

Special Village Council Meeting & Workshop

Community Room, Fieldhouse

April 23rd, 2026 7:00pm

Call to Order: 7:04pm

Roll Call: Penny Fessler, Paul King, Tony Midlam, Russell Landwehr, Teri Stivers

Absent: Crystal Stoner

Other: Robert J. Wheelock, Unidentified Citizen, Lenny Wirz, Kristen Richard

Resolution 2026-07: Real Property Purchase

Mayor Carroll introduced the second reading of Resolution 2026-07, which authorizes the Village of Pleasant Hill to purchase the real property located at 1 South Main Street (the former funeral home). The council discussed the potential uses for the historic property and the benefits of keeping it under village control.

Key Points:

- The purchase price is \$299,000 (approximately \$69 per square foot) and includes the parking lot adjacent to the History Center.
- Potential uses for the building include relocating the village offices, establishing a community center, or hosting community gatherings such as Lifewise.
- Purchasing the property prevents the prominent downtown building from being repurposed into unmaintained apartments.

Motion:

Made by **Russell Landwehr**, seconded by **Tony Midlam**, to accept the second reading of Resolution 2026-07. The motion passed, with exception of **Crystal Stoner and Teri Stivers**, absent at time of vote for Special Workshop.

Adjournment

Motion:

Made by **Paul King**, seconded by **Russell Landwehr** to adjourn special meeting. The motion passed, with exception of **Crystal Stoner and Teri Stivers**, absent at time of vote for Special Workshop.

Property Inspection Update (1 South Main Street)

Denis Aslinger provided an update regarding the commercial property inspection for the 1 South Main Street building. A proposal was received from Bill Warner Inspections.

Key Points:

- The proposed inspection fee is just under \$1,000, which can be covered by the funds allocated for closing costs in the resolution.
- The building's Federal Pacific electrical box was identified as an insurance liability, but the current owner is already having it permitted and replaced by Miami County prior to closing.
- The council noted that if the inspection reveals significant mandatory repairs, Resolution 2026-07 can be amended during its third reading to address them.

Multi-Family Dwelling Water Utility Ordinance

The council revisited a previously defeated water utility ordinance (formerly Ordinance 1169) designed to address billing and shutoff issues in multi-family rental dwellings. Representatives from the Board of Public Affairs explained the operational and financial challenges of managing single-tap properties with multiple tenants.

Key Points:

- Because multi-family buildings often have only one main water tap at the street, the village cannot legally shut off water to individual delinquent tenants without disrupting service to paying tenants in the same building.
- Chasing transient tenants for unpaid water bills has caused a significant administrative burden for the utility clerk.
- The proposed ordinance requires landlords to either install separate, accessible street taps for each dwelling unit or assume direct responsibility for the entire building's water bill.
- Council members reached a consensus to reintroduce the measure under a new ordinance number (Ordinance 1172) for a first reading at the next regular council meeting.

Village Events and Monument Park Food Trucks

The council discussed volunteer shortages for local community events and addressed concerns regarding food trucks operating at Monument Park.

Key Points:

- The Light Up the Nights festival is currently experiencing low volunteer engagement and a lack of funding.
- Food trucks stationed at Monument Park have generated noise and odor complaints due to their use of gasoline generators.
- The council discussed the feasibility of installing a 50-amp electrical service hookup at the park to eliminate the need for generators, but weighed this against the potential cost of electricity to the village.

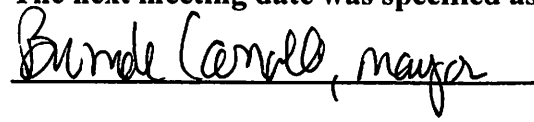
Adjournment

Motion:

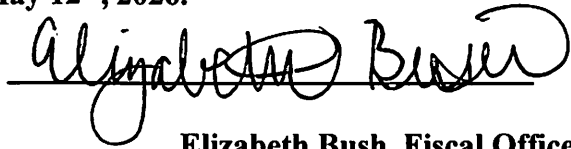
Made by **Teri Stivers**, seconded by **Paul King**, to adjourn the meeting. The motion passed, with exception of **Crystal Stoner**

The meeting was adjourned at 8:04 PM.

The next meeting date was specified as May 12th, 2026.

Handwritten signature of Brenda Carroll, Mayor, written in cursive over a horizontal line.

Brenda Carroll, Mayor

Handwritten signature of Elizabeth Bush, Fiscal Officer, written in cursive over a horizontal line.

Elizabeth Bush, Fiscal Officer