

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

Roll call found the following Council Members present: Mr. Paulus, Mr. Berger, Mr. Dammeyer, Mr. Beasley, Mr. Griesdorn, and Mr. Steinbrunner. Also present were Village Administrator Hale, Fiscal Officer Ording, and Village Attorney Tom Guillozet.

Mr. Berger made a motion to accept the consent agenda items which included approval of the following:

- Approval of Agenda
- Approval of Minutes from the December 19, 2018 Regular Meeting and December 26, 2018 Special Meeting
- Approval of expenditures as of January 9, 2019

Mr. Beasley seconded the motion. Vote: all yeas. Motion carried.

Under public discussion, Mr. Dammeyer made a motion to appoint Mr. Paulus as Council President Pro-Tempore, seconded by Mr. Steinbrunner. Vote: Mr. Dammeyer: yea; Mr. Steinbrunner: yea; Mr. Paulus; abstain; Mr. Berger: yea; Mr. Dammeyer: yea; Mr. Griesdorn: yea.

Mayor Subler then announced the committee appointments for 2019 would remain the same as follows:

Facilities Committee	Jeff Beasley - Chair Cory Griesdorn Kent Paulus
Finance & Audit	Kent Paulus - Chair Jeff Beasley Lance Steinbrunner
Park Board	Todd Dammeyer -Rep Cory Griesdorn – Alt.
Personnel & Policies	Todd Dammeyer- Chair Lance Steinbrunner Kent Paulus
Planning Commission	Jeff Beasley - Rep Lance Steinbrunner - Alt.
Tree Commission	Mike Berger - Rep Cory Griesdorn - Alt.
Street & Safety	Mike Berger - Chair Cory Griesdorn Jeff Beasley
Cemetery Board	Mike Berger - Rep Todd Dammeyer - Alt.

Mayor Subler announced that The Rules of Council along with proposed changes had been distributed to Council members prior to the meeting for their review. Mayor Subler stated changes in wording were made to Rule 6, Rule 8 and Rule 20 with Village Attorney Guillozet's direction. Village Administrator Hale said that the Ad Hoc Committee established for the Town Hall Property needed to be added as a standing committee. Mayor Subler had previously appointed Mr. Beasley and Mr. Griesdorn to the committee. Mr. Beasley made a motion to approve the Rules of Council as amended, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Next for consideration was the 2019 pledge to the Darke County CIC/ Partnering for Progress. Fiscal Officer Ording provided Council members with the amounts paid from the General Fund in the past. Village Administrator Hale said that he is the President of the Darke County CIC for the next two years. Many things have been done for the County and the Village in the areas of employment education and economic growth. He stated that not enough information/feedback has been given to the Council in the past, but going forward, Council

will be informed on happenings of the CIC. He, along with members of the CIC will work together to report the work done and the benefits to the Village. Mr. Dammeyer made a motion to pledge \$12,000 to the Darke County CIC, seconded by Mr. Berger. Vote: all yeas. Motion carried.

The first item of new business was consideration of a motion to accept the Planning Commission's written recommendation in favor of the requested rezoning of 732 East Main Street, 706 East Main Street, and 45 Maple Street. Fiscal Officer Ording stated that immediately prior to the start of the meeting, Mayor Subler, Chairman of the Planning Commission, signed the written recommendation and presented to the Fiscal Officer to certify the receipt of the recommendation. Fiscal Officer Ording then provided Council members with a copy of the recommendation for their review. Mr. Paulus made a motion to accept the Planning Commission's recommendation for the rezoning of 732 East Main Street, 706 East Main Street, and 45 Maple Street. Mr. Dammeyer seconded the motion. Vote: all yeas. Motion carried.

Next was consideration of a motion to approve the scheduling of a Public Hearing regarding an ordinance to amend the Village's Zoning Ordinance to rezone properties at 706 East Main Street, 732 East Main Street, and 45 Maple Street, all within the Village of Versailles, Ohio to B-1 as an emergency. Village Attorney Guillozet advised Council members that he prepared a draft of the proposed ordinance and a copy of the rezoning map showing the proposed changes for the properties to be rezoned. Fiscal Officer Ording distributed a copy of the ordinance and a copy of the rezoning map to Council members. After review of the Ordinance and map, Mr. Griesdorn made a motion to approve the scheduling of a Public Hearing for February 13, 2019 at 6:00 p.m. regarding the ordinance to amend the Village's Zoning Ordinance to rezone properties at 706 East Main Street, 732 East Main Street, and 45 Maple Street, all within the Village of Versailles, Ohio to B-1 as an emergency, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

For the last item of new business, members reviewed the bid tabulations provided by Access Engineering Solutions, LLC for the 2019 WJ Bohman Elevated Water Storage Tank Interior Coating Improvement Project. The engineer's estimate for the base project was \$130,000. Five bids were received for the project:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate</u>
Clearcreek Coatings	\$168,100.00	\$13,000.00
L.C. United Painting Co.	\$123,000.00	\$ 3,000.00
L & T Painting Co	\$132,800.00	No bid
Pittsburg Tank & Tower Group	\$267,500.00	No bid
Seven Brothers Painting, Inc.	\$149,800.00	\$43,600.00

Mr. Paulus made a motion accept the engineer's recommendation to award the 2019 WJ Bohman Elevated Water Storage Tank Interior Coating Improvement Project to L. C. United Painting Co. Inc. for the base bid amount of \$123,000.00 with no alternate bid, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Subler reported that the proposed ordinance to amend the Village's Zoning Ordinance and copy of the Zoning Map with the proposed changes is available for public view for the next 30 days prior/up to the Public Hearing. The legislation and map is available at the Village Administrative Building located at 177 N Center Street.

Village Administrator Hale distributed his Administrator's Report to members and reported on the following items: Recently I was notified a person slipped and fell on an icy patch in the Village owned portion of the Second National Bank parking lot. I believe we should set a Facilities Committee meeting to discuss all Village owned property and our plan for those properties moving forward. I will coordinate with Facilities Committee members. I have received a quote regarding a cost to purchase additional banner brackets on our decorative light post. The bracket quotes are \$410 per set. I have requested the sales representative look into getting us a better price from the manufacturer. The Bicentennial Committee held their kickoff event at BMI on December 29th. The event was well attended. We are still waiting on replacement parts for the downtown clock. On Wednesday, December 26th, Village employees, along with help from employees from the Renosys Company, installed the swimming pool cover. The plan is to install the cover this fall immediately after the swimming season is over. This cover was purchased through a grant from the Ohio Department of Natural Resources Water Conservation fund. The developer of the condominiums in the Chateau Subdivision has broken ground on the first double unit. According to the developer one side has been sold and they are close to closing on the second half. I have received two calls from prospective buyers and have directed them to the realtor handling the sales of the units. In 2019 we will be recoating to the inside of the WJ Bohman Water Tower. This is something that needs to be done approximately every 12 to 15 years. The work should be completed by June 28th. I have received correspondence from Wayne Twp. Trustees regarding their concern of increased traffic on Klipstine Road due to the new subdivision and their preference that the Village take ownership of all of Klipstine Road from the south end of the subdivision to the Village corporate line. Most likely we will need to create a maintenance agreement because the Village cannot annex all of Klipstine Road in that area prior to property owners along Klipstine Road being annexed. It would create islands of some current township property owners. The construction going on out near the Indian Creek ball diamond is the rerouting of natural gas lines due to the new N. West Street extension. The Village will be contracting to have electric lines in the southern portion of the service territory of our system cleared of tree branches. The cost will be approximately \$27,000. The Village of Versailles does an excellent job of maintaining line clearing which many other municipalities try

to save money on. Keeping the lines cleared reduces power outages due to ice and high wind. The Versailles Area Chamber of Commerce will hold their annual banquet on Monday, January 28th at the Stillwater Valley Golf Course. Tickets for the banquet, which includes dinner, are \$20 each. Anyone wishing to attend is requested to RSVP to Matt Poeppelman at 937-423-4965 (call or text) or email matt@cfpoeppelman.com. RSVP's are due by January 22nd. The dumpster that has been located on the south side of the Electric Garage has been removed due to citizens using the dumpster for personal household refuse. This is especially bad after the Christmas holidays. Citizens should understand it is illegal to place household refuse in a public dumpster. We will be creating real estate for sale signs for property owned by the Village. Currently, the Village owns two lots on Marker Road that could be utilized for commercial business. We also have industrial lots available. After discussions with employees and citizens we have decided to discontinue purchasing a live tree for the downtown fountain area. Often the large trees are difficult to decorate and Diane Prenger has volunteered to supply the Village with a 9-foot artificial tree that we believe will look even better than the live trees. Typically, the live tree has cost the Village \$300-\$400 annually so this will save money and likely provide a better-looking decorated tree. The Village recently lost a large maple tree in Ward Park near the playground area. A large branch fell out of the tree and after inspection it was determined the tree needed to be removed completely. We will plant a replacement tree this fall. A Town Hall Board of Property Trustees has been assembled. The Town Hall building is co-owned with Wayne Township and it was recently discovered a Board of Property Trustees should be meeting at a minimum bi-annually to discuss necessary repairs and the associated expenses. The Board is comprised of two Versailles Village Council members and one Wayne Township Trustee. No Parking signs have been installed along East St. between Water St. and Main St. Chris Berg contacted me regarding a group wanting to have an antique car show in July. They would like to utilize the gravel lot owned by the Village behind Creekside. Chris will be coming to a Village Council meeting to discuss his ideas. In 2018 the Wastewater Treatment Plant treated 219,577,000 gallons of wastewater or 601,581 gallons a day. The Water Plant treated 165,106,000 gallons or 452,345 gallons of water a day. Bio solids hauled came to 1,608,000 gallons or 402 loads. Leaf collection for the year ended on Dec. 28th. Notice was provided via social media, One-Call-Now, and the Versailles Policy letting citizens know that any remaining leaves they want to dispose of will need to be taken to the compost facility. After a request from Dena Wuebker at the High School, Kyle Francis and Scott Riley will present a class on electric utilities to Versailles students. Tim Wehrkamp has prepared the 2019 Consumer Confidence Report as required by the Ohio EPA. We have been informed by ODOT that the end-caps on the West Street Bridge guardrail are installed incorrectly. These were installed back in 2011 but evidently it was just noticed by ODOT. Village Street Department personnel can correct the issue and we will then need to repaint a small portion of the guardrail.

Fiscal Officer Ording reported the Village's software provider had given notice that by 2021, all programs need to be upgraded. Appropriations are made in 2019 for ½ cost of the Utility software with the remaining ½ in 2020. Payroll and tax software will then need to be budgeted.

Village Attorney Guillozet reported he prepared the legislation for the continuation of the ½% additional income tax levy. Since the legislation needs to be delivered to the Darke County Board of Elections by February 6th, the ordinance will need to be on the agenda as an emergency measure.

Committee and Board reports were as follows:

- Cemetery Board –The next meeting is scheduled for January 15, 2019 at Greenlawn Cemetery.
- Planning Commission – met January 2nd. The Planning Commission made a recommendation to Council that was presented prior to the start of the Council meeting for the rezone of properties within the Village.
- Facilities – A meeting has been scheduled for January 23, 2019 at 6:00 p.m.
- Ad Hoc Committee – met January 9th with Mike Lawrence, Wayne Township Trustee to discuss Town Hall repairs/improvements.

Mayor Subler requested Fiscal Officer Ording to report the Village expenses related to the referendum filed with the Darke County Board of Elections, the associated extensive public records request, and the pending legal suit. Fiscal Officer Ording stated that actual bills paid totaled \$15,739.96 with time value spent on referendum related matters at \$3,347.10 as of January 9, 2019.

Mr. Berger announced he would be absent at the January 23, 2019 meeting. Mr. Dammeyer said that he would be absent also. Due to their absences on the 23rd, a Special meeting will be scheduled for the consideration of the legislation for the continuation of the ½% additional income tax levy.

With no further business to conduct Mr. Dammeyer made a motion to adjourn the meeting, Mr. Berger seconded the motion. Vote: all yeas.

Mayor Subler adjourned the meeting at 8:29 p.m.