

In the absence of Mayor Subler, President Pro Tempore Paulus called the Council meeting to order at 7:00 p.m.

Roll call found the following Council Members present: Mr. Paulus, Mr. Beasley, Mr. Dammeyer, Mr. Griesdorn, and Mr. Steinbrunner. Mr. Gigandet was absent. Also present were Village Administrator Busse, Fiscal Officer Ording, and Village Attorney Tom Guillozet. Guests included Angie King, Larry Wuebker, and Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird.

Mr. Paulus requested that the agenda be amended to include an addition under Public Discussion/Requests/Decision, item 4. B. Discussion of whether to request a hearing on the transfer of a liquor permit from Bar M Inc., DBA Sideliners Sports Bar & Grill to Mi Casa Mexican Grill Inc. He also requested to add an Executive Session, item 7.A. To consider purchase of property for public use.

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

- Approval of Agenda as amended
- Approval of Minutes from April 27, 2022 Public Hearing and April 27, 2022 Regular Meeting
- Approval of List of Expenditures for May 11, 2022

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

Under public discussions, Mr. Paulus proclaimed May 15 - 21, 2022 as Emergency Medical Services Week in the Village of Versailles.

Council members considered a notice from the Ohio Department of Liquor Control for the transfer of a permit to sell alcoholic beverages from Bar M Inc. DBA Sideliners Sports Bar & Grill to Mi Casa Mexican Grill Inc. Ohio Revised Code Section 4303.26 (A) provides the legislative authority with the right to object to the transfer of a permit and to request a hearing. Police Chief Bolin had no objection to the liquor permit transfer. Mr. Dammeyer made a motion to waive the hearing and allow the liquor permit to transfer. Mr. Beasley seconded the motion. Vote: all yeas. Motion carried.

Next, Mrs. Angie King introduced herself as a Republican candidate for the U.S. House of Representatives for Ohio House District 84. Angie, who resides in Celina, Ohio, has served as the Mercer County Recorder for the past 9 years. She previously served as a Celina City Council member for 11 years. She is a licensed Realtor and small business owner that has been involved in buying, selling, and managing real estate for more than 25 years.

Under old business, Attorney Guillozet read by title only, the second reading of Resolution No. 22-19, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

Next, Council members continued discussing the proposed Darke County Visitors Bureau partnership to provide event coordination and promotion for Versailles. Village Administrator Busse stated that the proposal is to have a member from the Darke County Visitors Bureau to be in Versailles 24 hours per month to promote events, help with organizing community events, provide communication between organizations, businesses, Village, and event sponsors. They would also help to coordinate a calendar of events with businesses and organizations. The agreement is for 18 months with \$10,000 being paid to the DCVB upfront. The Village of Versailles will pay \$6,600, with the Versailles Area Chamber of Commerce and Versailles Area Pride and Progress Association contributing \$1,700 each. Mr. Beasley made a motion to approve the proposal with the Village providing \$6,600 to the Darke County Visitors Bureau, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Moving on to new business, Resolution No. 22-20, a resolution approving the Agricultural District Application Renewal for East Wind Farms and declaring an emergency, was read by title only for the first reading. Mr. Griesdorn made a motion, seconded by Mr. Beasley, to declare the resolution an emergency measure and have it read by title only for the second and third readings. Vote: all yeas. Motion carried. The resolution was read by title only for the second and third reading. Mr. Dammeyer made a motion to adopt Resolution No. 22-20, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the first reading of Resolution No. 22-21, a resolution approving the assignment by King's Command Foods, LLC to Kings Command Foods (2022), LLC of the Community Reinvestment Area Agreement as amended between King's Command Foods, LLC and the Village of Versailles, Ohio, and declaring an emergency. Mr. Dammeyer made a motion to have Resolution No. 22-21 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 Resolution No. 22-21 by title only, a second and third time. Mr.

Beasley made a motion to accept Resolution No. 22-21 as read, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Attorney Guillozet then read by title only, the first reading of Ordinance No. 22-22, an ordinance to amend Sections 502 and 517 of the Zoning Ordinance of the Village of Versailles, Ohio.

For the last item of new business, Attorney Guillozet read by title only, the first reading of Resolution No. 22-23, a resolution to approve Electro Controls as service provider for SCADA upgrades to the Village's Wastewater and Water Plant and declaring an emergency. Mr. Dammeyer made a motion to have Resolution No. 22-23 be read by title only, a second and third time, and declared an emergency; seconded by Mr. Griesdorn. Vote all yeas. Motion carried. Attorney Guillozet read Resolution No. 22-23 by title only, a second and third time. Mr. Griesdorn made a motion to accept Resolution No. 22-23 as read; seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Mr. Paulus then recognized Mr. Larry Wuebker. Mr. Wuebker addressed Council members with questions concerning the laws in driving an ATV on Village streets. He explained that he would like permission to ride his ATV to work. Village Administrator Busse stated that currently, there are no provisions in place to allow ATVs to be driven on Village roadways. The only exceptions are for special events being held in the Village, such as the Poultry Days parade. He explained that there is an ordinance in place for golf carts. Golf carts are to be made for roads with lights, turn signals, and license. Before golf carts are considered legal on roadways, they are to be inspected and approved by the Village Police Chief. Mr. Busse stated he would look further into the matter and get back with him.

With all new business complete, Mr. Dammeyer made a motion to enter into Executive Session to consider purchase of property for public use, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered Executive Session at 7:40 p.m. The Executive Session ended at 8:03 p.m. Upon returning to the regular meeting, Mr. Paulus stated that no decisions had been made.

Moving on to Administrative Reports, Village Administrator Busse distributed his Administrator's Report to members and reported on the following items: As an update on the Homer Street Lift Station project, the force main is complete and tested. The electrical work is in process. Once the new station is wired up the manufacture will perform an equipment startup and we will then redirect the flow into the new lift station. We have been given the go ahead by the Ohio EPA and are in the process of obtaining quotes for the Well #6 relining project. The Street Department is focusing on mowing now due to wet conditions and fast-growing grass. In our CIP for budget year 2022 Council approved \$170,000 for the Water Plant SCADA upgrades and \$170,000 for the Wastewater Plant SCADA upgrades. Although these are two separate systems, they work together on the same network and share data between the two systems. Electro Controls has been our system integrator for several years and are our first call for SCADA problems 24-7. Our original intent was to try and address these upgrades as several smaller projects over the course of a few years. Because of compatibility issues with some of the older equipment and very long lead times on the equipment, we are finding it difficult to complete some of this work in smaller projects under \$50,000. Both these systems are now considered obsolete by the manufacturer, so if we have a system failure we are forced to rely on used parts or existing stock parts if we are able to locate them. We are recommending that Council pass Resolution No. 22-23 approving Electro Controls as a sole source vendor for these upgrade projects and authorize the Water and Wastewater Departments to proceed with these projects as design build projects with Electro Controls providing the equipment and the systems integration for them. We have begun installing new AMI water meters and radio units on meter pits. We have signed an agreement to complete the interface between CMI and Sensus for the new tower-based meter reading system. We met with the tower radio equipment installer last week and reviewed a plan to complete the installation of the radio equipment on our two water towers. We will be scheduling a project meeting between our office staff, CMI, and Sensus in the near future. We have begun filling the pool. Maintenance work is continuing on the baby pool. The pool inspection is scheduled for Monday, May 23rd, 2022. We have taken delivery of some new pool chairs and lounge equipment that was purchased by the Modern Mothers with donations they received. The Electric Department has completed the installation of the primary electric on Edgewood Phase #1. The Electric Department is currently working on the new primary feed from Baker Road back to the water tower. This will provide a new path to replace the underground cable that has failed. In the future we will use this as a redundant path to the North Industrial Park area. Kyle Francis and I met with Trey Shepherd of Sawvel and Associates to review the Versailles Power Supply portfolio. During the meeting we discussed in detail our current power supply costs, our current budgeted expenses and our anticipated revenues from electric sales. Upon completion of the review our recommendation to Council is to continue the current rate structures at this time. We are currently evaluating our connection fees and we plan to complete an additional review of our Electric rates at the end of the year during the budget process for 2023. U.S. energy prices (including natural gas) are in the midst of unprecedented volatility when compared with pricing over the past decade. Gas futures prices recently hit 14-year highs and continue to be pushed higher by market speculators. The perfect windstorm of geopolitical unrest from Russia's recent actions, high global energy prices, demand, lagging U.S. output levels, and continued coal generation plant retirements have provided these market-movers ample fuel to keep prices elevated. In turn, third-party supplier pricing has not been insulated from these adverse movements. We are being told that based on current futures pricing from the current market: *A 12-month fixed rate offer for the

next contract term would come in around the high-\$9 per MCF range. *A 24-month fixed rate offer for the next contract term would come in around the mid-\$8 per MCF range. We still have a few weeks before the early-July contract execution deadline is here. We'll continue to evaluate market conditions daily; if we can see some slight downside into the mid-\$7 per MCF range for a fixed rate contract, this may provide the best opportunity to lock in. Additionally, Volunteer Energy filed for Chapter 11 bankruptcy towards the end of March 2022. The gas suppliers being evaluated moving forward for the next contract term are Constellation New Energy, Energy Harbor, and IGS Energy. The Village will need to be ready to sign an agreement on short notice once the best gas aggregation bid is received and evaluated by our aggregator. The 2015 X-Mark lawn mower was sold on GovDeals for \$3,300. The Mothers on Main event, sponsored by The Versailles Area Chamber of Commerce, went very well despite the spotty rain showers through the day. Ben Wietholter allowed vendors to utilize his building to set up inside and out of the weather. I believe the food trucks were happy with the food sales. They are exploring the possibility of having a tent setup for next years event.

Fiscal Officer Ording reported that Auditors would be present on Wednesday, May 25th and Thursday, May 26th.

Committee and Board reports were as follows:

- Planning Commission – met May 2, 2022. Topics discussed included a review of Article 11, Sections 1101 through 1110. These sections regulate the procedures for zoning text and zoning map. Also reviewed was Section 514 which regulates swimming pools and ponds.
- Cemetery Board – meeting May 17, 2022 at 9:00 a.m.

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

Mr. Paulus adjourned the meeting at 8:22 p.m.

Kent Paulus, President Pro Tempore

Kathy Ording, Fiscal Officer