

**VILLAGE OF PLEASANT HILL**  
**Council Workshop Minutes**  
**Thursday, September 25, 2025**  
**7:00 PM**

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

**Roll Call**

Penny Fessler – present

Teri Stivers – present

Faith Renner – absent

Tony Midlam – present

Crystal Stoner – present

Paul King – present

**Others Present**

Denis Aslinger, Village Manager

Andrew Wannemacher, Village Solicitor

Lenny Wirz, BPA Member

Brian Pence, Reliable Waste

**Residents Present:**

Mark Wasserman

Kathleen Cook

Brian Miller

Gavin & Jessica Spitler

Dawn Spitler

Jessica Hunsberger

Donna Favorite

Laura Collum

John Carroll

Stan Fessler

Jason & Sheri Lankford

Kristen Gray

Brennan & Layla Hicks

**Pledge of Allegiance**

Mayor Brenda asked for a motion to go into Executive Session to discuss whether the contract with Bill Smith, IT Consultant, was breached when the Village solicited quotes for Website services. Tony made a motion to go into Executive Session. Motion was seconded by Crystal. Motion carried. Executive Session began at 7:07 pm and ended at 7:33 pm.

Mayor Brenda reported that during the Executive Session, the Village Solicitor provided an opinion that no contract had been breached for IT services and there should be no concern of a lawsuit. This prompted the need to select a new provider, as the current provider's term ends on October 9th. Denis provided an overview of three companies that were interviewed: Royal Computers, which services Covington and Bradford; Fields, based on a recommendation; and Dark Cloud, which services Harrison Township and Ansonia. A discussion of the fee structures followed. Denis stated that Fields offered a base rate of \$90 per hour,

Royal Computers charged \$120 per hour for on-site service with additional fees, and Dark Cloud proposed a flat fee of \$1,000 per month plus extra charges. This was contrasted with the previous IT person's rate of \$35 per hour. It was noted that the new providers would enable staff to perform updates to the Village website, which could reduce future billable hours. All three companies were aware of the cybersecurity requirements of House Bill 96.

Teri expressed concern that Fields lacked experience with municipalities, whereas Royal Computers serviced two local communities. Mayor Brenda and Denis explained their preference for Fields was based on the impression from the interview, stating their representative seemed more attentive and knowledgeable. It was clarified that these IT proposals were separate from website services, for which another individual was the preferred candidate.

Citing the need for a more thorough comparison, Paul requested a detailed analysis of all candidates.

Motion: Made by Paul, seconded by Teri, to require the preparation of a comparative analysis for both IT and website support providers before proceeding. The analysis is to include pros, cons, certifications, experience, three references for each entity, and a recommendation from the mayor and village manager. The motion passed with affirmative votes from the 5 members present.

A special meeting was scheduled for Monday, October 6th at 7:00 PM to review the analysis and make a decision.

**Citizens' Comments** - Mayor Brenda opened the floor for citizens' comments.

Lenny Wirz, representing the Board of Public Affairs (BPA), presented a request to amend Ordinance 1138. The primary proposal would make property owners responsible for utility bills in multi-family dwellings that have multiple meters but only one main water service line. This is intended to resolve situations where the village cannot shut off service to a non-paying tenant without affecting others. Additional requests included deleting a section on deposits and removing language about rates to focus the ordinance on procedure. The BPA aims for the ordinance to be enacted by January 1st, with a three-month compliance period for property Owners.

Paul King, speaking as a resident, requested that council meetings be live-streamed on platforms like YouTube or Facebook to improve transparency. He also asked that proposed ordinances and related documents be made digitally available for public review. He stated that a recording would provide a factual record of proceedings that minutes may not fully capture. Mayor Brenda agreed to investigate streaming options.

**Proposed Zoning Ordinance Amendments** - A lengthy discussion occurred regarding a 132-page proposed rewrite of the village zoning ordinance. Citizens and council members voiced concerns over proposed changes, including restrictions on above-ground pools, daycares, recreational vehicles, and accessory structures, as well as increased minimum lot and house sizes under the R1 zoning designation.

Denis clarified that the restrictive R1 rules were intended only as a default for newly annexed land to give the village control over future development. He stated that all existing properties in the village would be zoned R2 and would not be affected by these specific changes.

Teri raised a concern about a proposed change on page 121 that would move the authority to handle violation complaints from the Zoning Inspector to the Mayor, questioning the qualifications for this role.

Paul presented an analysis of the proposed changes, highlighting increases in minimum lot size from 10,000 to 22,000 square feet and minimum house size from 1,500 to 2,500 square feet. While acknowledging the changes offered protection against unwanted growth Paul recommended further strengthening the ordinance with measures like requiring super-majority approval for variances and developer-funded impact studies. Paul also expressed opposition to the village policing citizens' properties regarding items like above-ground pools and home businesses.

Kristen Gray expressed frustration with what was described as a toxic environment and stated a lack of trust in two members of the village administration. Kristen supported calls for greater transparency and more time for ordinance review.

A citizen inquired about the process for posting meeting minutes. After Mayor Brenda explained the approval process, the citizen reiterated the benefit of a live feed for timely information. Another citizen noted that workshop minutes had not been posted online since July and requested that minutes from all village entities, including the BPA and JFD, be made available.

**Village Vision and Planning** - The discussion turned to the village's long-term vision. It was noted that work on a comprehensive plan had stalled and needed to be restarted. The purpose of the ongoing capital improvement fee was clarified as a fund for a potential new water treatment plant, which is estimated to cost around \$4 million. It was stated that the fee would generate approximately \$80,000 this year.

### **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. Crystal seconded the motion.

Roll call:

Teri – yea

Paul – yea

Penny – yea

Crystal – yea

Tony - yea

Motion carried.

Meeting adjourned at 9:02 PM.



Brenda Carroll, Mayor



Jamie Gregorovic, Fiscal Officer