

**VILLAGE OF PLEASANTVILLE**  
**Council Meeting**  
**Minutes of Regular Session**  
January 10, 2008

**Roll Call:**

Jack Weidner, Mayor	Present
John Snook, Council Member	Present
Sean Fowler, Council Member	Present
Jason Henderson, Council Member	Present
Penny Bell, Council Member	Present
Bill Mason, Council Member	Present
Mary Scholl, Council Member	Present
Kathy Jenkins, Clerk/Treasurer	Present

**Call To Order:**

The Mayor called the meeting to order at 7:05 p.m. Thursday, January 10, 2008. The Pledge of Allegiance was recited. The roll was called. All members were present.

**Guests:**

Ralph George, Administrator of Water, Streets and Storm Sewers

**Minutes:**

The Mayor asked if everyone had had a chance to review the minutes of the December 2007 regular and special Council meetings and if there were any corrections or comments. As there were none, the Mayor asked for a motion to approve the minutes.

Sean made a motion to approve the minutes of the Regular Council Meeting for December 13, 2007 and the minutes of the Special Council Meeting for December 19, 2007. Jason seconded the motion and the motion passed unopposed.

**Finance:**

The Mayor turned over the meeting to Jason for the report of the Finance Committee.

Jason said that now that the BOPA had been eliminated, a decision needed to be made as to approval of expenditures for the Water Department. He said that the reason that this subject had come up was due to a water meter for the Pleasantville Commons Apartments. The water meter at Pleasantville Commons did not have an outside reader. The BOPA had discussed asking them to pay 1/2 the cost for a new meter with an outside reader due to the lack of accessibility when it was time to read the meter. After the BOPA had decided this, the meter began to malfunction and, according to the ordinance,

the property owner only purchases the first meter and the BOPA pays for replacement meters unless there is tampering, etc. Jason said that now a decision had to be made as to whether to:

1. Try to get Gorsuch to split the cost of the new meter with an outside reader,
2. Purchase a replacement meter without an outside reader,
3. Purchase a meter with an outside reader.

He said that it was the Finance Committee's recommendation that the Water Department should just go ahead and purchase the new meter with the outside reader. He said that this would cost about \$400.00.

After some discussion, it was decided that the Council would make all decisions for major purchases. Sean made the motion to give the Finance Committee the authority to approve purchases up to \$1,000.00 for the Water Department. Bill seconded the motion and the motion passed unopposed. The Water Department is to go ahead and purchase the water meter with outside reader for Pleasantville Commons.

The Clerk said that while water department issues were being discussed, something really needed to be done about the water rates for Pleasantville Commons and Pleasant View Apartments. She said that she had already brought this up before the BOPA and Council, but that nothing had been done about it. She said that she had told Tammy at WCSD to just keep billing them at the same rate until someone makes a decision.

Jason asked if the water rate wasn't determined by the size of the water service for the property. The Clerk said that the increased rate in the revised ordinance for their size water service was still below what the apartments had been paying. She said that she had been unable to find any ordinance that covered this situation. Discussions listed in minutes in the 1980's were different than anything in the ordinances on file and were still below the current rate for these complexes. She suggested that perhaps something different had been established for buildings with multiple units. She said at one of the meetings, it had been decided to charge a per-unit rate plus the regular water rates. She said that she had suggested to the BOPA that a new clause be added to the ordinance to cover this situation but that they had been reluctant to do so, afraid of contradicting something from the past.

Jason and the Mayor agreed that something needed to be written because Council did not have any justification for the rates they were currently charging. The Clerk said that this was what she had been saying.

Jason asked if we could get the rates that these apartment complexes are currently being charged from WCSD. Ralph said that they should have that. The Clerk said that besides looking through Village records, she had asked both the WCSD and the Village Solicitor's office to look through their records and no one could locate anything to document these rates. The Mayor asked the Clerk if they are currently being

overcharged. She said that they are only being overcharged based on the legislation that she can locate.

The Mayor directed the Service Committee to come up with a modifying clause to the ordinance to cover the rate now being charged to Pleasantville Commons and Pleasant View Apartments. He said that once they get it together, it can be sent to Wentz for his approval and then, hopefully, it can be enacted into law in the next month or two.

Ralph said that the cost for a regular meter for their service would be \$454.00 and a meter with outside reader would be \$530.00 from Master Meter. He said that the Badger meters from their supplier might be less. The Clerk said that she was just quoting the rate she had been given by the BOPA.

The Mayor asked if there were any other meters that could not be accessed outside. Ralph said that these were the only two. The Mayor asked if there was any difficulty in getting in to read the meter at Pleasant View Apartments and Ralph said that generally there was not. It was decided not to replace this meter until after it malfunctioned.

Jason said that the only other matter Finance Committee wished to bring up was regarding the Village Maintenance Worker. He said that in the ordinance for his position, it stated that he would be reviewed at the beginning of each year and, if Council approved, he would at least be given a cost-of-living increase. Finance wants to bring this to Council and did not make any suggestions as to the size of the increase.

Jason said that he and the Mayor had discussed a raise of \$1.00 per hour. The Mayor asked how Jason had come up with \$1.00 per hour. Jason said that the Mayor had suggested this amount. Jason asked what a cost-of-living increase would be and Jason said that it was roughly 3.25%. Sean said that this would be about \$0.48 per hour.

John made a motion to give the Village Maintenance Worker a raise of \$1.00 per hour. Bill seconded the motion and the motion passed unanimously.

### **Streets:**

Ralph said that there had been 4 streetlights out. He said that he had reported them to AEP and that they were all working now according to Jason. He said that he had marked them all with a yellow ribbon to make them easier for AEP to find and so that everyone would know that they had been reported. He said that AEP thought that marking them was a great idea.

The electric service for the street barn was approved by the state and has been completed.

Ralph said that he and the Mayor had repaired potholes Tuesday morning. He said that there were still a couple on East Columbus Street that needed to be filled. The Mayor said that there were also a couple on First Street.

The white posts have been moved to Otte Park.

The Roosevelt St. sign has been put up.

The hole next to the Grange-Community Center due to the restroom construction was filled.

Ralph reported that Second Street and Lincoln Avenue are badly deteriorated and should be replaced in the spring. Ralph said that a lot of the alleys should also be spread with new gravel and that, now that the Village has their own dump trucks, we can do it ourselves. Drumm Alley is in particularly bad shape. Jason said that usually they just filled holes rather than spreading gravel over the entire alley since it would start a rash of complaints about other alleys.

Ralph said that 2 doors on the water plant building are rusting out and need to be replaced. The Mayor said that he thought that the doors on the old dugouts could be used for this. Ralph said that they wouldn't fit. He said that the Water Plant doors were 36" x 85" and the dugout doors were different sizes. One is 80" tall and the other is 83" tall. Jason asked if we could use the doors and just build smaller frames to mount them in. Ralph said that the frames were built in the block.

Ralph said that they were double doors with glass. The Mayor questioned the need for glass in the doors of the Water Plant. Ralph said that it would be awfully dark in there without the glass. The Mayor said that the lights could be turned on with the switch right beside the doors and that, for security purposes, it might be better not to have the glass. He said that after 9/11 they had wanted to wells to be locked to increase security. Ralph said that the EPA had never mentioned the glass. The Mayor acknowledged this but said that he still felt that it would be a good idea to have solid doors. Jason asked Ralph to get some prices on doors.

Ralph asked what the Council wanted done with the Shelter House. Ralph said that anything that they wanted to salvage needed to be removed by March. Jason wondered about the cost effectiveness of trying to salvage any additional parts of the park. He said that the roof trusses were in good shape but the roof was not. Ralph said that he and Gary could not do it all and that so far they "had done a heck of a lot."

Gary painted the red dump truck.

All of the Christmas wreathes are down and in storage.

Sean reported that someone had put posts in the right-of-way at the intersection of Lincoln Avenue and Academy Street. The Mayor said that the property owner had done this because of the mail carrier. The mail carrier had made the area a huge mud hole because he drove off the road between the houses rather than going back on to the pavement.

Ralph and Sean agreed that it was right-of-way and could not be barricaded. The Mayor said that if Council orders the removal of the posts, then they should talk to the mail carrier. He said that otherwise the property owners would be calling for the area to be graveled.

The Mayor asked if Sean had spoken to the property owner and Sean said that he had just planned on sending Gary to pull them out as they are in the right-of-way.

Jason said that there are regulations as to the placement of mailboxes in regards to the pavement. Ralph said that he thought that it was 40" from the pavement. Ralph will check on this and report at the next meeting.

### **Zoning:**

Sean reported that the first Zoning meeting of 2008 would be next Thursday.

The Mayor asked if anything had been done regarding the old garage on N. Main Street. Sean said that he would check with Melanie. Jason asked if it would help if Council passed the property maintenance code in the book that Zoning had purchased. Sean said that they would need legal help to make sure that it was airtight. He said that Lancaster had had to pay to replace a house that was torn down. He said that they had followed the book but an attorney had found a technicality that was overlooked when it was enacted and Lancaster was forced to reimburse the owner.

He said that he was hoping to get Lancaster Law Director Vanderhoort to help the Village follow the correct steps to pass it.

Penny said that Mike Kuttig said that he had a friend who buys junk cars. She said that if she could get the property owner's name and address, he might be willing to sell the cars and the problem would be eliminated.

Sean said that someone had complained to the Clerk about a car that had been towed four years ago. He claimed that it was an \$8,000.00 vehicle and he wanted the car or to be reimbursed. Sean said that Shyna said that there was only one vehicle towed during this time period, and it wasn't his. Sean directed him to go to the Sheriff's Office, as they must have towed the vehicle.

### **Community Center:**

Jason said that Camp Ream was supposed to come in next week but he had forgotten about it until they called to confirm. He said that none of the supplies had been purchased and so he had rescheduled it for the week of February 11<sup>th</sup>.

He said that in addition to painting the walls in the hall, the ceiling also needed painting. He said that the Village would have to supply the scaffolding. The Mayor said that Gary could get the scaffolding. Jason asked Council if they wanted to have the ceiling painted

also. Jason also asked if anyone had tall ladders they could lend to the Village for that week. Several people said that they did. The Mayor said that tarps should be used to cover the floor.

The Mayor asked if they would do any other projects while they were here and Jason said that he was sure that they would as long as we had everything ready. The Mayor said that he would like to have them rake the ball diamonds at Otte Park so that grass seed could be planted.

Jason said that the Village could really use a tall ladder to replace light bulbs.

The Mayor reviewed his committees for 2008. They are as follows:

<i>Mayor</i>	<i>Jack E. Weidner</i>
<i>President of Council</i>	<i>Jason Henderson</i>
<i>Clerk/Treasurer</i>	<i>Kathy Jenkins</i>
<i>Administrator of Streets, Water &amp; Storm Sewers</i>	<i>Ralph George</i>
<i>Zoning Inspector</i>	<i>Melanie Baker</i>
<i>Regional Planning Rep.</i>	<i>Margie Burket</i>
<i>Solicitor</i>	<i>Greg Wentz</i>
<i>Village Police</i>	<i>Shane Tigner</i>
<i>Board of Health Rep.</i>	<i>John Snook</i>
<i>Village Engineers</i>	<i>M-E Companies, Inc.</i>

### Mayor's Committees for Council for 2008

#### **Finance Committee**

\*Jason Henderson  
Penny Bell  
Mary Scholl

#### **Service Committee**

\*Bill Mason  
Sean Fowler  
Jason Henderson

#### **Community-Grange Committee**

\*Penny Bell  
Mary Scholl  
Jason Henderson

#### **Records & Law Committee**

\*Mary Scholl  
Bill Mason  
John Snook

#### **Zoning & Planning Committee**

\*Sean Fowler  
Bill Parker  
Vic Broussard  
Chad West

#### **Parks Committee**

\*John Snook  
Bill Mason  
Sean Fowler

The Mayor gave Penny some instructions for the Community Center.

Jason said that he had prepared forms to record complaints and service requests and the resolution of these complaints and service requests. The Mayor said that he had a verbal complaint this month but from now on he would fill out the forms. He said that anyone who drove the snowplows out of Roosevelt St. needed to stop pushing the snow directly across the road as it blocked a driveway and the owner had complained to the Clerk. The owner said that the snowplows were doing a great job other than this. Jason said that the Service Committee would be able to keep track of these matters with the forms.

The Mayor asked the Clerk if she had the keys to the new towel dispensers. She said that she had placed one set in the pantry where the other set had been and kept a second set upstairs so that if the others were misplaced, we would still have a set.

### **Park and Pool:**

The Mayor asked if John had anything to report and John said “Just the ball diamonds.”

Sean asked, if Bob Richardson of Hydro Seed could be convinced to help, would the Village acknowledge his contribution on an advertising board. The Mayor said that this could be done.

The Mayor reported that Glenna Ankrom had agreed to oversee the United Way Summer Park Program again this year. The elementary school principal said that she thought that they could use the schoolyard for the program although she would have to check with the superintendent and school board. She wasn't sure about using the gym on rainy days but the Mayor said that the Community Center could be used if the gym wasn't available.

The Easter Egg Hunt will be held in the schoolyard also.

### **Grant Updates:**

The Mayor reminded Council that the contractor had offered the Village \$300.00 to complete the landscaping. He said that the Clerk had looked over their invoice for the CDBG grant and had seen that they were charging not \$300.00 but \$840.00. The Mayor called Randy Stoll and John Cleek and they are going to look into reducing the Village share, which is currently \$3,200.00.

John Cleek said that the Village might also receive the unused funds from the other CDBG projects to further reduce the Village share.

### **Regional Planning:**

The Mayor said that he had nothing for Regional Planning.

**Old Business:**

The Mayor asked if Sean had heard anything more about the Marathon annexation and Sean said that he hadn't but would start calling again.

The Mayor said that the Clerk had prepared the letter and it had been sent to Pleasant Township regarding the old fire station. The Mayor reported that at their last meeting, they were offered \$150,000.00 for the building although it was voted it down.

The Clerk prepared and sent the letter to WCSD. No response was sent but they are no longer billing for mileage.

Sean asked if anyone at the meeting had the property maintenance codebook. Jason said that he thought that John had it. The Clerk and Sean agreed. John will look for it.

**New Business:**

The Clerk said that the Ohio Municipal League was going to start sending email newsletters rather than hard copies (which she now posts on the bulletin board) and asked anyone interested in receiving the newsletters to sign up with their email addresses.

Ralph said that the Water Department's gravel was being used on the streets and wanted to suggest that every other load be allocated to each department. Jason suggested that one half of every load be allocated to both departments.

The Mayor said that it was now time to elect a president of council for 2008. He asked if there were any nominations. Bill nominated John Snook. John seconded his nomination. Sean nominated Jason Henderson. Mary seconded the nomination. The Mayor asked for a show of hands from all those voting for John Snook and there were two votes. The Mayor then asked for a show of hands from all those voting for Jason Henderson and there were four votes.

**Adjournment:**

As there was no further business to be discussed, the Mayor asked for a motion to adjourn. Sean made the motion to adjourn. Jason seconded the motion and the motion passed.

The next regular meeting of the Pleasantville Council will be held on Thursday, February 14, 2008 at 7:00 p.m.

Jack E. Weidner  
Mayor

Kathryn E. Jenkins  
Clerk/Treasurer