

**VILLAGE OF PLEASANT HILL**  
**Council Meeting Minutes**  
**Tuesday, November 11, 2025**  
**7:00 PM**

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

The meeting began with the Pledge of Allegiance.

**Roll Call**

Teri – present  
Paul – present  
Crystal – present  
Tony – present  
Penny – present  
Faith – present

**Others Present**

Denis Aslinger – Village Manager  
Andrew Wannemacher – Village Solicitor  
Jamie Gregorovic – Fiscal Officer  
Lenny Wirz  
John Carroll  
Brent Davis

**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 Workshop Minutes September 25, 2025  
Council Special Meeting Minutes October 6, 2025  
Council Meeting Minutes October 14, 2025  
Council Workshop Minutes October 23, 2025  
October 2025 Fund Summary  
October 2025 Revenue Summary  
October 2025 Appropriation Summary  
October 2025 Wages & Overtime Summary  
October 2025 Payment Listing

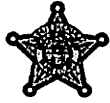
Faith made a motion to approve the Consent Agenda  
Crystal seconded the motion

Roll call:

Tony yea  
Paul yea  
Teri yea  
Penny yea

Faith yea  
 Crystal yea  
 Motion carried

**Sheriff's Department Reports for October** - Mayor Brenda noted that the Sheriff's Department reports were available for review and the statistics were consistent with previous reports.



**MIAMI COUNTY SHERIFF'S OFFICE**

Total Traffic Citation Report, by Violation

<u>Violation</u>	<u>Description</u>	<u>Total</u>
4511.42	RIGHT OF WAY WHEN TURNING LEFT	1
4511.43A	STOP SIGN	1
<b>Report Totals</b>		<b>2</b>



**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] ()	18
ABANDONED VEHICLE (ABAN)	1
ANIMAL PROBLEM (ANPR)	1
AGENCY ASSIST (ASTA)	3
DOMESTIC VIOLENCE 13B (DMVB)	1
INFORMATION REPORT (INFO)	4
JUNK VEHICLE (JUNK)	1
MENTAL HEALTH ISSUE (MENT)	1
RAPE:11A (RAPE)	1
TRAFFIC CRASH:NON-INJURY (TAPD)	1
TRAFFIC CRASH:PERS INJURY (TAPI)	1
TRAFFIC OFFENSE (TOFF)	3
WARRANT (WAR)	1
WELFARE CHECK (WELF)	1
<b>Total Incidents for This Agency</b>	<b>38</b>

**Citizens' Comments**

Brent Davis, a multi-family property owner, addressed the Council regarding a proposed ordinance concerning water service to multi-unit buildings. He questioned the cost and reasoning behind the proposal, which would require landlords to either install separate water lines or have the building's entire water bill in their name. He stated that when notified of a tenant's non-payment, he resolves the bill immediately. Denis clarified that the issue arises from the inability to shut off water for a non-paying tenant without affecting paying tenants in the same building, and that this occurs in at least one instance per billing cycle out of approximately 574 units.

John Marchal, another property owner and retired fire chief, also spoke in opposition. He argued that the Village missed a key opportunity to install separate curb shutoffs at minimal cost during the State Route 48 and 718 projects. Brent Davis proposed an alternative solution: utilizing the existing individual meter lockouts located inside the buildings. He explained that every meter has a lockout feature, which would allow the Village, with the landlord's permission, to shut off water to a specific non-paying tenant. He added that a utility shutoff is legal grounds for eviction, a tool landlords would lose if the bill was transferred to their name. Council members indicated they were previously unaware of the individual meter lockouts and saw it as a viable solution. The discussion turned to formalizing this process through an agreement where landlords would be responsible for locking out the meter of a tenant in arrears.

## Department Reports

**Mayor Brenda Carroll** - reported that a recent blood drive was successful, exceeding its collection goal. A prototype for the new library mural is expected within the week. A new collaborative group, "Main Street 48," has been formed with West Milton and Covington to work on regional projects. Mayor Brenda and Denis also attended an ODOT safety study meeting to express interest in addressing safety concerns at the monument intersection.

Mayor Brenda announced an intention to change the official Village Facebook page to an administrative-only page with no public comments. This change is intended to simplify records retention. The page would be used for official information regarding meetings and village events. The Mayor expressed hope that the Events Committee might establish a separate, more social community page and will report back after their meeting.

The new LED sign is operational and being used for Village and community announcements. A log of all posted messages is being maintained for records retention.

Mayor Brenda also reminded the Council that no workshops will be held in November or December.

**Village Manager Denis Aslinger** - presented a list of available grant opportunities to help guide the development of a comprehensive plan for the Village. The grants included:

- A \$2,500 Department of Commerce cemetery fund for exceptional maintenance.
- Ohio Arts Council grants for general support, ranging from \$5,000 to \$25,000.
- Trail grants providing 75-80% funding for walking paths and land acquisition.
- ODNR grants for wildlife education (\$500) and larger park projects up to \$150,000 for land purchase and infrastructure.
- Ohio EPA grants for recycling programs (up to \$200,000) and source reduction equipment (up to \$10,000).

Denis emphasized that a comprehensive plan would make it easier to pursue these grants.

**Fiscal Officer Jamie Gregorovic** – provided a financial update, reporting that the Village is trending \$106,000 better than budgeted for the year, due to higher income tax revenue and lower expenses.

Jamie presented the annual rate certificate from the Miami County Budget Commission, setting the Village's inside millage at 1.4 mills. It was noted that the County Auditor is asking jurisdictions to consider reducing millage to offset a 20-30% increase in property valuations. Jamie and Denis confirmed the Village is in a financial position to accommodate such a reduction. Teri made a motion to accept the rates of tax as determined by the Miami County Budget Commission. Penny seconded the motion. The motion passed.

## Committee Reports

- **Pleasant Hill/Newton Twp. Joint Fire District Board** - Crystal reported that the JFD levy passed. The district is now seeking to hire part-time, dual-certified personnel and has updated its pay rates to match Elizabeth Township to attract applicants. The estimated yearly cost for the new staffing is \$388,000, which does not include overtime. Council members reiterated the importance of timely run report submission for billing and liability.
- **Planning Commission** - Denis reported that the Planning Commission approved one fence permit.

## **Subcommittee Reports**

- **IT Committee** -The IT Sub-committee discussed the selection of a new IT provider. A debate was held regarding the two finalists, Royal Computers and Dark Cloud, focusing on the significant cost difference versus the level of service and immediate compliance with House Bill 96. Royal Computers was presented as the more affordable option, while Dark Cloud was seen as more comprehensive but significantly more expensive. Following discussion, the committee's work on selecting an IT provider was considered complete. Motions to formally define the sub-committee's role and to change the Facebook comment policy both failed to pass.
- **BPA** – no report
- **Comprehensive Plan** – no report

## **Ordinances and Resolutions**

### **Third Reading of Resolution 2025-14, A Resolution Authorizing the Village of Pleasant Hill to Enter into an Agreement with the Miami County Public Defender Commission for Public Defender Services to Village of Pleasant Hill Residents**

Crystal made a motion to approve the 3rd reading of Resolution 2025-14.

Tony seconded the motion.

Roll call:

Tony yea

Penny yea

Teri yea

Crystal yea

Paul yea

Faith yea

Motion carried

### **Adoption of Resolution 2025-14**

Faith made a motion to adopt Resolution 2025-14.

Teri seconded the motion.

Roll call:

Crystal yea

Paul yea

Faith yea

Tony yea

Teri yea

Penny yea

Motion carried

### **Second Reading of Resolution 2025-15, A Resolution to Employ a Village Solicitor**

Penny made a motion to approve the 2nd reading of Resolution 2025-15.

Crystal seconded the motion.

Roll call:

Faith yea

Tony yea

Paul yea  
Teri yea  
Penny yea  
Crystal yea  
Motion carried

**Second Reading of Resolution 2025-16, A Resolution Authorizing the Mayor to Enter into an Agreement for Prosecutorial Services**

Penny made a motion to approve the 2nd reading of Resolution 2025-16.

Faith seconded the motion.

Roll call:

Faith yea  
Tony yea  
Paul yea  
Teri yea  
Penny yea  
Crystal yea  
Motion carried

**Third Reading of Resolution 2025-17, A Resolution Authorizing the Mayor to Enter into a Contract for Sheriff's Department Services**

Crystal made a motion to approve the 3rd reading of Resolution 2025-17.

Faith seconded the motion.

Roll call:

Penny yea  
Faith yea  
Teri yea  
Tony yea  
Crystal yea  
Paul yea  
Motion carried

**Adoption of Resolution 2025-17**

Teri made a motion to adopt Resolution 2025-17.

Faith seconded the motion.

Roll call:

Crystal yea  
Paul yea  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

**Adoption of Resolution 2025-19 as an Emergency, A Resolution Authorizing the Mayor to Enter into a Contract for IT Services for 2026**

Faith made a motion to suspend the rule for 3 readings for Resolution 2025-19.

Penny seconded the motion.

Roll call:

Crystal yea  
Paul abstain  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

Penny made a motion to adopt Resolution 2025-19 as an Emergency.  
Crystal seconded the motion.

Roll call:  
Crystal yea  
Paul abstain  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

**Adoption of Resolution 2025-20 as an Emergency, A Resolution Amending 2025 Appropriations with Line-Item Changes by Fund and Declaring an Emergency**

Teri made a motion to suspend the rule for 3 readings for Resolution 2025-20.  
Crystal seconded the motion.

Roll call:  
Crystal yea  
Paul NO  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

Faith made a motion to adopt 2025-20 as an Emergency.  
Penny seconded the motion.

Roll call:  
Crystal yea  
Paul NO  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

**Third Reading of Ordinance 1167, An Ordinance Levying Assessments Upon Various Lots and Lands Located in the Village of Pleasant Hill, Miami County, Ohio for 2025 Sidewalk, Curb and Approach Replacement**

Tony made a motion to approve the 3rd reading of Ordinance 1167.  
Faith seconded the motion.

Roll call:  
Penny yea

Faith yea  
Teri yea  
Tony yea  
Crystal yea  
Paul abstain  
Motion carried

**Adoption of Ordinance 1167**

Faith made a motion to adopt Ordinance 1167.

Penny seconded the motion.

Roll call:

Crystal yea  
Paul yea  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

**Third Reading of Ordinance 1168, An Ordinance Approving a change in the Monthly Rate for Curbside Solid Waste and Recycling Collection**

Penny made a motion to approve the 3rd reading of Ordinance 1168.

Faith seconded the motion.

Roll call:

Penny yea  
Faith yea  
Teri yea  
Tony yea  
Crystal yea  
Paul yea  
Motion carried

**Adoption of Ordinance 1168**

Penny made a motion to adopt Ordinance 1168.

Teri seconded the motion.

Roll call:

Crystal yea  
Paul yea  
Faith yea  
Tony yea  
Teri yea  
Penny yea  
Motion carried

**Second Reading of Ordinance 1169, An Ordinance Establishing the Policies and Procedures for the Provision of Utilities service by the Village of Pleasant Hill**

During the second reading, Council discussed the alternative solution proposed during citizens' comments.

Teri made a motion to amend the Ordinance to include a third option for landlords: to enter into an

agreement with the Village to shut off water at the individual meter for a non-paying tenant, with a requirement that the landlord keeps a backup payment method on file. If the landlord is unresponsive, the Village would use the payment method on file to cover the delinquent bill. Faith seconded the motion. The motion carried.

Council agreed the proposed changes required further review. The ordinance was tabled, and the proposed amendments will be taken to the Board of Public Affairs (BPA) for redrafting.

**Old Business - none**

**New Business** – Paul made a motion to suspend the capital improvement fee for water from resident utility bills. After discussion, it was determined that removing the fee requires a new ordinance and should be reviewed by the BPA.

Teri made a motion, seconded by Faith, to table the motion to suspend the water capital improvement fee pending review by the Board of Public Affairs. The motion passed.

Paul requested to add an executive session to the next meeting's agenda to discuss the potential purchase of land.

**Adjournment**

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

Roll call:

Paul – yea

Teri – yea

Penny – yea

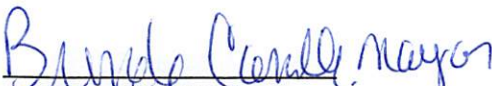
Crystal - yea

Faith - yea

Tony – yea

Motion carried

Meeting adjourned at 9:29 pm

  
Brenda Carroll, Mayor

  
Jamie Gregorovic, Fiscal Officer

Next Ordinance # 1170

Next Resolution #2025-22