

Mayor Subler called the Council meeting to order at 7:03 p.m.

Roll call found the following Council Members present: Mrs. Custenborder, Mr. Paulus, Mr. Berger, Mr. Dammeyer, and Mrs. Gigandet. Mr. Beasley arrived at 7:25 p.m. Also present were Village Administrator Hale, Fiscal Officer Ordning, Village Attorney Guillozet, and Mike Bowers.

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

- Approval of Agenda
- Approval of Minutes from the July 12, 2017 Public Hearing and July 12, 2017 Regular Meeting
- Approval of Payment of the List of Bills Submitted for July 26, 2017

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

Mr. Nate Green, representing The Montrose Group, LLC, was in attendance to present information regarding Ohio Downtown Redevelopment Districts (DRD). He explained the steps for creating a Downtown Redevelopment District which includes a Historic Preservation Certification, DRD Economic Development Plan, adoption of a DRD Financial Model, DRD District Ordinance & Public Hearing, and DRD Agreements and Annual Reporting. The DRD's are a tool for economic development, historic preservation and public infrastructure. Mr. Green stated that the process would take four to five months to set up and could be in place for 10-30 years. The Montrose Group, LLC, would prepare an Economic Development plan and Downtown Redevelopment District for the Village at a one-time fee of \$15,000. With no decision made, Council members will continue discussion at the next meeting.

Next Resolution No. 17-18, a Resolution declaring the official intent and reasonable expectation of the Village of Versailles, Ohio, on behalf of the State of Ohio to reimburse its ½% Income Tax Fund for the Woodland Drive Reconstruction Project No. CT18U with the proceeds of tax exempt debt of the State of Ohio, and declaring an emergency, was read by title only for the first reading. 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. Mrs. Gigandet seconded the motion. Vote: all yeas. The resolution was then read by title only for the second and third readings. Mr. Paulus made a motion to adopt the resolution. Mrs. Gigandet seconded the motion. Vote: all yeas.

Due to using less asphalt material than estimated, Mrs. Custenborder made motion to approve Contract Change Order #1 by decreasing the contract amount \$21,831.54 with Wagner Paving in connection with the 2017 Street Maintenance Project. Mr. Dammeyer seconded the motion. Vote: all yeas.

Mr. Paulus made a motion to enter into Executive Session to consider specific business strategy for economic development within the Village; seconded by Mr. Berger. Vote: all yeas. Motion carried. The Executive Session began at 7:38 p.m. and ended at 8:30 p.m. Mayor Subler reported that no decisions were made.

Moving on to Administrative Reports, Mayor Subler pointed out that "Movie Night in the Park" was successful considering the rainy weather. He also noted that the 2017 Central Western Firemen's Association Conference will be held on Friday and Saturday at Heritage Park.

Administrator Hale distributed his Administrator's Report. Items highlighted in his report are as follows: we have received drawings and a price on constructing a new electric service garage. The engineers estimated construction cost is a much higher than expected at \$2.5 to \$3 million dollars. This seems to be extremely high to those of us discussing the building and we are reaching out for additional estimates. We did not budget near that amount in our five-year plan and I will not be recommending the construction unless we can reign in the cost. If we cannot get the price down, we will need to look at different options including a smaller scale building and or finding a building to convert to our needs. The Village has received word from CSX they will be moving ahead with increased train traffic based on their plan from many months back. They wanted to let the Village know they received our letter and took it into consideration but decided to move forward with additional train traffic anyway. Yesterday, July 25th, a semi-truck driver contracted with Anheuser-Busch hit the railroad gate signal at the intersection of Water Street and Steffen Street. The Police Department handled the situation. The Village has been contacted by Mark Cantrell of the American Red Cross. The Red Cross will be providing free smoke detectors to residents requesting a new detector. To receive a new detector, it is mandatory the Red Cross install the detector. We will be putting information in our August utility bill mailing Progress Report. The new kiosk supplied to the Village by the Darke County Visitors Bureau has arrived. We have verified it will work at the chosen location and are working on the installation. On Thursday, July 20th, Street Foreman Brian Gehret, Wastewater operator Scott Wilson and I attended a Rural Community Assistance Program field day training in Yellow Springs. We were provided training in manhole inspection, sewer line repair, and valve exercising and maintenance. As a side note, it was discussed that Yellow Springs, having a very liberal tree program, is one of the worst communities in the state regarding tree roots within the infrastructure. Yellow Springs spends many dollars each year to cut out tree roots and or replace utility lines. Many homeowners have drainage issues. We are trying to curtail the root problem in Versailles. We are still working on the scoreboard at the Indian Creek Park baseball diamond. We thought possibly the school had a manual for the scoreboard. They do not, so we are still working to determine the problem. The scoreboard may be unrepairable. The Village has provided a Notice to Proceed (NOI) to Shinn Brothers Construction for the N. Center

St. Bridge siphon project. We are uncertain when the work will begin but the substantially complete date for the project is November 15, 2017. This will cause some traffic distractions on N. Center St. During the project. I have information from the Montgomery County Port Authority regarding the possibility of tax increment financing for a potential residential subdivision. We would make minimum payments and as property tax grows our payment would be reduced until eventually the property tax is paying the entire loan payment. I will have a representative come present to council if we get to the point we want to investigate utilizing the service. The Village has submitted a grant application to the Ohio Public Works Commission (OPWC) for a 2019 project which consists of replacing sewer lines on N. Center St. As mentioned previously, our recent pool liner grant includes an ADA compliant chairlift. We have decided due to cost to stay with a permanently mounted edge of the pool lift chair. We have various companies utilizing our Efficiency Smart program. These businesses include Midmark, Johns IGA, and A.L. Smith Trucking. The Versailles Rotary club is having a chicken dinner fund raiser on Friday, August 25th, with a pickup at the old fire station between 3:30 PM and 6 PM. The BBQ Chicken Dinners are from Romer's and the tickets are \$7.00 each and available from any Rotary member, Phelan Insurance, or Second National Bank.

Fiscal Officer Ording provided Council members with the July Financial Reports.

Committee & Board Reports are as follows:

- Personnel & Policies – working on a future meeting
- Cemetery Board – next meeting August 15, 2017 at 7:00 p.m.
- Park Board –Next meeting scheduled for August 10, 2017 at 5:30 p.m. at Ward Park shelter house #2.
- Tree Commission – working on a future meeting

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

Mayor Subler adjourned the meeting at 8:54 p.m.

Jeffrey A. Subler, Mayor

Kathy Ording, Fiscal Officer