

VILLAGE OF PLEASANT HILL
Council Meeting Minutes
Tuesday, July 8, 2025
7:00 PM

Mayor Brenda Carroll called the meeting to order at 7:00 PM

Pledge of Allegiance

Roll Call

Penny Fessler – absent
Teri Stivers – present
Faith Renner – present
Tony Midlam – present
Crystal Stoner – present
Paul King - present

Others Present

Denis Aslinger, Village Manager
Jeff Derksen, Village Superintendent
Jamie Gregorovic, Fiscal Officer
Andrew Wannemacher, Solicitor
Andrew Davis, Resident

Consent Agenda

Items listed on the Consent Agenda are considered routine. Each item will be read individually in the record and the Consent Agenda will then be enacted as a whole by one motion and one roll call. There will be no separate discussion of these items. If discussion by the Village Council is desired on any item, it will be removed from the Consent Agenda and considered in its normal sequence under the Regular Order of Business.

Council Meeting Minutes June 10, 2025
Council Workshop Minutes June 26, 2025
June 2025 Fund Summary
June 2025 Revenue Summary
June 2025 Appropriation Summary
June 2025 Wages & Overtime Summary
June 2025 Payment Listing

Teri made a motion to approve the Consent Agenda. Faith seconded the motion.

Roll Call:

Crystal – yea
Paul - yea
Tony – yea
Teri - yea
Faith - yea

Motion carried.

Sheriff's Department Reports for June



MIAMI COUNTY SHERIFF'S OFFICE

Total Traffic Citation Report, by Violation

<u>Violation</u>	<u>Description</u>	<u>Total</u>
4511.21	SPEED/EXCESSIVE FOR CONDITIONS	1

Report Totals	1
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MIAMI COUNTY SHERIFF'S OFFICE

Law Total Incident Report, by Offense Codes

Agency: MIAMI COUNTY SHERIFF'S OFFICE

<u>Offense Code</u>	<u>Total Incidents</u>
[No code entered] ()	20
AGENCY ASSIST (ASTA)	2
INFORMATION REPORT (INFO)	3
JUNK VEHICLE (JUNK)	1
TRAFFIC OFFENSE (TOFF)	2
Total Incidents for This Agency	28

Citizens' Comments

A citizen, Andrew Davis, addressed the council regarding four ordinance violations received. Andrew Davis stated that two of the violations were for issues on neighboring properties, noting a visible fence line clearly marks the property boundary. Andrew Davis questioned why the neighbors on whose property the issues exist had not received violations and also questioned the consistency of enforcement, citing other properties in the area with more significant issues and being cited for grass height during a week of heavy rain.

Brenda Carroll apologized for any errors regarding property lines, explaining that determining exact boundaries can be difficult and that it takes time to process violations for all properties. Brenda Carroll confirmed that the neighboring properties mentioned are on the list to be addressed.

Department Reports

Mayor Brenda Carroll announced the upcoming Market Day on July 18th from 5:00 PM to 8:00 PM and requested council members volunteer at the village's booth. Subsequent Market Days are scheduled for August 15th and September 12th. The recent blood drive was reported as successful, with 25 donors exceeding the goal of 23, resulting in 19 units received. The next blood drive is scheduled for September 18th. A reminder was given for council members to submit petitions if they intend to run for a position.

A discussion was held regarding the August 12th council meeting. The council decided to hold a public social event at Monument Park. While the location can be loud, it was chosen for its high visibility. The event will include serving hot dogs, chips, and cookies. Brenda Carroll will contact the Brethren in Christ Church, which has donated ice cream in the past, to see if they are able to do so again. The plan is to set up at 5:00 PM, begin serving food at 6:00 PM, and start the official meeting at 7:00 PM. Jeff Derksen will notify the library to ensure restrooms are available.

Village Manager Denis Aslinger explained that two resolutions on the agenda were marked as emergencies. Resolution 2025-06, for DAC Concrete, is an emergency to allow the sidewalk project to begin promptly. Resolution 2025-09 is an emergency to authorize the sale of the old sewer jetter at auction as soon as possible.

Fiscal Officer Jamie Gregorovic noted that Resolution 2025-10, approving the budget for 2026, was also an emergency item, containing the same numbers presented at the previous meeting.

Village Superintendent Jeff Derksen reported that public works had flushed all water mains and would finish flushing fire hydrants the next day. The new sewer jetter was used for the first time and performed phenomenally, clearing a clogged line in approximately 15 minutes with 3200 psi of pressure, a task that would have taken over an hour with the old equipment. Other summer projects include curb painting. The spring cemetery foundation pour has been completed, and preparations are underway for the fall pour.

Committee Reports

Pleasant Hill/Newton Twp. Joint Fire District Board - Crystal Stoner reported having nothing new to add for the JFD beyond what was discussed at the council workshop.

Planning Commission – Jeff Derksen reported that the Planning Commission recently approved two fences and is working with residents on several other projects, including a garage.

Ordinances and Resolutions

Third Reading of Resolution 2025-04, A Resolution to modify Credit Card Policy and Procedures for the Village of Pleasant Hill. Crystal motioned to approve the Third Reading of Resolution 2025-04. Teri seconded the motion. Roll call:

Crystal – yea
Faith – yea
Paul – yea
Teri – yea
Tony – yea
Motion carried.

Adoption of Resolution 2025-04, A Resolution to modify Credit Card Policy and Procedures for the Village of Pleasant Hill. Faith motioned to adopt Resolution 2025-04. Paul seconded the motion. Roll call:

Crystal – yea
Faith – yea
Paul – yea
Teri – yea
Tony – yea
Motion carried.

Third Reading of Ordinance 1165, An Ordinance Repealing Various Ordinances. Teri motioned to approve the Third Reading of Ordinance 1165. Faith seconded the motion. Roll call:

Crystal – yea
Faith – yea
Paul – yea
Teri – yea
Tony – yea

Motion carried.

Adoption of Ordinance 1165, An Ordinance Repealing Various Ordinances. Faith motioned to adopt Ordinance 1165. Paul seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Adoption as an Emergency Resolution 2025-06, A Resolution Authorizing the Mayor to Enter into an Agreement with D.A.C. Concrete and Excavating.

Teri motioned to suspend the rule for three separate readings for Resolution 2025-06. Crystal seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Teri motioned to adopt as an Emergency Resolution 2025-06. Faith seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Second Reading of Resolution 2025-07, A Resolution Levying a Special Assessment for the Purpose of Paying the Cost of Lighting the Streets, Lanes, Alleys and Public Parking Lot of the Village of Pleasant Hill for the Year 2026. Teri motioned to approve the Second Reading of Resolution 2025-07. Crystal seconded the motion.

Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Second Reading of Resolution 2025-08, A Resolution Creating an Investment Policy for the Village of Pleasant Hill. Teri motioned to approve the Second Reading of Resolution 2025-08. Faith seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Adoption as an Emergency Resolution 2025-09, A Resolution of the Village of Pleasant Hill, Miami County, Ohio Declaring Certain Personal Property as Surplus Property, that is no Longer Needed for Village Purposes and Authorizing the Sale of the Property, and Declaring it an Emergency.

Teri motioned to suspend the rule for three separate readings of Resolution 2025-09. Crystal seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Faith motioned to adopt as an Emergency Resolution 2025-09. Teri seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Adoption as an Emergency Resolution 2025-10, A Resolution Approving and Adopting the Budget of the Village of Pleasant Hill, Miami County, Ohio for the Fiscal Year Commencing January 1, 2026, Submitting the Same to the Miami County Auditor, and Declaring an Emergency.

Teri motioned to suspend the rule for three separate readings for Resolution 2025-10. Faith seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Teri motioned to adopt as an Emergency Resolution 2025-10. Faith seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

First Reading of Ordinance 1166, An Ordinance of the Village of Pleasant Hill, Miami County, Ohio Setting Forth the Rules for the Operation of the Pleasant Hill Cemetery Repealing Ordinance No. 1143 V2. Teri motioned to approve the First Reading of Ordinance 1166. Crystal seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea
Tony – yea
Motion carried.

Old Business

A discussion was held regarding the possibility of hanging holiday swags across the street. Jeff Derksen explained that this practice was discontinued because the village no longer has access to the utility poles previously used. Installing new, dedicated poles and the associated electrical meters would be a significant expense.

An extensive discussion occurred regarding a proposed ordinance to regulate trash cans. There was general agreement on the sections requiring residents to place bins curbside the night before pickup and remove them the same day, as well as the section regarding large item pickup arrangements.

Significant disagreement arose over Section 3, which would require trash cans to be stored out of public view. Teri Stivers expressed strong opposition, stating it was an overreach into private property rights and could make the village feel like an HOA. In contrast, Paul King and Denis Aslinger supported the measure, arguing it is necessary to prevent the storage of trash cans on public rights-of-way, such as sidewalks. The discussion focused heavily on a multi-unit property in the center of town where trash cans are stored on the sidewalk because the building is landlocked. The possibility of the property being "grandfathered in" was raised. Andrew Wannemacher advised that while it can be difficult not to honor a grandfathered status, failing to pass an ordinance because of one property means the issue will persist indefinitely. Potential solutions were explored, including requiring multi-unit buildings of four or more units to use a shared dumpster. This could be placed on village property, but would be an investment. A proposal was made by Paul King to amend the ordinance by removing section three, which prescribed specific actions for landlords, and instead adding a general sentence to sections one and two prohibiting the storage of trash cans on any sidewalk or public area. This approach was seen as less invasive and would apply to all residents. Brenda Carroll calculated that the required three readings plus a 30-day effective period would give property owners approximately three months to find a solution.

Teri motioned to approve the Second Reading by Title of Ordinance 1156, An Ordinance regulating Trash Containers with agreed-upon changes to be incorporated before the next reading. Crystal seconded the motion. Roll call:

Crystal – yea
Faith – yea
Paul – yea
Teri – yea
Tony – yea
Motion carried.

The Council reviewed an ordinance aimed at prohibiting obstructions in the public right-of-way. Denis Aslinger explained the ordinance originated from a past issue where a tenant at the Naff building used the area under an awning as a personal porch, obstructing the sidewalk with items like bicycles and chairs. The discussion clarified that the public right-of-way often extends up to the building itself. The ordinance would also address permanent obstructions, such as an air conditioner unit currently sitting on the sidewalk at the Nath building.

Teri Stivers raised the question of how to accommodate temporary obstructions necessary for property maintenance or construction. It was agreed that a provision for obtaining a permit for such work should be added to the ordinance. It was also suggested that sections three, four, and five, which address personal

effects, personal property, and obstructions, could be consolidated for clarity. Denis Aslinger agreed to revise the language.

Teri motioned to approve the Second Reading by Title of Ordinance 1157, An Ordinance Prohibiting Sidewalk Obstructions with agreed-upon changes to be incorporated before the next reading. Paul seconded the motion. Roll call:

Crystal – yea

Faith – yea

Paul – yea

Teri – yea

Tony – yea

Motion carried.

Mayor Brenda Carroll provided an update on the village's zoning ordinance, stating it was not yet ready for a full discussion as it is undergoing significant revisions. The primary motivation for the update is to proactively establish stricter development standards before potential development occurs on newly acquired properties, including an 80-acre parcel and a 23-acre parcel. The updates aim to require larger building lots and nicer homes to improve the quality of new housing.

The discussion touched upon the annexation process, noting that any developer wishing to annex land would need to negotiate with the council. It was confirmed that annexed properties would be required to connect to the village's water and sewer systems, and developers would be responsible for costs associated with upgrading infrastructure to accommodate their projects. It was also mentioned that while developers now commonly ask municipalities to help fund infrastructure, the village is not obligated to provide financial assistance like tax abatements. It was confirmed that the village has existing construction standards that dictate requirements for new developments, such as street width, curbs, sidewalks, and lighting.

Adjournment

There being no other business brought forth to Council, the Mayor stated that she would entertain a motion to adjourn. Teri made a motion to adjourn. Paul seconded the motion.

Roll call:

Crystal – yea

Faith – yea

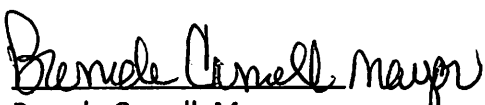
Paul – yea

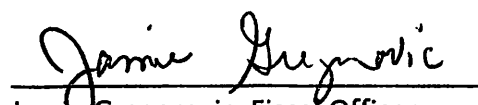
Teri – yea

Tony – yea

Motion carried.

Meeting adjourned at 8:51 p.m.


Brenda Carroll, Mayor


Jamie Gregorovic, Fiscal Officer