

PLEASANT HILL VILLAGE COUNCIL REGULAR MEETING  
FEBRUARY 11<sup>TH</sup>, 2008  
MINUTES

Mayor Gary Johnston called the regular meeting to order at 7:00 p.m. Roll call: Ronald "Bud" Perry, Bob Sollmann, John Schultz, Rick Baker, Donna Favorite and Melinda Clark all present. Others present were Bruce "Buck" Christian, Brian May from Fanning and Howey Engineering, Nikki Reese from the Miami County Community Development Program, Jeff Derksen, Service Superintendent, Gary Johnston, Mayor, Paul Wagner, Solicitor, Debbie Cress, Income Tax Administrator and Tony Fessler, Fiscal Officer.

Melinda moved to accept the minutes of the December 10<sup>th</sup>, 2007 and January 14<sup>th</sup>, 2008 regular meetings and the January 28<sup>th</sup>, 2008 workshop meeting as presented, seconded by John. Roll Call: Melinda, John, Donna, Rick, Bob and Bud all yes. Motion carried.

A Deputy of the Miami County Sheriffs Department was not present however; the Mayor reported that after calling Sheriff Cox and Deputy Back he was informed him that the property owner of the junk vehicles on West High Street will be summoned to Court if he hasn't replied to the 10 day notice that has already be served by the Sheriffs Department. Also, the Mayor stated that a person towing vehicles for themselves is not in violation of any laws or Ordinances but if they are being hired to tow vehicles they have to have a license. Melinda expressed the concern about Semi Tractors being parked on the State Highways in the Village. Council will discuss the aforementioned item at one of the workshops before any action is taken.

Brian May, Fanning / Howey Engineering, presented Council with a summary with the bid tab for the West Monument Street Project Phase 1 that had been opened at 10:00 am. They are as follows:

|                                  |               |
|----------------------------------|---------------|
| Frinfrock Construction Co. Inc.  | \$ 884,000.00 |
| Brumbaugh Construction           | 949,750.00    |
| Tom's Construction               | 956,176.00    |
| Associated Exc.                  | 976,186.45    |
| Chuck Samples General Contractor | 998,934.25    |
| Double Jay Construction          | 1,002,762.96  |
| Ancarzack-Pitzen Constr.         | 1,008,750.00  |
| RB Jergens Contractors           | 1,027,237.90  |
| LJ DeWeese Co., Inc.             | 1,071,982.40  |
| John R. Jergenson                | 1,169,504.20  |

Brian May with the help of Nikki Reese, Miami County Community Development Program Manager, performed background checks, references, State and Federal checks on Frinfrock Construction Co. Inc. and every thing was okay. Brian reported that the final estimate by Fanning / Howey Engineering for the project was \$1,100,000.00 so the bids came in well below the estimates. Donna stated that they have done numerous CDBG Projects in the past. The Mayor informed Council that on the East High Street Project several years ago Frinfrock Construction Co. Inc. had done the curb and gutter work and there were no problems and Brumbaugh Construction had done the street work and the Village did have some problems with the street.

John moved Resolution 2008-02 Awarding A Contract for the Monument Street Reconstruction Phase 1 Project (Mia718-03.29) and Authorizing the Mayor to Sign the Contract Documents to Frinfrock Construction Company, seconded by Bud. Roll Call: John, Bud, Bob, Rick, Donna and Melinda all yes. Motion carried. The Mayor informed Council that since the bid came in under the estimate he would like Council to consider a change order for a catch basin in the southeast corner at Pearson Street and High Street that would tie into the storm sewer on Monument Street to relieve the drainage problem on High Street. The Mayor thinks it could come in at a cost of about \$25,000.00. Fanning / Howey will provide a drawing and estimate of the cost at the next meeting. The Mayor proceeded to sign the necessary papers for awarding the contract.

Jeff informed Council that Vectren will deal with any complaints regarding the problems they had with putting the gas line in at the southeast corner of Monument Street and Newton Drive.

Brian asked questions about East Monument Street specifically the request for widening the street near the Church of the Brethren for a turn lane. After discussing the pro's and con's Council agreed with Brian to not widen the street. Council instead discussed running a line from the detention pond west to connect with the 30 inch storm sewer on Monument Street.

Brian informed Village Council that the application for Small Government Grants and Loans had to be adjusted in order to score more points to help the Village's chances to receive funding for the East Monument Project since the Village did not receive any of the Districts bonus points. The new application will score 67 points and it reads as follows:

|  |                     |
|--|---------------------|
| Local Resources which includes ODOT (\$96,649) | \$254,500.00        |
| OPWC Issue II Round 21                         | 434,452.00          |
| OPWC Loan                                      | <u>289,650.00</u>   |
| Total Financial Resources                      | <u>\$978,602.00</u> |

Nikki Reese updated the Council on the CDBG Community Distress Program Grant progress. The Ohio Historical Preservation Office requested additional pictures of the 2 North Main Street and Ron Puthoff has sent them the pictures. After the Ohio Historical Preservation Office reviews the file and determines it has no historical value than Council can do whatever they want with the site and start the bidding process.

Department Report:

Jeff Derksen, service Superintendent presented the following quotes on costs to repair the steering, hydraulic pump and bushings on the backhoe:

|                                   |            |
|-----------------------------------|------------|
| Apple Farm Service                | \$5,600.00 |
| Jon Adams (plus additional parts) | 4,600.00   |
| Jeff Farmer                       | 4,617.35   |
| Koenig Equipment                  | 5,491.34   |

The backhoe was purchased in the 70's and a used backhoe would cost around \$25,000.00 per Apple Farm Service and Koenig Equipment. Bud stated that once the backhoe is repaired it will be worth about \$8,000.00. If the Village was to sell the backhoe as it is it would bring about \$4000.00. Bud suggested using the money from selling the backhoe, plus the money to repair it and with BPA's contribution the Village would already have half the cost of a nice used backhoe. After much discussion regarding the businesses and the work to be done, John moved to accept the Koenig Equipment Bid for \$5,491.34, seconded by Rick. Roll Call: John, Rick, Donna, Melinda and Bob all yes, Bud no. Motion carried 5-1.

Jeff reported that Gunckles started removing the bad trees in the cemetery. Jeff stated that the cemetery fence when taken down will be stored at the well field building and it will be covered for protection.

The Mayor explained that the BPA will be adding a DSL line for Jeff and Tim for \$40.00 a month and would like the Village Council to share in the cost. Donna moved to pay one half of the monthly cost for a DSL line at the Service Superintendent's office, seconded by Bud. Roll Call: Donna, Bud, Bob, John, Rick and Melinda all yes. Motion carried.

The Mayor reported that Tom Bohlander did appear before the court and he has until the end of 2008 to correct his situation or he will be back in court. Tom expressed to the Mayor that he is trying to sell the building.

Committee Reports:

The Mayor reported that at the Village Workshop Council had discussed the cost of restoration of the building at 2 North Main Street in relation to the projects throughout the Village and the cost of removing the property. Donna moved to proceed to make plans to demo the building at 2 North Main Street contingent on the approval of the Ohio Historical Preservation Office and proceed with the quotes and/or bids, seconded by Melinda. Roll Call: Donna, Melinda, Rick, John, Bob and Bud all yes. Motion carried.

John moved to approve Church Street, Main Street, 3 blocks of Hill Street, North Street, Pearson Street and Maple Street as the project list for the next few years along with minor repairs to High Street, Henry Street, Pearl Street, Grace

Street, Brethren Street, Seneca Street, Liberty Street and Ash Knoll, seconded by Rick. Roll Call: John, Rick, Donna, Melinda, Bud and Bob all yes. Motion carried.

The Mayor recommended that Council should run a survey as to whether to move the Civil War Monument or not. John felt that since the Village residents elected the Council Members to represent the community he believed the Council should make the decision and forget doing a survey. The Mayor felt that when dealing with a sensitive item such as the Monument a survey will help solidify the Council's decision. Council discussed the previous surveys sent out for the distress grant and the original application for the West Monument Street Project Phase 1. Melinda wanted to table the issue until Brian May and Ron Puthoff could check to see if the Monument has any impact on the West Monument Street Project funding. Donna moved to leave the Civil War Monument where it is, seconded John. Roll Call: Donna and John both yes, Rick abstained, Melinda, Bob and Bud all yes. Motion carried 5-0-1.

Donna moved to accept the resignation of Tony Fessler as Fiscal Officer effective March 1<sup>st</sup>, 2008, seconded by Bud. Roll Call: Donna, Bud, Bob, John, Rick and Melinda all yes. Motion carried.

#### Ordinances and Resolutions:

Resolution 2008-01 Public Records Policy was not acted upon.

Donna moved Resolution 2008-03 Employing Debra Cress as the Village Fiscal Officer effective March 1<sup>st</sup>, 2008, seconded by Rick. Roll Call: Donna, Rick, Melinda, Bud, Bob and John all yes. Motion carried.

Tony Fessler, Fiscal Officer explained the major changes to the 2008 proposed appropriations such as the East Monument Street Project and the related engineering fees as opposed to the 2007 actual expenses. Donna moved the Third Reading of Ordinance 1032 the 2008 Permanent Appropriations, seconded by Melinda. Roll Call: Donna, Melinda, Rick, John, Bob and Bud all yes. Motion carried. Melinda moved to adopt Ordinance 1032 the 2008 Permanent Appropriations in the amount of \$2,445,282.00, seconded by Bob. Roll Call: Melinda, Bob, Bud, John, Rick and Donna all yes. Motion carried.

Melinda moved the First Reading of Ordinance 1033 of Assessment for the Street Improvements for the West Monument Street Project Phase 1, seconded by John. Roll Call: Melinda, John, Rick, Donna, Bud and Bob all yes. Motion carried.

Old Business: - Already discussed.

#### New Business:

Bud moved to give signature authority to Debra Cress for banking purposes, seconded by Donna. Roll Call: Bud, Donna, Bob, John, Rick and Melinda all yes. Motion carried.

Donna moved to allow Debbie to attend the Local Government Official's Conference in Columbus March 26-28 and reimburse her for mileage, hotel and meals. The Conference expense is \$225.00, seconded by Rick. Roll Call: Donna, Rick, Melinda, John, Bob and Bud all yes. Motion carried.

Rick moved to allow Debbie to attend the CMI Earnings Tax update training at a cost of \$300.00, seconded by Bud. Roll Call: Rick, Bud, Bob, John, Donna and Melinda all yes. Motion carried.

Village Council discussed the Tree Committee's purpose and what is needed for the West Monument Street Project. Bob moved to have the Tree Committee give their recommendations of the type of trees to be planted on Monument Street, seconded by Melinda. Roll Call: Bob, Melinda, Donna and Rick all yes, John abstained, and Bud yes. Motion carried 5-0-1. John will inform the Tree Committee as to what is expected.

The Mayor requested that at the workshop meeting Council discuss what the parking lot will look like at 2 North Main Street and what type of street lights and how many will be put in.

Donna informed Council members that she would not be at the March 10<sup>th</sup>, 2008 regular meeting. Donna wanted to know if the wiring around the Monument could be put underground in some conduits before the Main Street Project, which is not to begin for few years. The Mayor will check to see if it could be done earlier.

Rick asked for the Mayor to check with Frinfrock Construction about why the stump removal cost is higher than the tree removal cost on their bid.

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

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

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Mayor / Gary Johnston

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Fiscal Officer / Tony Fessler