

**VILLAGE OF PLEASANT HILL
Council Meeting Minutes
Tuesday, December 9, 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 – absent
Tony – present
Penny – present
Faith – present

Others Present

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

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 Special Meeting Minutes November 20, 2025
Council Meeting Minutes November 11, 2025
November 2025 Fund Summary
November 2025 Revenue Summary
November 2025 Appropriation Summary
November 2025 Wages & Overtime Summary
November 2025 Payment Listing

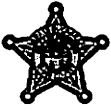
Teri made a motion to approve the Consent Agenda
Faith seconded the motion

Roll call:

Tony yea
Teri yea
Penny yea
Faith yea

Motion carried

Sheriff's Department Reports for November



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] ()	15
AGENCY ASSIST (ASTA)	3
CITIZEN ASSIST (ASTC)	2
INFORMATION REPORT (INFO)	4
MENACING 13C (MENC)	1
OTHER OFFENSES-NOT REP TO STAT (NOTR)	1
SUSPICIOUS IN NATURE (SUSP)	1
TRAFFIC OFFENSE (TOFF)	1
WARRANT (WAR)	1
WELFARE CHECK (WELF)	1
Total Incidents for This Agency	30

Mayor Brenda noted that a report from the Sheriff's Department containing 30 items was available and was circulated for council members to review.

Citizen's Comments

Lenny Wirz, representing the Board of Public Affairs (BPA), addressed the council regarding a proposed ordinance change for water billing in multi-unit properties. He explained that the ordinance would make property owners responsible for the water bill in buildings with a single water line and multiple meters, as the village cannot selectively shut off water to a non-paying tenant without affecting others. Lenny stated that both the BPA and the village solicitor rejected the alternative of having property owners act as agents for the village to perform shutoffs. The village solicitor clarified this approach would expose landowners to liability and could be construed as a self-help action during an eviction.

Other alternatives were also discussed and deemed unviable. Forcing landlords to use automatic fund transfers is not legally permissible. Installing meters with remote shut-off capabilities is cost-prohibitive; estimated a tower system would cost over \$100,000, plus approximately \$600 for each of the village's 572 service meters. Lenny acknowledged that landlords could install individual taps for each unit, but noted this would be cost-prohibitive, especially if it required crossing a street. He added that the village would likely be willing to "cut a deal" on the \$1,000 tap fee for owners who chose this option. The issue affects approximately 12 properties but consumes significant administrative time, with one recent case requiring 20 hours of staff time. Lenny requested the council proceed with a second reading to maintain momentum with the BPA.

Department Reports

Mayor Brenda reported that the library landscaping project is complete, though the associated mural project has been postponed until spring. She is also working on a village newsletter and requested council members submit any items for inclusion.

Denis provided an update on the proposed zoning code changes, which the Planning Commission has reviewed and recommended to the council. The update maintains the existing R-1 residential zoning for all current properties while creating a new, more restrictive R-2 district for any newly annexed properties. In response to questions, Denis confirmed that existing R-1 regulations allowing for above-ground pools and home-based daycare businesses would not change. A developer could apply for a zoning change from R-2 but would be required to submit a development plan and complete the project within two years. A council discussion arose regarding a provision in the R-2 district that would restrict the parking of motor homes. The council agreed to review the full document and make it a priority for the January workshop.

Regarding the vacant utility clerk position, Denis reported that three interviews were conducted but the village will seek additional candidates. In the interim, Denis and other staff will cover the responsibilities.

On the William Street project, Denis announced that the village was not awarded the Neighborhood Revitalization grant. The project's viability now depends heavily on the Ohio Public Works Commission (OPWC) funding decision, which is expected by mid-summer.

Jamie announced that Resolution 2025-22, for temporary appropriations, would be presented as an emergency. The appropriation of \$267,000 is necessary to grant the authority to pay bills and payroll beginning January 1st.

Committee Reports

The JFD committee did not meet in November. For the Planning Commission, Brenda noted that new Fire Chief Dave Stockler has been added as a member.

The IT Committee has received a contract from the vendor Royal Computers, which will be reviewed by the solicitor. A discussion followed regarding the village website and the publicizing of meetings. The council reached a consensus to begin posting audio recordings of meetings on the village website. Mayor Brenda raised a point about ensuring the records retention policy covers audio files, which the council acknowledged. Mayor Brenda will bring forward recommendations for a website designer at the next meeting.

A question was raised for the BPA about the continued collection of a capital improvement fee now that the water tower is paid off. Lenny explained that the BPA wishes to retain these funds for future needs, including engineering a water treatment solution and replacing the village's aging 4-inch cast iron water lines, which are a source of water discoloration. The BPA expects to have an engineering cost estimate for the water treatment solution in the first quarter of the upcoming year.

Work on the village's comprehensive plan is scheduled to begin in January with the formation of a new committee.

Ordinances and Resolutions

Third Reading of Resolution 2025-15, A Resolution to Employ a Village Solicitor

Penny made a motion to approve the 3rd reading of Resolution 2025-15.

Tony seconded the motion.

Roll call:

Tony yea

Penny yea

Teri yea

Paul yea

Faith yea

Motion carried

Adoption of Resolution 2025-15

Faith made a motion to adopt Resolution 2025-15.

Penny seconded the motion.

Roll call:

Paul yea

Faith yea

Tony yea
Teri yea
Penny yea
Motion carried

Third 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 3rd reading of Resolution 2025-16.

Paul seconded the motion.

Roll call:

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

Adoption of Resolution 2025-16

Penny made a motion to adopt Resolution 2025-16.

Paul seconded the motion.

Roll call:

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

Adoption of Resolution 2025-22 as an Emergency, A Resolution for 2026 Temporary Appropriations

Faith made a motion to suspend the rule for 3 readings for Resolution 2025-22.

Penny seconded the motion.

Roll call:

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

Penny made a motion to adopt Resolution 2025-22 as an Emergency.

Faith seconded the motion.

Roll call:

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, Ohio and Repealing Ordinance 1138

Penny made a motion to approve the First Reading of Ordinance 1169

Tony seconded the motion

Roll Call

Paul – abstain

Tony – yea

Faith – yea

Teri – yea

Penny – yea

Motion carried

Executive Session – Paul motioned to go into Executive Session to discuss potential purchases of land. Teri seconded the motion.

Roll Call

Paul – yea

Tony – yea

Faith – yea

Teri – yea

Penny – yea

Motion carried

Old Business - none

New Business - none

Adjournment

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

Roll call:

Paul – yea

Teri – yea

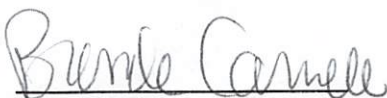
Penny – yea

Faith - yea

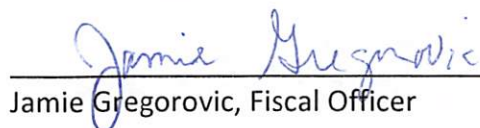
Tony – yea

Motion carried

Meeting adjourned at 8:42 pm



Brenda Carroll, Mayor



Jamie Gregorovic, Fiscal Officer

Next Ordinance # 1170

Next Resolution #2025-23