

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

Roll call found the following Council Members present: Mr. Paulus, Mr. Beasley, Mr. Griesdorn, Mr. Steinbrunner, and Mr. Gigandet. Mr. Dammeyer was absent. Also present were Village Administrator Busse, Fiscal Officer Ording, and Village Attorney Tom Guillozet. Visitors included Ricardo Bernal Ortiz, Chris and Kim Hecht, and Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird.

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 March 23, 2022 Public Hearing and March 23, 2022 Regular Meeting
- Approval of List of Expenditures for April 13, 2022
- Acceptance of a tree donated from Versailles Rehab

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

Under public discussions, Mayor Subler signed an Arbor Day proclamation, proclaiming April 29, 2022 as Arbor Day in the Village of Versailles.

Council members considered a notice from the Ohio Department of Liquor Control that all permits to sell alcoholic beverages within the community are scheduled to expire on June 1st, and that each permit holder must file a renewal application. Ohio Revised Code Section 4303.271 (B) provides the legislative authority with the right to object to the renewal of a permit and to request a hearing. Police Chief Bolin had no objection to the liquor permit renewals. Mr. Paulus made a motion to waive the hearing and allow the liquor permits to renew. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried.

For the only item under old business, Attorney Guillozet read by title only, the second reading of Ordinance No. 22-12, an ordinance to rezone multiple properties within the Village of Versailles, Ohio.

Moving on to new business, Attorney Guillozet read by title only, the first reading of Ordinance No. 22-13, an ordinance accepting the dedication of an additional 0.111 acres of Franklin Street Right of Way and declaring an emergency. Mr. Paulus made a motion to have Ordinance No. 22-13 be read by title only a second and third time and declared an emergency; seconded by Mr. Gigandet. Vote all yeas. Motion carried. Attorney Guillozet then read Ordinance No. 22-13 by title only, a second and third time. Mr. Beasley made a motion to accept Ordinance No. 22-13 as read; seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the first reading of Ordinance No. 22-14, an ordinance approving an agreement between the Village of Versailles and The Community Improvement Corporation, Inc. of Versailles, Darke County, Ohio in regard to the lease of real estate not presently needed for any municipal purpose and declaring an emergency. Mr. Paulus made a motion to have Ordinance No. 22-14 be read by title only a second and third time and declared an emergency; seconded by Mr. Beasley. Vote all yeas. Motion carried. Attorney Guillozet read Ordinance No. 22-14 by title only, a second and third time. Mr. Beasley made a motion to accept Ordinance No. 22-14 as read; seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Next, Attorney Guillozet read by title only, the first reading of Ordinance No. 22-15, an ordinance approving an agreement between the Village of Versailles and The Community Improvement Corporation, Inc. of Versailles, Darke County, Ohio in regard to the lease of real estate not presently needed for any municipal purpose and declaring an emergency. Mr. Paulus made a motion to have Ordinance No. 22-15 be read by title only a second and third time and declared an emergency; seconded by Mr. Gigandet. Vote all yeas. Motion carried. Attorney Guillozet read Ordinance No. 22-15 by title only, a second and third time. Mr. Gigandet made a motion to accept Ordinance No. 22-15 as read; seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Resolution No. 22-16, a resolution authorizing participation in the ODOT Road Salt Contracts awarded in 2022 and declaring an emergency. Village Administrator Busse informed Council members that the 2021-2022 contract was for 475 tons. Midmark purchased 75 tons, the Versailles school purchased 8.5 tons, and Wayne Township purchased 5.5 tons. This past winter, the Village used 202 tons of salt, leaving approximately 125-150 tons remaining in the barn for next season. The 2022-2023 contract is for 325 tons of salt. Mr. Paulus made a motion to have Resolution No. 22-16 be read by title only a second and third time and declared an emergency; seconded by Mr. Gigandet. Vote: all yeas. Motion carried. Resolution No. 22-16 was read by title only, a second and third time. Mr. Beasley made a motion to adopt Resolution No. 22-16, Mr. Gigandet seconded the motion. Vote: all yeas. Motion carried.

Council members then reviewed bid tabulations provided by Access Engineering Solutions for the 2022 Street Maintenance project. The Engineer’s Estimate for the base project was \$425,000. The streets scheduled for resurfacing include: Reed Ave. from Franklin to Greenwich, Catalpa Drive from Jackson Street to Jackson Street, Hiawatha Court from Catalpa to the end, Short Street from Catalpa to Baker Rd, N. West Street from the railroad tracks to Greenlawn, and Vertie Lane from the south end to Versailles Southeastern, and the Franklin Street Reconstruction project from the south end to Reed Ave. Two bids were received for the project which included three alternate bids for the Reed Ave./Virginia St. alley reconstruction from Greenwich to Pearl, Reed Ave./Virginia St. alley reconstruction from Pearl to West Street and the Reed Ave./Degas resurfacing from Grand Ave to Degas.

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate #1</u>	<u>Alternate #2</u>	<u>Alternate #3</u>
PAB Construction	\$385,642.50	\$20,035.00	\$17,285.00	\$34,915.00
Walls Bros. Asphalt Co.	\$449,539.22	\$26,940.90	\$23,601.40	\$35,901.10

Mr. Griesdorn made a motion to award the 2022 Street Maintenance project, including Alternate #1 and Alternate # 2 to PAB Construction from Coldwater, seconded by Mr. Paulus. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to accept the resignation of Mr. Luke Cox effective April 15, 2022, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

As required, Mr. Paulus made a motion to schedule a Public Hearing for the presentation of an application for Current Agricultural Use Valuation for 5 parcels of land owned by East Wind Farms for Wednesday, April 27, 2022 at 6:55 p.m. Mr. Beasley seconded the motion. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Gigandet made a motion to approve scheduling a Public Hearing to present the Planning Commission’s written recommendation to rezone Lot 1040 located in the Edgewood at Versailles Subdivision Phase II from R-2 to R-PUD for May 25, 2022 at 6:50 p.m. Mr. Beasley seconded the motion. Vote: all yeas. Motion carried.

Ricardo Bernal Ortiz, owner of Mi Casa Mexican Grill updated Council members on the progress of his new restaurant which will be in the former Sideliners building. He explained that plans are to hopefully open late May into early June. This will depend on the completion of the remodel and receiving the necessary permits to open. Initial plans are to be open Monday through Saturday. He expressed his excitement to be in Versailles and looks forward to introducing the community to his authentic menu.

Kim and Chris Hecht were present to discuss with Council members proposed plans for the former VPP building. A Facilities meeting was held on April 4<sup>th</sup> in which the committee discussed the proposals with Mrs. Hecht. A request for permission to install an exterior step on existing exit doors on the north side of the building as well as to install a new ground level door on the north side of the building was made to the Facilities Committee. It was noted that both doors would exit onto Village property. Village Administrator Busse stated the committee did not have any concerns, nor did Wayne Township Trustees with this. After review and discussion, Mr. Griesdorn, Chairman of the Facilities Committee, made a recommendation to prepare legislation to approve permission to install an exterior step on existing exit doors on the north side of the building as well as to install a new ground level door on the north side of the building, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

With all new business complete, Mr. Gigandet made a motion to enter into Executive Session to consider compensation of public employees, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered Executive Session at 7:43 p.m. The Executive Session ended at 7:48 p.m. Upon coming out of Executive Session, Mr. Paulus made a motion to authorize proposed compensation to the Electric Department employees for their emergency response, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Village Administrator Busse distributed his Administrator’s Report to members and reported on the following items: Work is continuing on the piping for the Homer Street Lift Station Project. The pumps were installed last week. They are currently working on the force main, installing the piping down the street, and backfilling around the wet well. We received the transformer for this project on Tuesday. The Water Department has completed the annual cleaning of the clarifier. In recent months the Water Department has been experiencing issues with water backing up in the aerator during high wellfield flows. With this in mind we planned an inspection of the influent piping while the clarifier was drained. Upon inspection we found that the influent pipe had grown shut, severely restricting the flow into the clarifier. We are working to schedule another work session to focus on clearing the restricted influent pipe. We have applied to the Ohio EPA for the Well #6 relining project. We hope to get an approval response back from them within the next two weeks. For the AMI Water Meter Project, we have received 150-meter pit transmitters. We have installed 20 radios on business and some residential locations. The Electric Department is currently working on installing the primary electric on Edgewood Phase #1. All conduit is installed and the transformer pads are set. This will take approximately two more weeks to pull the wire, set the transformers, terminate cable runs, and heat them up. Mr. Francis has completed the estimate of damages from the Burns Road tornado. The insurance company

has indicated they will apply the applicable deductible of \$500.00 and issue a check for the balance of the estimate which will be \$54,727.32. On April 5, 2022 at approximately 6:15 PM we experienced an outage in the North Industrial Park which effected Classic Carriers, the North Water Tower, COTA, and Midmark's Warehouse. This area has underground primary cables that were spliced and rerouted many years ago. Due to problems caused by the relocation of the power lines, fill to properties close by and the age of the equipment cabinets, the problem was very difficult to diagnose. All linemen were called back into work and they worked throughout the night in an attempt to restore power to the industrial park. As morning approached the linemen determined that they likely had more than one problem because they were having difficulty isolating and diagnosing the issue(s). Minster Electric Department was called for mutual aid and they arrived around 7 AM. We briefed the Minster linemen on our progress and suggested to them that they start from the beginning to isolate the problem(s). We believe that one of the underground splices failed causing one phase of primary to short out and fail. We also believe that the transformer at Classic Carriers was having intermittent problems which was contributing to the difficult process of diagnosing the problem(s). Once the problems were isolated, we ran a single temporary primary cable across the top of the ground and replaced the suspect transformer at Classic Carriers. The power was restored to all customers except Classic Carriers by 10:30 AM. Classic's transformer was replaced and the power was restored to them at 12:52 PM. We are working on gathering materials to run a new power feed from Baker Road along our drive back to the water tower and re-feed the water tower and Midmark's warehouse. A future project will be budgeted to relocate and replace the bad power cable creating a redundant primary loop once the future project is completed. Street sweeping of the entire Village as well as North Star, Osgood, and Yorkshire has been completed. Mr. Busse informed the Park Board that the Swim Team plans to provide their own lifeguards for their practices. Pool operation dates will be Saturday, May 28, 2022 through Saturday August 20, 2022. Mr. Busse is working on a plan to complete a LED light upgrade project at the pool. The Board toured the recent damage to the tennis court fence and the recently installed ceiling and interior lights in the Ward Park restrooms. We are having discussions with the Darke County Visitors Bureau about the possibility of the Visitors Bureau providing additional services to the Village of Versailles. We are discussing the possibility of the Visitors Bureau providing 24 hours of service per month to the Village at a cost of approximately \$10,000 per year. Initially this could possibly be funded by a combination of VAPPA, the Versailles Area Chamber, and possibly the Village.

Village Fiscal Officer Ording stated that the first distribution of DRD (Downtown Redevelopment District) funds have been received. A new fund will be established in accordance with Ordinance 18-23 for the initial revenue of \$3,822.31.

Committee and Board reports were as follows:

- Board of Zoning Appeals – met April 11<sup>th</sup>. Approved a variance application filed by Aaron Magoto
- Cemetery Board – meeting April 19, 2022 at 9:00 a.m.
- Park Board - met April 7<sup>th</sup>. Board recommended the replacement of the diving boards with the use of any Darke County Grant money received.
- Tree Commission – meeting April 29, 2022 at 1:45 p.m. at Ward Park for the Arbor Day tree planting.

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

Mayor Subler adjourned the meeting at 8:26 p.m.

---

Jeffrey A. Subler, Mayor

---

Kathy Ording, Fiscal Officer