

Formal Objection Letter to Pleasant Hill Village Council Resolution Number 2026-18 and 2026-19.

**Marlene Kay Thoreen
122 S Williams St
Pleasant Hill, OH 45359
937-216-8517
mthoreen@woh.rr.com**

September 7, 2026

**Clerk of Council
Village of Pleasant Hill Ohio
200 Walnut St
Pleasant Hill, OH 45359**

**RE: Formal Objection for Proposed Special Assessment for Street Improvements;
specifically sidewalks, curbs and approaches repair/replacement portion of Resolution
2026-18 and 2026-19.**

Dear Clerk of Council,

**Pursuant to Section 727.15 of the Ohio Revised Code, I am writing to submit my formal
objection to Pleasant Hill Village Council Resolution Number 2026-18 and 2026-19.**

**I object to the amount, apportionment, and levying of this assessment against my property
@ 122 S Williams St, Pleasant Hill, OH 45359 Parcel number: I26-006191.**

**Violation of Open Meetings and Notice Laws: Local governments are bound by State
sunshine laws, such as the Ohio Open Meeting Act (R.R. 121.22), which require public
deliberation and advance notice of all official actions. Furthermore, statutory procedures
for public improvements (like R.C Chapter 727) mandate resolutions of necessity,
estimated assessment filings, and owner notification periods.**

**Passing an assessment resolution without proper notification to each parcel owner
affected by any proposed resolution and skipping the mandatory open public hearings for
said project, renders the legislative action vulnerable to a lawsuit. Property owners can file**

an action in the local Court of Common Pleas to enjoin (stop) or invalidate the assessment due to procedural defects.

The Council has deemed this an Emergency without genuine, documented emergencies that present an immediate threat to life, health, safety, or structural integrity of each individual parcel. There are sections of South and North Williams, as well as Liberty, Walnut and North streets, that may need repair or construction to portions of sidewalks, curbs, and approaches, but there are whole sections that do not need repaired or replaced and are not a threat to life, health, safety, or structural integrity. A 'cookie-cutter' construction project that lumps all parcels into that one construction project can and will be challenged in accordance to local and state laws.

Not giving a parcel owner the right or option to repair or replace sidewalks, curbs and approaches that are a genuine threat to life, health, safety, or structural integrity on our own is a violation of our right to due process. A private opt-out option of "Excavation Within Right-Of-Way permits the hiring of your own licensed, independent contractor for repairs or replacements deemed a genuine threat to life, health, safety, or structural integrity.

Tearing up sidewalks, curbs and approaches that do not need repaired/replaced and then charging parcel owners for it is a violation of our rights to have a fair and individual assessment of each parcel affected by this project. Also, the "Direct Benefit" Limitation under Ohio law, states a special assessment is illegal if the cost charged to your property is greater than the actual market value increase the project provides to your home. If a street project costs you \$10,000 or more, but only increases your property value by \$2,000 to \$4,000, parcel owners have strong grounds for a legal challenge.

Under ORC Chapter 729.15 I have written this objection to the Clerk of Council, Village of Pleasant Hill, Ohio and I am Formally requesting an Equalization Board Hearing, where every parcel owner affected by this project is properly (by personal contact) informed of said meeting, time and place. An open meeting providing the opportunity to present evidence (such as alternative engineering assessments or photographs) demonstrating that improvements are or are not needed, or that the project damages or fails to enhance your property's value.

Sincerely,

September 11, 2026

Village of Pleasant Hill
Attn: Village Council / Fiscal Officer
200 Walnut Street
P.O. Box 557
Pleasant Hill, Ohio 45359

RE: Formal Objection to Williams Street Improvements and Property Assessment
Property: 200 N. Williams Street, Pleasant Hill, Ohio
Parcel No. 126-003700

Dear Village Council and Village Officials,

I am writing as the owner of **200 N. Williams Street** to respectfully but firmly express my opposition to the street improvement project and, specifically, to the **\$11,082.25 assessment** being charged against my property.

I understand that the Village has determined that improvements to the street are necessary. However, I do not agree that the work being performed justifies placing an assessment of more than **\$11,000** on my property. This is a substantial amount of money and represents a significant financial burden for a property owner.

I have serious concerns about both the **necessity and cost of the work** and whether the amount being assessed to my property is fair and reasonable in relation to the actual work being performed and the benefit my property will receive.

I have also spoken with **several other residents and property owners in the area**, and they have expressed concerns similar to mine regarding the project, the costs being imposed on property owners, and the fairness of these assessments. My concerns are therefore not simply about my individual assessment, but about the impact this project and its cost are having on multiple residents of the Village.

I respectfully request that the Village provide me with a **complete and detailed accounting of the \$11,082.25 assessment**, including:

- The total cost of the project;
- The specific method used to calculate my property's share;
- A breakdown of the costs attributed to my property;
- The specific improvements that are considered a benefit to my property;
- Any engineering, administrative, legal, financing, or other costs included in the assessment; and
- The basis for determining that this amount is an appropriate assessment against my property.

I also request that the Village Council **reconsider the assessment and the manner in which these costs are being passed on to individual property owners**.

I fully understand that the Village has a responsibility to maintain public streets and infrastructure. However, I believe there is a significant difference between maintaining necessary public infrastructure and placing an **\$11,082.25 financial obligation on an individual property owner** for improvements to a public street.

As a property owner and taxpayer in Pleasant Hill, I believe I should have a meaningful opportunity to question the necessity, scope, cost, and allocation of this project before being required to pay such a substantial amount.

Therefore, please consider this letter my **formal objection to the Williams Street improvement project and the \$11,082.25 assessment against my property.**

I respectfully request that the Village Council review my concerns, provide the requested documentation, and allow me and other affected property owners an opportunity to discuss this matter with the Council before these assessments are finalized or added to our property tax bills.

I hope the Village will take these concerns seriously and work with the affected residents toward a **fairer and more reasonable solution.**

Thank you for your time and consideration. I look forward to receiving a response.

Respectfully:

Sam Via

Owner, 200 N. Williams Street
Pleasant Hill, Ohio 45359

Phone: **937-459-6881**

Email: **Samvia80@gmail.com**

September 11, 2026

Village of Pleasant Hill
Attn: Village Council / Clerk
Pleasant Hill, Ohio

RE: Formal Objection to Special Assessment — Resolution 2026-18
Property: 200 W. High St., Pleasant Hill, Ohio
Parcel: I26-002210

Dear Members of the Village Council:

I, Cameron Deaton, owner of the property located at 200 W. High St., Pleasant Hill, Ohio, hereby submit this formal written objection to the proposed special assessment of \$10,950 against my property in connection with Resolution 2026-18 and the Williams/Liberty Street Improvement Project.

Pursuant to Ohio Revised Code §727.15, I respectfully object to the amount, apportionment, and assessment against my property.

I specifically question whether the proposed improvements provide a special benefit to my property sufficient to justify the proposed assessment. In particular, I do not believe that the addition of a sidewalk, curb, and gutter adjacent to my property provides a corresponding special benefit that justifies an assessment of \$10,950.

My property has existed for many years without a sidewalk, and I do not believe the proposed sidewalk will provide a corresponding increase in the property's value or utility. To the contrary, I have concerns that the proposed improvements may adversely affect the property's value, use, privacy, and enjoyment.

The addition of a sidewalk would alter the existing character and use of my property by reducing the amount of usable yard space and bringing pedestrian traffic closer to my residence. These changes are significant considerations when determining whether the proposed improvement provides a special benefit to my property sufficient to justify the assessment imposed upon it.

I am also concerned that construction of the proposed sidewalk, curb, and gutter may require alteration or removal of existing landscaping, including an established hedge located along my property. If such removal or alteration is contemplated, I request that the Village identify the applicable right-of-way limits and proposed construction limits affecting my property.

I further object to being assessed a substantial amount for improvements that I did not request and that I do not believe provide a corresponding special benefit to my property.

I respectfully request that the Village provide the specific basis and calculation used to determine the \$10,950 assessment against Parcel I26-002210, including:

1. The method used to apportion the assessment;
2. The portion of the project cost allocated to my property;
3. The specific special benefits attributed to my property;

4. The amount of the assessment attributable to the sidewalk, curb, and gutter improvements;
5. The proposed construction and right-of-way limits affecting my property.

I also respectfully request that this written objection be formally recorded and considered pursuant to Resolution 2026-18 and Ohio Revised Code §§727.15–727.17.

I respectfully request that the Village review and reconsider the assessment against my property in light of the foregoing objections.

Thank you for your consideration of this matter.

Respectfully,

Cameron Deaton
200 W. High St.
Pleasant Hill, Ohio

Signature: *Cameron Deaton*

Date: 09/11/2026

Fwd: Parcel 126-001650 – Proposed Williams/Liberty Street Special Assessment

From <utility.clerk@pleasanthillohio.com>

To Denis Aslinger <denis.aslinger@pleasanthillohio.com>, Brenda Carroll (Mayor) <brenda.carroll@pleasanthillohio.com>

Date 2026-10-07 08:27

----- Original Message -----

Subject: Parcel 126-001650 – Proposed Williams/Liberty Street Special Assessment

Date: 2026-10-06 13:03

From: Krystin Hall <krystin.r.hall@gmail.com>

To: "utility.clerk@pleasanthillohio.com" <utility.clerk@pleasanthillohio.com>

To whom it may concern:

We received the September 14, 2026 notice regarding the proposed \$10,628.60 special assessment against our property.

We object to the amount and apportionment of the proposed assessment and request documentation showing how the assessment against Parcel 126-001650 was calculated.

In particular, our sidewalk and driveway approach are newly constructed and currently in excellent condition. Please provide the project plans identifying the work proposed directly adjacent to our property and confirm whether our existing sidewalk and driveway approach will be removed and reconstructed.

Please also provide:

1. The estimated assessment calculation for Parcel 126-001650;
2. The method used to apportion the assessment among properties;
3. The amount attributable to sidewalk, driveway approach, curb and gutter work;
4. The amount attributable to water, sewer, stormwater and street improvements;
5. The plans/specifications showing the work proposed at our property;
6. The total project cost;
7. The amount of OPWC/grant funding being applied to the project;
8. The portion of the project cost being paid by the Village; and
9. The legal authority/resolution establishing the proposed assessment against our parcel.

Because our sidewalk and driveway approach were recently constructed, we also request consideration of an adjustment or reduction to the assessment to the extent that those improvements do not require replacement or do not provide a special benefit to our property.

We respectfully request that this correspondence be treated as our written objection to the amount and apportionment of the proposed assessment pursuant to Ohio Revised Code §727.15.

Please confirm receipt of this objection in writing.

Krystin & Logan Hall

Sidewalk replaced '22
as repair / not project
Still being assessed

Daniel & Macey Markley
119 W North St.
Pleasant Hill, OH 45359

September 23, 2026

Elizabeth Bush, Fiscal Officer
Village of Pleasant Hill
200 Walnut Street
P.O. Box 557
Pleasant Hill, Ohio 45359

**RE: Formal Written Objection to Special Assessment – Resolution Number
2026-18 (Parcel Number I26-003760)**

Dear Ms. Bush,

Please accept this letter as the formal written objection of Daniel and Macey Markley regarding the assessment notice dated September 14, 2026, issued by the Village of Pleasant Hill. This objection pertains to Resolution Number 2026-18 and the proposed assessment against our property located at 119 W North St., identified as Parcel Number I26-003760.

We are formally contesting the proposed assessment of \$16,837.00 based on the following grounds:

**1. Violation of Ohio Revised Code (ORC) 727.03
regarding Special Benefits**

Under Ohio Revised Code Section 727.03, a special assessment against a property for a public improvement may not exceed the actual special benefit conferred upon that property. A "special benefit" is defined by the resulting increase in the fair market value of the property directly attributable to the improvement.

The proposed assessment of \$16,837.00 is excessive and disproportionate. We contend that the market value of our property will not increase by an amount

equal to or exceeding this assessment. When an assessment exceeds the value of the special benefit, it constitutes a taking of property without due process and is a violation of Ohio statutory law. We request that the Village provide a detailed valuation or appraisal demonstrating how this specific project increases our property value by the assessed amount.

2. Infrastructure as a Public Municipal Responsibility

The assessment appears to also include installation or repair of curbs. Curbs are a fundamental component of public street infrastructure and provide a general benefit to the municipality and the motoring public rather than a specific, exclusive benefit to the individual homeowner.

Typically, such infrastructure is managed and funded by the municipality as part of general road maintenance and public safety expenditures. Shifting the significant financial burden of public curb installation onto individual homeowners is inconsistent with standard municipal practices and places an undue and atypical financial responsibility on our household for a public utility.

Conclusion

In light of the reasons stated above, we respectfully request that the Village of Pleasant Hill reconsider the assessment against Parcel Number 126-003760. We further request that this objection be filed with the appropriate board or committee for a formal hearing and review as provided by law.

Thank you for your time and attention to this matter. We look forward to your response regarding the next steps in this process.

Sincerely,

Daniel Markley



Macey Markley

