

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. Beasley, Mr. Griesdorn, and Mr. Steinbrunner. Absent at roll call was Mr. Dammeyer. Also present were Village Administrator Hale, Fiscal Officer Ording, and Village Attorney Tom Guillozet. Others in attendance was Mr. Mike Bowers, Mr. Aaron Heilers, Mr. Tom Jokerst, and Mrs. Sue Leugers.

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

- Approval of Agenda
- Approval of Minutes from the January 24, 2018 Regular Meeting
- Approval of Payment of the List of Bills Submitted for February 14, 2018

Mr. Beasley seconded the motion. Vote: Mr. Griesdorn: yea; Mr. Beasley: yea; Mr. Paulus: yea; Mr. Berger: abstain; and Mr. Steinbrunner: yea. Motion carried.

Under public discussion, Mr. Nate Green of The Montrose Group was present to update Council on the progress of the Downtown Redevelopment District (DRD). Ohio's newly created DRD program provides a new financing source for historic structures based upon the growth of property tax in a 10-acre continuous district surrounding the historic structure. The historic structure in Versailles is the Village Hall. The DRD exempts up to 70% of the increased value of real property in the DRD providing for the collection of service payments in lieu of taxes from the property owners and voluntary redevelopment charges assessed to property owners within the DRD for building renovation, infrastructure and operational costs. The Ohio law requires the development of a DRD economic development plan. The primary goal of the Versailles DRD will be new capital investment. A secondary goal is the creation of jobs in the DRD. In order to encourage development in the Versailles DRD, the primary purpose of the DRD will be to incentivize developers and building owners to make capital investments in properties with the DRD. Revenue within the Versailles DRD will be generated through building investment, which will cause an increase in building value, resulting in an increase in property taxes. The DRD takes 70% of the new property tax generated and uses it to fund grants, loans, public infrastructure and economic development, and non-profit organizations. The Village can use the DRD as a marketing tool to encourage further development in the downtown.

Next, Mayor Subler read a proclamation, recognizing February 17 through 24, 2018 as FFA Week in the Village of Versailles.

Council members then considered a notice from the Ohio Division of Liquor Control that Steve Barhorst of BMI Speedway Inc. has applied for a new permit to sell alcoholic beverages. Ohio Revised Code Section 4303.271 (B) provides the legislative authority with the right to object to the issuance of a permit and to request a hearing. Police Chief Humphreys had no objection. Mr. Paulus made a motion to waive the hearing and allow the liquor permit to be issued. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried.

For the first item of old business, Village Attorney Guillozet read by title only the second reading of Ordinance No. 18-01; an Ordinance directing the Village Administrator to effectuate a change to the Village Zoning Map as a result of a vote by Village Council on December 27, 2017.

Next, Village Attorney Guillozet read by title only the second reading of Resolution No. 18-06; a Resolution authorizing the sale of certain vehicles and equipment not needed for municipal purpose.

Moving on to new business, the first item for consideration was Resolution No. 18-07; a Resolution authorizing the Village Administrator to enter into a Jobs and Economic Development Agreement with the Ohio Department of Transportation and declaring an emergency. Village Attorney Guillozet read Resolution No. 18-07 by title only a first time. Mr. Paulus made a motion to have Resolution No. 18-07 read a second and third time by title only and declared an emergency; seconded by Mr. Beasley. Vote: all yeas. Motion carried. Attorney Guillozet read Resolution No. 18-07 a second and third time by title only. Mr. Paulus then made a motion to accept Resolution No. 18-07 as read; seconded by Mr. Beasley. Vote: all yeas. Motion carried.

The next item, Resolution No. 18-08; an Resolution authorizing the Fiscal Office to advertise for bids for the 2018 Street Maintenance Project, and declaring an emergency was considered and read by title only a first time. Mr. Paulus made a motion to read Resolution No. 18-08 a second and third time, by title only, and declared an emergency, seconded by Mr. Berger. Vote: all yeas. Resolution No. 18-08 was read a second and third time by title only. Mr. Beasley made a motion to accept Resolution No. 18-08, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Next was consideration of a motion to approve scheduling a Public Hearing for the presentation of establishing a Downtown Redevelopment District (DRD). Notice of the Public Hearing must be at least 30 days prior to the meeting. Mr. Berger made a motion to schedule a Public Hearing for the presentation of the Versailles DRD to be held March 28, 2018 at 6:15 p.m.; seconded by Mr. Beasley. Vote: all yeas. Motion carried.

With the Public Hearing scheduled, the next item for consideration was a motion to prepare legislation to establish a Downtown Redevelopment District (DRD). Mr. Green from The Montrose Group will prepare the necessary legislation. Mr. Beasley made a motion that the legislation for the Versailles DRD be prepared, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Before entering into Executive Session, Mayor Subler acknowledged the people in attendance. Mr. Aaron Heilers introduced himself to Council. He informed Council that he is running for State Representative, District 84. A Republican who resides in Anna, Mr. Heilers stated that he wants to serve the district by preserving the 84<sup>th</sup> district's agricultural heritage. He would promote local government decision making to empower farmers and small business. The primary election will be held on May 8, 2018, and the general election will be held on November 6, 2018.

With all scheduled business complete, Mr. Paulus made a motion to enter into Executive Session to consider the purchase of land for public purposes and for conference with an attorney for the public body concerning disputes involving the public body that are the subject of an imminent court action; seconded by Mr. Berger. Vote: all yeas. Motion carried. Members entered Executive Session at 7:35 p.m. Members returned from executive session at 8:20 p.m. and reported no decisions had been made.

Moving on to Administrative Reports, Village Administrator Hale distributed his Administrator's Report to members and reported on the following items: The new solar facility is in full commercial operation. The system is actually producing more energy than originally expected. It's important to note that this solar project is a partnership with AMP and while the Village does benefit if it produces better than expected, the benefit is spread out among all project partners. I received a report, and have confirmed, Casey's General Stores has submitted an offer to purchase Kroger Co.'s roughly \$2 billion convenience-store business. In 2018 ODOT, as part of their paving project within the Village, will be reconstructing the corners of the intersections of Main and Second and Main and Steffen Streets to add truncated domes to meet ADA compliance. As an update to local development, there are currently six lots within the Village that have homes in the construction or design phase. Two at the old elementary school area, two in the Indian Creek subdivision, one on Degas Lane in the Ivy Community area, and one on E. Main Street. As of December of 2017, the West Central Ohio area of which Versailles is included, has received +7.45 inches of rainfall over the past 12 months classifying the area as having a "Moist Spell." Until last summer the area was considered to be in the drought category. The automated garbage truck is still in Indianapolis at Best Equipment for repairs. The estimate for parts and labor to fix the truck is \$18,619.90 and they said it would take 2-3 weeks for the repairs to be completed as of last week. For now, we are running a rental automated truck at a cost of \$100/day until repairs are complete. Underground electric improvements near Stratford Place in the Cambridge Drive area subdivision have been completed. Village employees rerouted power for a new home being built by Ryan and Liz McNeilan. Larry Martino has contacted the Village regarding partnering to install a storm drain pipe across his property on Jackson Street/SR 185 N. There is a current pipe draining from the Indian Creek subdivision area going under SR 185 onto Larry's property. Larry said he and Randy Gump had discussed partnering on this project and extending the pipe outlet to the south directly to Indian Creek which runs along the south edge of Larry's property. Miller Pipeline continues work along Woodland Dr. replacing gas mains and services. They have advised they will have no problem meeting the March 30, 2018 deadline for all of their work to be complete. We are moving along on the installation of utilities for the new subdivision on Klipstine Road. I'm happy to report the cost appears to be approximately \$111,000, which is considerably less than the original estimate of \$200,000 - \$300,000 we discussed when deciding if we wanted to commit to the project. Obviously not needing to install a lift station has been a huge cost saver. The Versailles Rotary Club is considering a move from the Versailles Inn to the EMS/Fire Department building as a location for their weekly luncheon meetings. With the success of Gus's and the availability of catering, it seems to make sense. The required 2017 Consumer Confidence Report for village drinking water is complete. New Village employee Doug Jackson has passed his OEPA Lab Certification for the WTP and is now certified to perform lab work. Brice Schmitmeyer from Access Engineering Solutions is currently working with Blue River Technologies on our behalf to begin design on the geo-bag sludge dewatering system at the WWTP. We are in the very early stages of the project. This project consists of pumping waste sludge into large bags that will then allow moisture to seep out into a confined area. The dried sludge can then be applied to local farm ground with much more flexibility as compared to wet sludge. This project is budgeted and included on the approved 2018 capital project plan. The Woodland Drive Reconstruction Phase II Project is currently being advertised with the bid opening slated for February 21st. There are currently six contractors on the bidders list for the project. Foster Tree Service continues to work on electric line tree trimming. Crews are currently working along Greenlawn Ave. near Midmark Plant B. All work is to be completed prior to March 30th. All 2018 CRA agreement annual status reports have been received and a Tax Incentive Review meeting is scheduled for March 9th, 2018 at the Darke County Commissioners office. We are currently working on switching out water meters as part of the 5-year initiative to change out all residential meters. Employees are currently working through the Indian Creek area going door to door and making arrangements to switch meters. As of last count we have approximately 100 meters left from last year's order that can be installed. A new service truck has been selected for the replacement of a 1998 Chevy 4x4 truck that has been used as the flower watering truck over the past several years. The 2002 Dodge Service Truck will be switched to the water truck role to make way for the new service truck. The new service truck will be a 2018 Ford F-250, ¾ ton chassis, gas engine, 4x4, with a service body bed for a total price of \$36,242.00 through Kalida Truck Equipment. This purchase is also included on our 2018 Capital Improvement plan and has been budgeted. Kyle Francis and Scott Riley will make a presentation at the AMP Spring Technical Conference in Columbus. Their topic will be our recent 4kV Conversion Project that we received an AMP System Improvement Award on this past fall. The conference will be held March 13th & 14th. Marathon is completely renovating the inside of their convenience store. We have been contacted by a contractor expressing a need for additional electrical power due to an increase in

coolers.

Chief Humphreys January Monthly Activity Report was distributed to all Council members.

Attorney Tom Guillozet reported that he has prepared the updated Income Tax Code incorporating the state mandated changes. The court granted a preliminary injunction until February 24, 2018 on implementing the changes. In case the court rules against the municipalities, the new tax code is ready and will need to be on the February 28, 2018 Council agenda.

Committee and Board reports were as follows:

- Finance & Audit – met prior to the meeting to review the Village’s property and general liability insurance quotes and to review the 2017 Village Financial reports.
- Board of Zoning Appeals - Met February 5<sup>th</sup>. Approved a variance request from Carolyn Phelan and Roger Bey.
- Cemetery Board - Next meeting February 20, 2018 at 7:00 p.m.
- Tree Commission – meeting February 28, 2018 at 6:30 p.m.

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

Mayor Subler adjourned the meeting at 8:39 p.m.

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Jeffry A. Subler, Mayor

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Kathy Ording, Fiscal Officer