. Roll Call: John and Bud both yes, Melinda no, Donna and Rick both yes. Motion carried 4-1.

Jeff presented quotes to Council that he received to make the area where the old water tower stood into a small parking area. After Council tried to decipher the quotes the Mayor asked Jeff to summarize the proposals and present them at the next meeting.

Jeff reported that he received a quote from Skinner Painting in the amount of \$2,892.00 to clean, prime and paint the metal roof on the fire house. The other quote from KPR Construction was \$1870.00. Melinda moved to award the project to KPR Construction for \$1870.00, seconded by Bud. Roll Call: Melinda, Bud, John, Rick and Donna all yes. Motion carried.

Gary Johnston, Mayor, reported that the Village did receive the \$300,000.00 Neighborhood Revitalization Grant through the Ohio Department of Development. A proposed press release was presented to Council and there were no objections to sending it to the various news sources.

Paul Wagner, Village Solicitor, reported that the Mayor just signed the complaints regarding the Ordinance 990 violators and he will be sending in the papers on the three property owners and the courts will start the process. Paul explained the court process to Council.

#### Committee Reports:

Tree Committee: Dick Holsinger reported on the comments he has heard about the building at 2 North Main Street and talked about the drawings he has exhibited at his shop. The Mayor stated that there are 3 basic concepts for the building and each concept needs to have a cost associated with it and present it to the public for their opinions. The mayor asked the Tree Committee to be careful in their selection of trees and look at the long term maintenance on the trees because a nursery informed him that oak trees require much maintenance. Dick reported that he will check with Browns Nursery and the Urban Forester before making those decisions.

#### New Business:

The Mayor and Council are aware that the brick walk is sinking in areas and the gazebo is in need of some painting at the Tommy Lewis Park. Jeff will obtain some quotes on repairing the brick walkway and see if there are any individuals that need to perform community service projects that would be willing to paint the gazebo.

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

Donna apologized but she had to leave the meeting; it was 8:47pm.

Melinda asked whether Fanning and Howey could help determine costs for the three 2 North Main Street options when they are working on Phase 2 of the Monument Street Reconstruction project. The Mayor believed that they could easily do the parking lot costs. The Mayor said that the option of moving of the Monument would entail more work and he would have to show them the drawing and see what they could do. The Mayor has already been talking with one construction group about estimating the price of restoring the building. The Mayor gave a brief description of the condition of the bricks on the west side that have been damaged and some internal problems that may affect the restoration of the building. The Mayor reported that he has been talking with someone that may be interested in removing the added on structures for the lumber. Rick asked if there was any possibility that the JFD could purchase the current Village Office building if the Village offices were moved to the 2 North Main Street location. The Mayor said that parking would still be a problem for the Fire Department. John stated that he agreed that the first steps should be costing out the three scenarios and he felt they were probably enough at this time. The Mayor stated that the picture with the monument next to the building did not allow drive thru parking. Melinda did agree with the Mayor that a cost figure should be prepared before displaying the concepts. Bud and John wanted to display the options now to see if the public may have some other ideas. Mayor stated that the finances of the Village will play a big part in the final decisions. Donna arrived back at 9:00pm. The Mayor stated that the three concepts are as follows, parking lot, the war memorial with parking for the library, and restore the building with additional parking for the library. Donna stated that whatever is done the additions to the building need to be taken off and everybody agreed to that. Consensus of the Council was to hang the three options up in the windows at 2 North Main Street. The Mayor will ask Dr. Miller or Fanning and Howey to draw up a parking lot picture. Bud stated that some notification to the public should be given to the news media. Melinda will contact the Troy Daily News on Monday and explain all three concepts. The Mayor explained that we only have pictures for the two concepts at this time but the news media can print those two if they want.

John asked if there was anyway that the Village could show our appreciation to the volunteers who have been taking care of the monument and entrance signs. Tony will see how other Villages honor their volunteers. Donna stated proclamations may be another way to show our appreciation.

Melinda moved to adjourn, seconded by Bud. Roll Call: Melinda, Bud, John, Rick and Donna all yes. Motion carried. Meeting adjourned at 9:27 p.m.

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Mayor / Gary Johnston

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Fiscal Officer / Tony Fessler