

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 was Village Administrator Hale, Fiscal Officer Ording, and Village Attorney Tom Guillozet.

Mayor Subler requested that the agenda be amended to add item D. to the Consent Agenda; Approval of the appointment of Mr. Adam Miller to the CRA Housing Council and an Executive Session to consider the sale of property no longer needed for Municipal purposes.

Mr. Paulus made a motion to approve the amended consent agenda which included the following items:

- Approval of Agenda as amended
- Approval of Minutes from the February 12, 2020 Special Meeting and the February 12, 2020 Regular Meeting
- Approval of List of Expenditures for February 26, 2020
- Approval of the appointment of Mr. Adam Miller to the CRA Housing Council

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

Under old business, Mr. Paulus made a motion to have Resolution No. 20-03, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose be read by title only for the third reading, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Attorney Guillozet read by title only, the third reading of Resolution No. 20-03. Mr. Dammeyer made a motion to approve Resolution No. 20-03, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

For the first item of new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 20-10, a resolution authorizing the Village Administrator to enter into a contract addendum for disposal services with Rumpke of Ohio, Inc., and declaring an emergency.

Next for consideration was Ordinance No. 20-11, an ordinance to authorize the Village Administrator to enter into a new contract with American Municipal Power, Inc., for participation into the Efficiency Smart Program and declaring an emergency. Ordinance No. 20-11 was read by title only, a first time by Village Attorney Guillozet. Mr. Paulus made a motion to read Ordinance No. 20-11 a second and third time, by title only, and declared an emergency, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Ordinance No. 20-11 was read a second and third time by title only. Mr. Paulus made a motion to accept Ordinance No. 20-11, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Next, Council considered Ordinance No. 20-12, an ordinance authorizing the Village's participation in the Treasurer of Ohio's Market Access Program; authorizing the preparation and filing of an application for that program and the execution and delivery of a Standby Note Purchase Agreement with the Treasurer, and other necessary and appropriate documents, and declaring an emergency. Village Attorney Guillozet read Ordinance No. 20-12 by title, only a first time. Mr. Paulus made a motion to read Ordinance No. 20-12 a second and third time, by title only, and declared an emergency, seconded by Mr. Berger. Vote: all yeas. Motion carried. Ordinance No. 20-12 was read a second and third time by title only. Mr. Dammeyer made a motion to accept Ordinance No. 20-12, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Council then considered Resolution No. 20-13, a resolution approving a Community Reinvestment Area Agreement between the Village of Versailles, Ohio, and Midmark Corporation and declaring an emergency. Village Attorney Guillozet read Resolution No. 20-13 by title only, a first time. Mr. Beasley made a motion to read Resolution No. 20-13 a second and third time, by title only, and declared an emergency, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Resolution No. 20-13 was read a second and third time by title only. Mr. Beasley made a motion to accept Resolution No. 20-13, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Next for consideration was Resolution No. 20-14, a resolution approving a Community Reinvestment Area Compensation Agreement between the Village of Versailles, Ohio, the Versailles Exempted Village Schools Board of Education, and Midmark Corporation and declaring an emergency. Village Attorney Guillozet read Resolution No. 20-14 by title only, a first time. Mr. Griesdorn made a motion to read Resolution No. 20-14 a second and third time, by title only, and declared an emergency, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Resolution No. 20-14 was read a second and third time by title only. Mr. Griesdorn made a motion to accept Resolution No. 20-14, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

The next item of new business was consideration of Resolution No. 20-15, a resolution determining the necessity for the installation of certain sidewalks and driveway approaches within the Village of Versailles and assessing the costs of the same against the lots and lands abutting the same and declaring an emergency. Village Attorney Guillozet read by title only, the first reading of Resolution No. 20-15. Mr. Paulus made a motion to read Resolution No. 20-15 a second and third time, by title only, and declared an emergency, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Resolution No. 20-15 was read a second and third time by title only. Mr. Beasley made a motion to accept Resolution No. 20-15, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Council then considered a recommendation from the Cemetery Board to enter into a contract with Gehret Nursery for grounds keeping maintenance services of Greenlawn Cemetery for 2020. Mr. Dammeyer made a motion to accept the recommendation from the Cemetery Board for the contract with Gehret Nursery, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The Finance & Audit Committee made a recommendation to Council to approve the annual premium renewal related to the Village's property & general liability insurance. Fiscal Officer Ordning stated that Dale Dixon from Wichert Insurance met with her, Village Administrator Hale, and Utilities Superintendent Francis to review 3 proposals for the Village. Quotes were received from Selective Insurance, EMC, and One Beacon. Of the three proposals, Selective and EMC were most comparable in coverages and cost. In review of the 2 plans, it was recommended to stay with Selective Insurance for the Village's property & general liability insurance for the March 1, 2020 – March 1, 2021 period. The Village has been insured by Selective for a number of years and Village employees were happy with the service and past claims coverage. Mr. Dammeyer made a motion to approve the recommendation for the renewal of the Village's property & general liability insurance through Selective Insurance, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

For the last item of new business, Village Administrator Hale presented to Council the 2020 plan for the Village's water and sewer rates. He stated that the water/sewer rate study prepared by RCAP back in 2017 proposed a water rate increase of 24% for the first 3 years and a sewer rate increase averaging 22% for the first 3 years. The Finance & Audit Committee had reviewed the proposals and made a recommendation to Council to budget a 20% annual increase for both water and sewer beginning in 2018 along with a review each year. Village Administrator Hale went on to explain that in 2019, the base rate for water and sanitary services to customers increased the 20% in May while the consumption (usage) rate increased in August. Village Administrator Hale proposed do the same in 2020 by having the base rate increase the 20% for the May billing and the consumption rate increase be effective for the August billing. Mr. Berger made a motion to accept the recommendation to increase the base rate for water and sewer by 20% for the May billing and have the 20% increase for usage be effective for the August billing. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried.

With all scheduled business complete, Mr. Berger made a motion to enter into Executive Session to consider the sale of property no longer needed for Municipal purposes, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Members entered Executive Session at 7:43 p.m. Members returned from Executive Session at 8:20 p.m.

Upon returning from Executive Session, Mayor Subler stated no decisions were made.

Moving on to Administrative Reports, Village Administrator Hale distributed his Administrator's Report to members and reported on the following items: The Village will be partnering with Midmark, the Versailles Area Chamber of Commerce, and private donors to contract with Jason Duff and his company Small Nations to begin a study on downtown building structures and the best way to create improvements and new development in our downtown area. On Tuesday, March 10th, a tour of downtown buildings will take place with representatives from Small Nation. The Miami Valley Regional Planning Commission will also be assisting Jason Duff and Small Nation with the developing of a downtown growth plan. I am working with the Montrose Group and the State of Ohio Taxation Department in regards to our Downtown Redevelopment District (DRD) official approval. I believe we now know what needs to be done to get our application approved. On February 19th I attended a Floodplain Management meeting hosted by the Ohio Department of Natural Resources. The Village of Versailles has taken positive steps in mitigating flood issues but we need to continue to monitor any changes within the flood plain area. I continue to work with Endless Pint regarding their hopes in creating an outdoor patio dining area. We are currently evaluating the need to relocate a decorative street light to allow for the creation of a fenced pedestrian walkway on the east side of the building. We continue to research an opportunity to install an ADA compliant child swing in Ward Park. The local Girl Scouts organization has agreed to partner with us on the project. We're currently researching exactly what type of swing and how many to install. Letters have been provided to those property owners needing to make repairs to sidewalks in regards to the 2019 Sidewalk Maintenance program. I've already heard from several property owners regarding a plan for repair. I will be attending the Ohio City Managers Association (OCMA) conference in Columbus on Wednesday, March 4th through Friday, March 6th. I have completed the 2019 Community Reinvestment Area (CRA) agreement Business Status Reports and have submitted to the County. A local Tax Incentive Review Committee meeting will be held in the county Commissioner's Office on Wednesday, March 4th. Vectren has

agreed to compensate the Village \$75,000 for the 2019 street openings associated with the recent gas line repair work. This would allow the Village to include the total repaving of Greenlawn Avenue within our 2020 Street Paving project. The Ohio EPA will be conducting an onsite water well site review on March 17th to determine a location for a test bore and hopefully a location for a new well. We have requested that engineers Eagon and Associates be present for this meeting as well. The Village Street Department continues with water meter replacements and are finishing the installation of the last meters purchased in 2019. We are currently getting price quotes on water meters as part of the 2020 Capital Improvement Plan. A meeting with Midmark was held on February 14th in which they gave the go ahead for proceeding with the electric relocation work on Progress Way along with the relocation of the Plant A office electric service. We will draft an agreement of mutual understanding for this work outlining the cost for the relocation and other requirements. Electric Foreman, Scott Riley is currently getting final pricing on needed materials. We anticipate having those costs established late next week and begin ordering materials ASAP. We are hoping to begin conduit installation on Progress Way the week of March 9th. The water and sanitary sewer extension for Luke & Megan Cox at 9900 Klipstine Rd. is complete. Shinn Bros., Inc. performed the installations and both mains were tested and put into service last week. Scott's Electric has provided a price \$14,735.91 for the installation of an emergency generator at the Indian Creek Lift Station as was included in our 2020 Capital Improvement Plan. The new generator would be natural gas fired and provide power to the lift station that currently has no back-up power in the event of a power outage. Baumer Construction has finished the overhead door installations, entry door relocations, and related interior finishes around the doors as of last week at the new Municipal Services Facility. Tim Wehrkamp has received approval from the Ohio EPA for an additional 115 acres of land for biosolids application. The approved land is owned by Michael Schmitmeyer and is located behind the Versailles Builder's Supply area. Street Dept. personnel installed approximately 80 feet of 12" perforated storm line and a catch basin along Baker Road near the SR 185 intersection. There has been a constant ponding and water and ice issue in this area. The surface ditch could not adequately remove the storm water and the road is low in this area. After a recent rain the area was dry with no ponding water.

Fiscal Officer Ording distributed the Fund Report for Council and the Monthly Revenue Summary report for January.

Committee and Board reports were as follows:

- Finance & Audit – met February 26<sup>th</sup>.
- Street & Safety – meeting scheduled March 11, 2020 at 6:30 p.m.
- Personnel & Policies – meeting scheduled April 8, 2020 a 6:15 p.m.
- Board of Zoning Appeals – meeting March 2, 2020 at 6:30 p.m.
- Cemetery Board - met February 18<sup>th</sup>. Next meeting scheduled March 17, 2020 at 9:00 a.m.

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 8:35 p.m.

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Jeffrey A. Subler, Mayor

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Kathy Ording, Fiscal Officer