

**Versailles Village Council Meeting
Held at Community Room**

March 12, 2018

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. Griesdorn and Mr. Steinbrunner. Absent at roll call was Mr. Berger. Also present were Village Administrator Hale, Fiscal Officer Ording, and Attorney Matthew Pierron. Others in attendance were Mr. Mike Bowers, Mrs. Sue Leugers, and Mr. Tom Jokerst.

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

- Approval of Agenda
- Approval of Minutes from the February 28, 2018 Regular Meeting
- Approval of Payment of the List of Bills Submitted for March 12, 2018

Mr. Beasley seconded the motion. Vote: Mr. Dammeyer: yea; Mr. Beasley: yea; Mr. Paulus: yea; Mr. Griesdorn: yea; and Mr. Steinbrunner: abstain from approval of minutes. Motion carried.

Under public discussions, Mr. Jerry Brunswick and Mr. Michael DiPerna were present to discuss the Dayton-Montgomery County Port Authority's proposal for financing the North West Street Extension project. Village Administrator Hale had provided information and the proposal to Council members prior to the meeting for review. He explained that financing is the best course of action due to the extensive number of construction projects the Village is already committed to in 2018. He had met Mr. Brunswick and Mr. DiPerna last year and had discussed possible financing for the project. Mr. Brunswick explained the Port Authority has provided assistance for many public projects in the region including projects in Troy, Tipp City, and Sidney. The Port Authority's proposal is for a 15-year tax-exempt bond for \$1,855,000 with an estimated 3.45% fixed rate. Hale pointed out the additional income tax associated with the new jobs from the Midmark expansion will provide a significant amount of the funding to repay the bond. It's essentially like a Tax Increment Financing arrangement. The sources also include a Village contribution for Reserve of \$185,500, Midmark's contribution of \$486,870 and a \$200,000 ODOT grant contribution. The average monthly payment would be \$14,120.64 with Mr. Brunswick stating the debt could be paid off after 8 years without penalty. Village Administrator Hale said that he would be asking for Council's approval to enter into an agreement with the Port Authority under new business.

Under old business, Resolution No. 18-09; a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose was read by title only for a second time.

Under new business was consideration was Resolution No. 18-12; a resolution declaring it necessary to improve Woodland Drive from Elmwood Drive to South Center Street in the Village of Versailles, Ohio by reconstructing the roadway, curbs, gutters, sidewalks, and approaches, and declaring an emergency. Village Administrator explained that the legislation is required for assessment of sidewalks. Attorney Pierron read Resolution No. 18-12 by title only a first time. Mr. Griesdorn made a motion to have Resolution No. 18-12 read a second and third time by title only and declared an emergency; seconded by Mr. Beasley. Vote: all yeas. Motion carried. Attorney Pierron read Resolution No. 18-12 a second and third time by title only. Mr. Paulus made a motion to accept Resolution No. 18-12 as read; seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The next for consideration was Ordinance No. 18-13; an ordinance amending Ordinance No. 17-41, The 2018 Annual Appropriation Ordinance, and declaring an emergency. Fiscal Officer explained that the appropriation increase for the ½% Income Tax fund is needed for the Woodland Drive Reconstruction project. The Village was awarded a 25% grant and a 25% loan. The Village will need to record the revenue and expenses for this. Ordinance No. 18-13 was read by title only a first time. Mr. Dammeyer made a motion to read Ordinance No. 18-13 a second and third time, by title only, and declared an emergency, seconded by Mr. Beasley. Vote: all yeas. Ordinance No. 18-13 was read a second and third time by title only. Mr. Paulus made a motion to accept Ordinance No. 18-13, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Ordinance No. 18-14, 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, was next for consideration. Village Administrator Hale explained that the legislation was for the renewal of the Electric 4kV – 12kV upgrades. In 2016, the BAN was written for \$840,000. For 2018, the BAN is for \$555,000. He stated that hopes are to payoff this debt in 2019. Attorney Pierron read Ordinance No. 18-14 by title only a first time. Mr. Paulus made a motion to read Ordinance No. 18-14 a second and third time, by title only, and declared an emergency, seconded by Mr. Steinbrunner. Vote: all yeas. Ordinance No. 18-14 was read a second and third time by title only. Mr. Beasley made a motion to accept Ordinance No. 18-14, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Village Administrator Hale then noted that the Tree Commission has met recently and has recommended Eagle Tree Service to perform the 2018 Street Right- of-Way Tree Trimming project. Administrator Hale noted that Eagle Tree Service has provided tree trimming services in the past and had provided the lowest estimate. Mr. Paulus made a motion to accept the Tree Commission recommendation to approve Eagle Tree Service for the 2018 Street Right- of-Way Tree Trimming; seconded by Mr. Beasley. Vote: all yeas. Motion carried.

The last item of new business was consideration of approval for the Village Administrator to enter into an agreement with the Dayton-Montgomery County Port Authority to finance the North West Street Extension project. With the proposal being presented earlier and all questions answered, Mr. Paulus made a motion to approve the Village Administrator to

enter into an agreement with the Dayton-Montgomery County Port Authority to finance the North West Street Extension project, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

With all scheduled business complete, Mr. Griesdorn made a motion to enter into Executive Session 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. Dammeyer. Vote: all yeas. Motion carried. Members entered Executive Session at 7:40 p.m. Members returned from executive session at 7:58 p.m. and reported no decisions had been made.

Village Administrator Hale distributed his Administrator's Report to members and reported on the following items: Darke County Economic Development Director, Mike Bowers, and I met with six local businesses to discuss the local business environment from each businesses perspective. We met with Voisard Specialties, Books by the Bushel, BMI Speedway, PFP Foam, Pohl Transportation, and King's Command Foods. I will provide a summary of our visits this evening. I attended the Ohio City/County Managers Association conference in Columbus on March 8th & 9th. One item I learned at the conference is there may be an opportunity for us to utilize an electric Kilowatt hour tax break as an additional economic development tool. I am looking into the issue. As I understand it, this would not be a cost to the Village. I have scheduled an informational meeting prior to our required public hearing that we will hold at 6:15 p.m. on March 28th. After reconsidering the number of potential attendees to the public hearing meeting we decided to hold the informational meeting at 5:15 out at the EMS building. This will provide us an initial opportunity to answer questions and hopefully decrease the amount of people feeling a need to attend the public hearing in the council room. I have already had numerous calls from property owners asking questions. The Village has received the first half rent payments for both sections of farm ground. Mindy Gigandet has agreed to continue as our seasonal landscape employee. The manhole behind the Versailles Inn needed to be pumped today due to heavy grease content. We are working with The Inn and Mike's Sanitation to have the manhole cleaned more often. Mayor Subler, Todd Dammeyer, and I attended a Bicentennial Committee meeting on Sunday, March 4th. There are many great ideas being considered and the committee will be working with many community groups to create a successful event. We have completed repairs on the Old Locker Plant building currently being rented to Jim Spitzer owner of Versailles Physical Therapy. The building was leaking during heavy rains. Repairs were made to roof areas and flashing around the front windows. The Village and the YMCA will be partnering to have a local lifeguard certification program. The YMCA will provide the training and we will allow the use of the Village pool for the lessons needing deeper water. This should benefit both entities. A ribbon cutting for a new law office owned by Travis Fliehman was held on Wednesday, March 7th. We have begun the installation of utilities for the new subdivision on Klipstine Road.

Fiscal Officer Ording reported that Attorney Guillozet is working with the Darke County Prosecuting Attorney's office regarding the renewal of the ½% tax levy for the November election. He will hold off on preparing anything until he receives further information. She reported that the State of Ohio Department of Taxation held a webinar to explain the process for the centralized Business Net Profit/Loss reporting. The Opt-In period was January 1, 2018 – March 1, 2018. The state will audit returns and forward payments to municipalities less a ½% administration fee. The Annual Local Government Officials Conference is March 22nd – March 23rd.

Chief Humphreys February Monthly Activity Report was distributed.

Committee and Board reports were as follows:

- Cemetery Board – meeting March 20, 2018 at 7:00 p.m.
- Tree Commission – met February 28th – recommendation of vendor for 2018 Annual ROW Tree Trimming

Under announcements, Mayor Subler asked for Fiscal Officer Ording to report the Village expenses related to the referendum filed with the Darke County Board of Elections and the associated extensive public records request. As of March 12th, Fiscal Officer Ording reported that Village expenses were \$4,936.79.

Mr. Dammeyer congratulated the Versailles Lady Tigers basketball team on their advancement to the Final-Four. Good luck at state!

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

Mayor Subler adjourned the meeting at 8:34 p.m.

Jeffry A. Subler, Mayor

Kathy Ording, Fiscal Officer