

PLEASANT HILL VILLAGE COUNCIL WORKSHOP MEETING

February 25, 2008

Mayor Gary Johnston called the workshop meeting to order at 7:00 p.m. Roll call: Melinda Clark – arrived at 7:01 p.m.; Donna Favorite – present; Rick Baker – absent; John Schultz – left at 9:20 p.m.; Bob Sollmann – present; Ronald (Bud) Perry - present. Others present were Gary Johnston, Mayor; Debbie Cress, Income Tax Administrator; and Tony Fessler, Fiscal Officer, arrived at 8:00 p.m.

The Council and the Mayor reviewed and discussed parking lot designs from Brian May for the Village's 2 – 6 N Main St property. Taking into consideration current parking at the Library, Council focused on parking around the north and west sides of the lot, with the entrance at the north end of the property off SR48, and the exit at the west side onto W SR718. Council discussed the Hormells' request to purchase a strip along the west side of the property. Bud suggested looking at installing a guard rail along the west side; a landscaped border was also suggested by Donna. Bob proposed using the original building site as green space, the rest as parking, with walkways to the Library. Gary suggested that the Beautification Committee meet with Brian and make a recommendation to Council. Eight parking spaces were designated as the minimum. Decided that it is important to determine where the entrance and exit will be as soon as possible to coordinate with the W Monument St project. It was noted that the property is currently zoned multi-family residential; Gary will check and possibly have the zoning changed. Council also noted that there is water service at that address. Donna suggested placing on the green space a plaque listing the names on the Monument.

Gary agreed to find out the status of tearing down the building when he sees Ron Puthoff at Tuesday, February 26's Newton Township meeting.

Gary noted that an item of business at that Township meeting is the proposed park. Gary stated that he will determine the status of the park land purchase and the Village's role with the \$60,000 from the Distress Grant. Melinda noted that she was the Village representative on the Park Committee, but there have been no recent meetings and she does not have a current report. Locations under consideration were discussed.

Bob stated that it is his understanding that there is a park at N Long and E North streets that belongs to the Village. This was discussed.

Gary reported that the Holsingers have resigned from the Street Tree Commission. John expressed that while he was the one who pushed for establishing a Street Tree Commission, he now feels it was not a good idea and it should be disbanded, with the Beautification Committee, or other volunteers, taking on the task of making recommendations to Council. Gary stated that he either has to appoint new members, or the Council needs to get rid of the ordinance. The Council noted that they need to contact the Hormells when the future of the Street Tree Commission is determined.

Bob requested that the Mayor schedule a Planning Commission meeting.

Council and the Mayor discussed how far down Monument St the street lights would go: possibly one block each way, for 6 lights each way, but run conduit the length of the project for expansion. Council would like to be able to hang banners from the poles. Discussed what lighting is required at intersections, and the current situation. Council requested that a representative from Miami Valley Lighting attend the next workshop meeting to present street lighting options and cost; Gary agreed to check this out, and Council agreed that if a representative were not available for the evening meeting Gary would schedule the meeting with the Beautification Committee during the day. It was agreed that installation and location of bases and wiring would be handled through Brian by Finrock Construction. Tony commented that currently Miami Valley Lighting owns the poles, so they are the only ones who bid on the contract to supply the lighting; if the Village would purchase the poles, there would be an opportunity for other companies to bid on the contract.

Tony verified that some villages distribute electrical power. Council discussed.

Council discussed parking in the Village: noted there is an ordinance regulating parking of trailers and tractors with trailers, but not tractors without trailers nor tow trucks; proposal to limit or not allow parking on the west side between the Library and Main St on SR48 to go to next Council meeting; status of parking in front of Jackson Funeral Home. There was disagreement among Council about the Village's right to regulate parking on a state highway. Bud expressed his concern about establishing a precedent on ear-marking parking.

Gary informed Council that the BPA is considering the replacement of the N SR48 water line, which is a BPA repair/maintenance project and expense and can be assessed to the property owners; Council and Gary discussed assessing property owners and/or annexation. Noted possibility of sewer extension, which would be a Council project. Gary is checking about forced annexation. Donna stated the acceptable means of annexation. Gary requested that Council consider and provide the BPA direction on the issue of annexation and what services and infrastructure would be provided and the costs – what would be Village/BPA expense versus what the property owners would be assessed.

Council and the Gary discussed situation and status of the John Hammond property request for rezoning through Miami County.

The BPA's Wastewater Treatment Plant study was presented by Gary, summarizing the project process and timetable, highlighting that there would be little disruption in the operation, and the financial impact. Gary noted that the BPA is working on this project, but will bring it to Council for action, with recommendations on the project, design, rates, etc.

Tony updated the Council on his expectations of what will happen at the February 26 Newton Township meeting and among the questions that they will try to answer include what the Village's role might be and how the grants will complement each other. Properties under consideration were discussed.

John left.

Council discussed the W SR718 bid specifications, especially as they pertain to sidewalk removal, tree and stump removal, and cemetery fence removal deductions and rock removal unit quantity and unit cost. Gary stated that he expects that residents will be assessed an average cost for tree and stump removal, not what Finrock has on his bid. Bud stated that he had been informed that Fanning/Howey thought the Village sewer system was already seven feet deep; Council expressed concern about the potential cost that might be involved.

The Mayor called for adjournment, Council voted "yeas". The meeting was adjourned at 9:27p.m.

Mayor Gary Johnston

Tax Administrator Debbie Cress