

**Versailles Village Council Meeting
Held at EMS Facility**

March 22, 2023

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

Roll call found the following Council Members present: Mr. Paulus, Mr. Dammeyer, Mr. Beasley, Mr. Steinbrunner, and Mr. Gigandet. Mr. Griesdorn was absent. Also present were Village Administrator Busse, Fiscal Officer Ording, Police Chief Bolin, and Village Attorney Guillozet. Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird was also in attendance.

Mayor Subler requested that the agenda be amended to add under new business, item 6. M. Consideration of Resolution No. 23-17, a resolution authorizing the Fiscal Officer to advertise for bids for the Homer, Wood, & Harrison Roadway Improvements Project and declaring an emergency. Item 6. N. Consideration of the approval of annual report and recommendations submitted by the Darke County Tax Incentive Review Council concerning a Community Reinvestment Area Agreements with: Midmark Corporation (3), Wayne Hospital, Mash Investments, LLC (2), E.D. Development, LLC, Versailles Savings & Loan, PFP Foam, LLC, JMJ Investments (BNSF), Books By the Bushel, Kings Command (2), and Renaissance Corporation. Item 6.O. Consideration of a motion to create legislation to modify the Versailles Savings and Loan CRA Agreement, and Item 6. P. Consideration of a motion to prepare legislation for the proposed text amendments to the Village of Versailles Zoning Ordinance, Section 901 & 902 which regulate parking requirements in the B-2 Business District.

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

- Approval of the Agenda as amended
- Approval of Minutes from the March 8, 2023 Regular Meeting
- Approval of List of Expenditures for March 22, 2023

Mr. Gigandet seconded the motion. Vote: all yeas with Mr. Dammeyer abstaining from vote.

Under old business, Village Attorney Guillozet read by title only, the second reading of Ordinance No. 23-10, an ordinance approving the execution of an Efficiency Smart Schedule with American Municipal Power, Inc. Fiscal Officer Ording said that the ordinance is required to be passed as an emergency since the agreement must be submitted by March 31st. Mr. Paulus made a motion to declare the ordinance an emergency measure, suspend the rules, and have it read by title only for the third reading. Mr. Beasley seconded the motion. Vote: all yeas. Motion carried. The ordinance was then read by title only for the third reading. Mr. Paulus made a motion to adopt the ordinance, Mr. Beasley seconded the motion. Vote: all yeas. Motion carried.

Moving on to new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 23-12, a resolution approving a Community Reinvestment Area Agreement between the Village of Versailles, Ohio and Midmark Corporation and declaring an emergency. Mr. Paulus made a motion to declare the resolution an emergency measure, suspend the rules, and have it read by title only for the second and third readings, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Resolution No. 23-12 was then read by Attorney Guillozet, a second and third time, by title only. Mr. Paulus made a motion to accept Resolution No. 23-12 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the first reading of Resolution No. 23-13, a resolution approving a Community Reinvestment Area Compensation Agreement between the Village of Versailles, Ohio, the Versailles Exempted Village Schools Board of Education, Miami Valley Career Technology Center and Midmark Corporation and declaring an emergency. Mr. Paulus made a motion to declare the resolution an emergency measure, suspend the rules, and have it read by title only for the second and third readings, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Resolution No. 23-13 was then read by Attorney Guillozet, a second and third time, by title only. Mr. Dammeyer made a motion to accept Resolution No. 23-13 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Attorney Guillozet read the first reading of Ordinance No. 23-14, an ordinance amending the 2023 Annual Appropriations Ordinance, and declaring an emergency. Fiscal Officer Ording reported that the appropriation amendments are required for the General Fund, Cemetery Fund, and the Water Fund. Mr. Paulus made a motion to declare the ordinance an emergency measure, suspend the rules, and have it read by title only for the second and third readings, Mr. Beasley seconded the motion. Vote: all yeas. Motion carried. The ordinance was then read by title only for the second and third readings. A motion was made by Mr. Gigandet, seconded by Mr. Beasley, to adopt the ordinance. Vote: all yeas. Motion carried.

Next was consideration of a recommendation from the Finance & Audit Committee to approve legislation to authorize an advance from the General Fund to the Water Fund and then a transfer from the Water Fund to the Wellfield Development Fund. Fiscal Officer Ording explained that the Wellfield Development Fund needs to have funds to purchase supplies and materials for the construction phase of the new wellfield. The Finance & Audit Committee recommended that \$225,000 from the General Fund be advanced to the Water Fund. The advance would be paid back to the General Fund by the end of the year. A total of \$325,000 would then be transferred from the Water Fund to the Wellfield Development Fund. Mr. Dammeyer made a motion to approve the recommendation from the Finance & Audit Committee to advance \$225,000 from the General Fund to the Water Fund and then transfer \$325,000 from the Water Fund to the Wellfield Development Fund, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Ordinance No. 23-15, an ordinance authorizing the advancement of funds from the General Fund to the Water Fund and declaring an emergency, was read for the first reading by title only. Mr. Paulus made a motion, seconded by Mr. Beasley, to declare the ordinance an emergency measure, suspend the rules, and have it read by title only for the second and third readings. Vote: all yeas. Motion carried. The ordinance was then read by title only for the second and third readings. Mr. Dammeyer made a motion to adopt the ordinance, Mr. Gigandet seconded the motion. Vote: all yeas. Motion carried.

Village Attorney Guillozet read the first reading of Resolution No. 23-16, a resolution authorizing the transfer of funds from the Water Fund to the Wellfield Development Fund and declaring an emergency. Mr. Beasley made a motion to declare the resolution an emergency measure, suspend the rules, and have it read by title only for the second and third readings, Mr. Dammeyer seconded the motion. Vote: all yeas. Motion carried. The resolution was then read by title only for the second and third readings. A motion was made by Mr. Beasley, seconded by Mr. Steinbrunner to adopt Resolution No. 23-16. Vote: all yeas. Motion carried.

Village Administrator Busse reported the Finance & Audit Committee recently met to review, and subsequently approve a recommendation to amend the Seasonal Employee Compensation Plan due to the increase in minimum wage. With the increase in minimum wage from \$9.30 to \$10.10, the existing plan is obsolete. To meet the minimum wage requirements, the Finance & Audit Committee recommends to increase the Seasonal Employee Compensation Plan by 5%. Mr. Dammeyer made a motion to approve the recommendation from the Finance & Audit Committee to increase the Seasonal Employee Compensation Plan by 5% and prepare the necessary legislation, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Next, Council members reviewed the proposed annual employee health insurance premiums for May 1, 2023 – April 30, 2024. The current provider, Anthem BCBS, presented a premium increase of 3%. The benefits remain the same from the previous year. Mr. Busse stated that Aetna had provided a lower quote, however, he explained that employees would be required to report all January – April 2023 medical expenses to Aetna. And then there is a concern of the low rate this year, but the second year coming in with a much higher rate. As explained, the Village has been with Anthem BCBS since 2017. The rate increase over the years has been very competitive. Mr. Dammeyer made a motion to approve the employee health insurance plan for the May 1, 2023 – April 30, 2024 with Anthem BCBS, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Mr. Dammeyer made a motion, seconded by Mr. Beasley, to authorize the preparation of legislation to approve an application for Current Agricultural Use Valuation for 1 parcel of land owned by Michael Schmittmeyer. Vote: all yeas. Motion carried.

Next, members reviewed bids for the 2023 grounds keeping maintenance services for Greenlawn Cemetery. Two bids were received:

	1 Year Bid Price	Unsolicited 2 Year Bid Price	Unsolicited 3 Year Bid Price
• Flory Landscape	\$47,825	\$46,390	\$44,499
• Fitzwater	\$60,840	-----	-----

Mr. Dammeyer made a motion to approve the recommendation from the Cemetery Board to enter into a 3-year contract with Flory Landscape for grounds keeping maintenance services for Greenlawn Cemetery, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Next, Mayor Subler informed Council members that he has been in discussion with Police Chief Bolin concerning his compensation. A survey of area police chief's compensation reveal that Versailles pay is somewhat lower. Mayor Subler said that Chief Bolin has been in the position for almost three years and has done a good job. In order to keep his wage competitive, Mayor Subler recommends that his wage be adjusted by \$2.00 per hour. In 2024, he recommends Council look at preparing a multi-year contract. Mr. Dammeyer made a motion to approve a \$2.00 increase in compensation for Police Chief Bolin, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Next for consideration was the approval of appointment of Mr. Eric Hanes to a Police Officer position for a six-month probationary period. Chief Bolin stated that Mr. Hanes has been with the Sheriff's Department for 28 years. His experience will add to the Village's force and he comes highly recommended. Mr. Dammeyer made a motion to approve the appointment of Mr. Eric Hanes as a police officer for a six-month probationary period, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Attorney Guillozet then read the first reading of Resolution No. 23-17, a resolution authorizing the Fiscal Officer to advertise for bids for the Homer, Wood, & Harrison Roadway Improvements Project and declaring an emergency. Mr. Paulus made a motion to declare the resolution an emergency measure, suspend the rules, and have it read by title only for the second and third readings, Mr. Dammeyer seconded the motion. Vote: all yeas. Motion carried. The resolution was then read by title only for the second and third readings. A motion was made by Mr. Dammeyer, seconded by Mr. Gigandet to adopt Resolution No. 23-17. Vote: all yeas. Motion carried.

Mr. Dammeyer made a motion to approve the annual report and recommendations submitted by the Darke County Tax Incentive Review Council concerning a Community Reinvestment Area Agreements with: Midmark Corporation (3), Wayne Hospital, Mash Investments, LLC (2), E.D. Development, LLC, Versailles Savings & Loan, PFP Foam, LLC, JMJ Investments (BNSF), Books By the Bushel, Kings Command (2), and Renaissance Corporation, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Mr. Dammeyer made a motion to create legislation to modify the Versailles Savings & Loan CRA Agreement, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Dammeyer made a motion to prepare legislation for the proposed text amendments to the Village of Versailles Zoning Ordinance, Section 901 & 902 which regulate parking requirements in the B-2 Business District, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Village Administrator Busse distributed his Administrator's Report to members and reported on the following items: The project meeting for the Klipstine Road project was held on March 15th, 2023 at 6:00 PM at the Emergency Services Facility on Baker Road. Mr. Francis and I reviewed the project and held a question-and-answer session with the attendees. We had a nice turnout with approximately 25 persons attending. A pre-construction meeting with the contractor, Tom's Construction, was held on Thursday, March 9th at 2 PM. They anticipate beginning work on the project in late April. Bucket truck B has been repaired. Bucket truck C was taken to UTE and we are waiting on an estimate for repairs. The Electric Department continues to work on the 3-phase upgrade on Reed Road. We hope to have this completed by the end of July. The Electric Department replaced a tagged pole on HB Hole Road. We have received our PTI from Ohio EPA to proceed with the wellfield development project. Street Department personnel have begun installing waterline on the west side of the Reed Road wellfield property. We will continue this work as the weather allows. Mr. Francis and I met with Mike Bowers, Ben Thaeler from Warren Davidson's office, Monique

McGlinch and Rob Sackett from Midmark, and representatives from ODOT to discuss the ongoing Truck Route Study for the Versailles area. During the discussion it was discussed that Versailles should explore a TRAC funding application for the proposed project. ODOT officials indicated that they felt Versailles would have a strong application. We will be setting up a meeting with MVRPC to discuss a proposed funding application and explore possible available levels of funding. Wells 3 and 5 were rehabilitated. Both wells showed marked improvements after the well rehabilitation work was completed. We will continue to monitor them as we move forward.

Committee and Board reports were as follows:

- Finance & Audit – met March 14th to discuss funds for Wellfield Development Fund
- Planning Commission – meeting April 3, 2023 at 6:30 p.m. to review a proposed replat by ED Development for two lots along Subler Drive and a preliminary plat review of Rosecomb Subdivision Phase 2.
- Board of Zoning Appeals – meeting April 10, 2023 at 6:30 p.m. to continue the review of a variance application filed by Tim and Peg Summers, 504 East Ward Street to construct an attached garage addition to their house 1 foot from the west (William Street) property line and 6 feet from the rear (south) property line where Versailles zoning regulations require a 25-foot setback. They will also consider two conditional use applications. The first conditional use request is by Precision Fab Products 10061 Old State Route 121. Precision Fab Products is requesting a conditional use permit to occupy an 8,000 sq. ft. warehouse to store materials for the primary business. This Conditional Use is required because the business is zoned B-1 and warehousing is a conditional use under B-1 zoning. The second conditional use request is by Versailles Trackage Storage 34 Monument Street. Versailles Trackage Storage is requesting a conditional use permit to offer storage space for rent in 2 hoop style buildings and 5 shipping containers on their property. This conditional use is required due to the property being zoned I-2 and self-service storage being a conditional use of I-2.
- Cemetery Board – meeting March 21, 2023 at 9:00 a.m.
- Park Board – meeting April 6, 2023 at 6:30 p.m. to discuss the Darke County Park grant and the proposed project.

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

Mayor Subler adjourned the meeting at 8:03 p.m.

Jeffrey A. Subler, Mayor

Kathy Ording, Fiscal Officer