

**VILLAGE OF PLEASANTVILLE  
COUNCIL MEETING  
MINUTES OF REGULAR MEETING**

**May 12, 2022**

Jason Henderson, Mayor	Present
Chad West, President	Absent
Bob Pangborn, Councilman	Present
Bill Mason, Councilman	Present
Michelle Dumolt, Councilwoman	Absent
Barry Williams, Councilman	Present
Jim Munsey, Councilman	Present

**CALL TO ORDER:**

Mayor Henderson called the meeting to order at 7:00 p.m.

Pledge of Allegiance recited by all. Roll call taken.

In addition to council attendance, Penny Marquart, Fiscal Officer, Samantha McCreery, Administrative Assistant, Anthony Taylor, Maintenance was in attendance. Also in attendance was Bill Vance, Village Consultant.

**MINUTES:**

Councilman Mason made a motion to accept the April 14, 2022 meeting minutes. Councilman Muncy seconded.

President West - absent  
Councilman Mason - yes  
Councilwoman Dumolt - absent  
Councilman Williams - yes  
Councilman Pangborn - yes  
Councilman Munsey - yes  
Motion Carried.

**GUESTS:**

Bill Vance, WMV, LLC. – Village Consultant

## **BUSINESS OF GUESTS:**

Bill Vance, Village Consultant, reports that he met with the Fairfield County Commissioners the past week and the Village of Pleasantville (representatives) was the only Village present. The Village representatives presented the plans and information for the water treatment plant. Mayor Henderson reports that he has been working with Mr. Vance to look into grants for cemeteries. Mayor Henderson also reports that there is a meeting next week regarding zoning.

## **PUBLIC INPUT:**

There is no public input.

## **COUNCIL REPORTS:**

### FINANCE

President West was absent. There was no meeting (May 12, 2022) due to a lack of a quorum.

### ZONING/PROPERTY MAINTENANCE

President West was absent. Mayor Henderson reports that a condemnation was issued for the property at 216 S. Main St., Pleasantville. He reports that the house is falling in. The property owner is deceased and the only next of kin is the property owner's mother. She has been asked to sign the property over to the Village (of Pleasantville). After this process, the property can be demoed which will cost about 15K to do so. If the mother refuses to sign over, the case will have to go to court and the Village can try to take the property which can take years. Mayor Henderson will reach out to municipal judges to see if the Village can get this issue on the docket quickly. Mayor Henderson also reports that the building is broken down and a hazard.

Mayor Henderson reports that 203 N. Main St. wants to put the property up for sale. There is an encroachment issue and the Village has to look into it or else it will hold up the sale. Both property owners involved agree on what needs to happen. Mayor Henderson reports that twenty plus letters have been sent out about junk, weeds, etc. Most of these are the "same offenders". This year, the Village will start pushing the multiple violations fines. If the property owners don't take care of their property, they will get a second warning and if the issue is not resolved, the Village can seize the property.

### RECORDS, RULES AND LAW

Councilwoman Dumolt was absent. Nothing to report.

### RECREATION, COMMUNITY CENTER, AND POOL

Councilman Williams reports that the first day of the pool is May 28<sup>th</sup>. There is one pool party scheduled in May; one in June. There are 3 rentals in the shelter house in May (one at no charge); 2 in June. There are three rentals of the grange in the month of May (and sociable at no charge); 4 rentals in June plus the Fairfield County Commissioners Meeting on the 14<sup>th</sup> of June.

Councilman Williams reports that he is working on putting a group together to plant flowers and such. Mayor Henderson shares with Councilman Williams that he will need to look into putting together a “park committee”. Mayor Henderson says that while the building and work is being done at Otte Park, it would be the time to look into funding for a playground. He reports that parking is a huge problem at Otte Park. He suggests that Council begin thinking about park ‘wants’ – moving the ball diamonds, shelter house, concession stands, parking, etc.

Mayor Henderson explains that with the “planting committee” that Councilman Williams is to put together, the Village will ask for donations. If none are received, a list will need to be made with costs and the Village will pay for the flowers and such.

Mayor Henderson thanked Nightcrawlers Garden for their long support. Mrs. England, the owner of Nightcrawlers, passed away.

Mayor Henderson reports that currently there are 12 lifeguards scheduled to be certified. He provided pay rates for lifeguards in the surrounding areas and Pleasantville is below those rates by a lot. Mayor Henderson asks if the council would be opposed to increase pay if the village starts to lose lifeguards due to low pay. Council tells Mayor Henderson to “be competitive”.

Mayor Henderson/Mrs. Marquart asked maintenance to purchase 20 bags of black mulch for the flower beds around the village.

Mrs. Marquart and Mrs. McCreery report that Guardian Childcare will be having their children swimming at the pool on Tuesday and Friday mornings again this year.

### SAFETY/SERVICE

Councilman Munsey reported that he went to the water plant on May 11, 2022. He says that he will be holding a meeting on Wednesday, May 18<sup>th</sup> at 5pm in the council room. He asked that Casey Ash and/or Anthony Taylor (maintenance), Councilman Pangborn and Councilman Mason would attend if possible.

## **COUNTY BOARD OF REPRESENTATIVES REPORTS**

Regional Planning – Councilwoman Dumolt was absent - nothing to report.

Board of Health ADHOC – Councilwoman Dumolt was absent – nothing to report.

## GRANT UPDATES:

### Current/Awarded:

*OPWC Round 35 (2021) W Columbus Street.* Bidding took place on May 10, 2022 at 2:00 pm. Two bids were received and Spires Paving was the lowest bid with \$206,777.10. Columbus Asphalt and Paving bid at \$232,380. Spires Paving was awarded the contract.

*Nature Works Round 27 (2021-22) Otte Park Ball Diamond* – in design. Will bid out later this year. Construction on this needs to happen after the baseball season is over. Will have a meeting regarding the future of the park.

### Applied for:

*ARPA Funds at Fairfield County.* Water Treatment Plant design and Tower refurbishment. Pleasantville was the only Village invited to this meeting.

### Coming up:

*CDBG Neighborhood Revitalization – Year 2022.* Possible \$800K. This grant application is in process. County Commissioners will be meeting later this month. Pleasantville is the only Village applying for the 750K.

## VILLAGE MAINTENANCE REPORT:

Anthony Taylor reports:

### April Highlights

Worked on Water Plant Paperwork and EPA paperwork

Water Plant repairs to waterline

Replaced some lines – having issues with chlorine

Still working on water plant floor – painting and making repairs as needed

Boarded up what could be at 216 S. Main St. – a lot of the property was rotten and the racoons and wildlife have taken over

Received/picked up 21 tons of salt – looking into the costs of replacing parts of the filters

Worked on “summer maintenance” items – the pool is cleaned, painted and is filling!

Drug Janis Alley, Whetstone Alley, and several others

Replaced batteries in all of the exit signs in the village

Removed some trees and have a quote to remove other trees that need to come down

Had the pool and shelter house rekeyed

Had a residential leak at the Frank residence - will move the line/shut off

Looked in to the new chlorine system and spoke with health department; priced both

Systems; one is much more expensive. After speaking with health department and looking into both, will probably go with ORP system. This is cheaper for maintenance and repair and it will meet the health department needs. This new ORP system will help decrease the need for chlorine.

## **OLD BUSINESS:**

No old business.

## **NEW BUSINESS:**

Fire Department Update - Mayor Henderson has been working with Zoning on conforming boundaries. He has been discussing pulling the Village out from current placement. If pulling out, the Village will not have to pay township taxes; however, since the Village does not have its own fire department, the Village will have to go into contract with a fire department. Walnut/Thurston Fire Department no longer exists; it was taken over Walnut Township Fire. Mayor Henderson has been watching CAD and it seems the medic from Thurston is always out of service. Pleasant Township Fire is always dispatched when a call goes out for the north end of Pleasantville (Walnut Twp). Mayor Henderson reports that Walnut Township responds to only 20% of calls on the Walnut Township side of the Village. Pleasant Township still is dispatched for the calls on the Walnut Township side of the Village and does not receive any tax money for the coverage. Mayor Henderson suggests placing "confirming boundaries" on the ballot, thus allowing the Village to go into contract of sorts with Pleasant Township Fire. If put on the ballot and voted in, Council can't "take it away". The Village of Pleasantville went to the Walnut Township trustees and gave them a chance to give the Village back 43K given for fire serves. The trustees said "no" even though services are and have not been provided. Mayor Henderson would like to have meetings to educate the community so residents understand the facts when it comes to the issue being on the ballot and voting. The Village of Pleasantville was part of the Pleasant Township Fire Department 20 years ago; the department at Pleasant Township feel this is "their" station as they were housed in the Village up until a few years ago. Pleasant Township fire has much more staff and abilities and are better suited to serve the Village. Penny Marquart asks if the Village was "tied" to Walnut Township. Mayor Henderson responds that this has to do with bonding issue and a "yes" or "no" answer cannot/has not been given. If the issue goes on the ballot, Walnut Township cannot hold the Village to the bond. Pleasantville would have to put a fire tax levy in place to fund fire services. Mayor Henderson will speak with Pleasant Township Fire to see what it would cost the Village for services if having to go with a tax levy.

Adding "seats" to Utility Billing Software – Currently, the utility billing program is only on one computer in the municipal office. This is cumbersome and not logical for helping customers, running reports, etc. It would be better suited for business to add "seats" (computers) to the program. It is suggested to add Penny Marquart, Village Clerk and Mayor Henderson's computers. Additionally, adding another computer (laptop) that will be in the office at the service window as well. The company that provides the services - Ohio Business Software – offers adding individual "seats" or bundled "seats". To add an individual seat, it will cost \$850.00; adding a bundle of five seats will cost \$2054.00. Mayor Henderson suggests adding the bundled seats and thus can add one seat to the server for

*(New Business, Continued...)*

a backup and the “left over” seat can be added when/if needed, but this would be the most cost effective. Councilman Mason made a motion to approve purchasing and installing the five-seat bundle to the above listed computers. Second by Councilman Muncy.

President West – absent  
Councilman Mason – yes  
Councilman Pangborn – yes  
Councilman Williams – yes  
Councilman Muncy – yes  
Councilwoman Dumolt – absent  
Motion carried.

Mayor Henderson suggests to Anthony Taylor, Village Maintenance, to look into new water/meter systems and see if will be compatible with current billing or would need to find a new billing program. Mayor Henderson reports that Ohio Business Software currently charges \$3,000.00 for their web-based billing program.

Mosquito Spraying – the Village has had a contract with Sam’s Pest Control for spraying in the Village for the past 15 years. Sam has sprayed every other week. Last year, the Village paid \$185.00 per spray. Fairfield County Department of Health has created a program that will spray for the Village as-well-as perform mitigation for the Village. The county charges \$65.00 per mile which would be about \$135.00 per spray plus the mitigation so the Village would be getting more for the money. Council members present say “yes” to move to spraying with Fairfield County Health Department. Mayor Henderson will contact the Board of Health and tell them to please move forward. Mayor Henderson asks Penny Marquart to let Sam’s Pest Control that the Village will no longer need his services.

Pool “Stuff” – Mayor Henderson reports that he would like to have free pool day on May 28<sup>th</sup> which is the opening day for the pool Council members present all approved of this free day. Mayor Henderson informs council that he would like to work with Chris Miller, Pool Manager, and have free admission days on days with extreme heat advisories at the mayor’s discretion. Council members present were all in agreeance of this.

Samantha McCreery, Administrative Assistant, reports that the pool membership donated to Pleasantville PTO for their spring carnival brought in \$155.00 to the school.

*(New Business, Continued...)*

Ordinance 05-12-22-02 - Ordinance authorizing the Mayor and Fiscal Officer to enter into a contract with Spires Paving Company, Inc., for the 2022 W. Columbus St. improvement project and the declaration of an emergency. A motion to approve the authorization of the Mayor and Fiscal Officer to enter into this agreement was made by Councilman Mason. Second by Councilman Pangborn.

President West – absent  
Councilman Mason – yes  
Councilman Pangborn – yes  
Councilman Williams – yes  
Councilman Muncy – yes  
Councilwoman Dumolt – absent  
Motion carried.

Resolution 05-12-22-01 - Resolution approving updated and revised 2022 budget. Mayor Henderson reports that the budget needs increase in several accounts. Additional funds need added to the following accounts:

General 1000-710-322-0001 – Postage - +\$500.00  
General 1000-990-990-0000 – Other financing - +\$880.00 for final pay  
for Axis  
General 1000-800-590-0001 – Other capital outlay - \$3,550.00 for air  
conditioner for office  
General 1000-730-431-0001 – Other - \$2,001.63 – property taxes  
General 1000-190-351-0001 – Insurance and bonding - \$1,485.00  
Street 2011-640-420-0004 – Operations and Material - \$5,000.00

Councilman Williams made a motion to approve these updates and revisions.  
Second by Councilman Muncy.

President West – absent  
Councilman Mason – yes  
Councilman Pangborn – yes  
Councilman Williams – yes  
Councilman Muncy – yes  
Councilwoman Dumolt – absent  
Motion carried.

Ohio Tree Pro quote – this quote is for additional tree services needed. Penny Marquart reports that this quote is for the next “group” of trees that need to be addressed – to include cemetery trees. The Village wanted to keep a little bit of the allotted funds for emergency use. The Village needs to authorize trees on High Street to be cut down immediately. Council says to go ahead and have the trees on High St. cut and they would move forward and look into the issue if there is an emergency that arises.

*(New Business, Continued...)*

Mayor Henderson reports that Intel is coming to Licking County. He stresses the importance of having zoning issues and procedures in place for the anticipated growth. He reports that Fairfield County is still about 2,000 properties shy of requirements. He says that Zoning and water services in the Village need to be "put into high gear" to prepare for this growth. Mayor Henderson says that the Village needs to start building a book of sorts so when a contractor comes in to the Village, the book containing laws, rules, regulations can be handed to the contractor indicating what can and cannot be done. Bill Vance, Village Consultant, reports that he will put together a development team that will identify all of the things that can be done and have it ready to go when Intel gets to the Village. Mayor Henderson reports that the Village's current zoning book is about 10 to 15 years old and needs updated. Mayor Henderson suggests thinking ahead and will work with Mr. Vance to look into development team. He will be asking people/council for help as this process moves forward.

Mayor Henderson reports and updates on the solar farm that will be going in in Walnut Township. The Village of Pleasantville has nothing really to say on this project. Mayor reports that the Village aquifer runs under the proposed solar farm area and is concerned as to how this will affect the Village. There are questions about the run off. Mayor Henderson went to a meeting at Walnut Township and voiced these and other concerns of the Village. He is making sure that the solar farm installation doesn't impact property values, that the run off doesn't affect the Village water, etc. Mayor reached out to Jonathan Ferbrache, Resource Specialist with Fairfield Soil and Water Conservation District to share the above concerns. Mr. Ferbrache explained to Mayor Henderson that even though the deal for the solar field is between the property owner and the business installing the farm, Fairfield County and the State of Ohio will have to give final approval. Mayor Henderson shares that there is an outside organization that will be having a meeting on May 31<sup>st</sup> to inform/educate public of solar farms. There are bad companies that install these farms and the property owners that will be installing this solar farm have assured the Village and residents that the company installing their farm is not a bad company.

Mayor Henderson reports that he has met with the engineer regarding the Lincoln Avenue project. There are places that still need grading, that have flooding issues, etc. Mayor Henderson is working with the Village engineer to put together a list for the contractor of items that need repaired. If the Village/engineer does not hear back from the contractor, the Village and Village engineer will then go to their (contractor) bonding company.



*(New Business, continued...)*

Mrs. Marquart, Village Clerk, reports that she has reached out to Highland Homes again and has called him at least once a month and has not heard back at all. Mrs. Marquart will send a list of dates that she has tried to contact them to the Village Solicitor. The Village will send a letter to Highland Homes indicating what the Village has done (trying to contact, etc.) and if the Village does not hear back within 30 days, their taxes will be assessed.

Mrs. Marquart reports that the gentleman handling the pool concessions will be cutting a check and getting it to the Village within the next week. This check is for refunds and payments from the 2021 pool season. Mayor Henderson suggests putting together a formal contract for the company and in this contract, indicate that if payment(s) are not made by a certain time, then the Village will seize his equipment.

Mrs. McCreery will make report with Fairfield County Sheriff regarding the property at 112 Pearl St. The property has not had water service for months. There are children residing in the home.

**COUNCIL MEMBER COMMENTS/CONCERNS:**

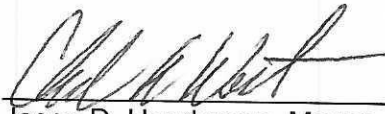
None.

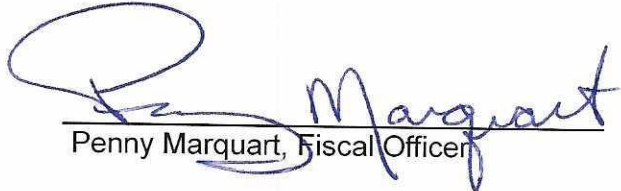
**MISCELLANEOUS ITEMS:**

Mrs. Marquart reports and update from the April 2022 council meeting regarding bonds for Penny Marquart, Fiscal Officer, Samantha McCreery, Administrative Assistant/Billing Clerk, and Jason Henderson, Mayor. These bonds ARE included in the cost of Village insurance.

Mayor Henderson reminds the council that the Memorial Day parade will take place Monday, May 30<sup>th</sup> at 10:00 am. The parade will begin at the American Legion.

Councilman Mason made a motion to adjourn, seconded by Councilman Muncy. Meeting adjourned at 8:13 pm.

  
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Jason D. Henderson, Mayor

  
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Penny Marquart, Fiscal Officer