

Mayor Subler called the Council meeting to order at 7:06 p.m.

Roll call found the following Council Members present: Mr. Paulus, Mr. Berger, Mr. Dammeyer, Mr. Griesdorn, and Mr. Steinbrunner. Mr. Beasley was absent. Also, present was Village Administrator Busse, Fiscal Officer Ording, and Village Attorney Tom Guillozet.

Mayor Subler requested that the agenda be amended to include an addition under New Business, item 6. J. First reading of Resolution No. 21-40, a resolution approving the Darke County Solid Waste Management Plan Update and under Executive Session, item 7. A. To consider the employment of public employees.

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 July 14, 2021 Public Hearing and July 14, 2021 Regular Meeting
- Approval of expenditures as of July 28, 2021
- Acceptance of a \$75 donation from Eric Biggs State Farm Insurance for the Community Pool Party
- Acceptance of an anonymous \$300 donation for the Community Pool Party

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

For the first item of new business, Ordinance No. 21-36, an ordinance enacting a written Credit Card Policy for the Village of Versailles that is in accordance with recent State law changes, and declaring an emergency was read by title only, a first reading. Mr. Paulus made a motion to read Ordinance No. 21-36 a second and third time, by title only, and declared an emergency. Mr. Dammeyer seconded the motion. Vote: all yeas. Motion carried. Ordinance No. 21-36 was read by title only, a second and third time. Mr. Steinbrunner made a motion to accept Ordinance No. 21-36, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Resolution No. 21-37, a resolution enacting revisions and updates to the Village of Versailles' Personnel Policy Manual, and declaring an emergency was read by Village Attorney Guillozet by title only, a first reading. Mr. Paulus made a motion to read Resolution No. 21-37 a second and third time, by title only, and declared an emergency. Mr. Berger seconded the motion. Vote: all yeas. Motion carried. Resolution No. 21-37 was read by title only, a second and third time. Mr. Paulus made a motion to accept Resolution No. 21-37, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Attorney Guillozet then read by title only, the first reading of Ordinance No. 21-38, an ordinance to rezone a 2.805-acre tract of land known as Edgewood at Versailles Residential PUD located along Reed Avenue within the Village of Versailles, Ohio from R-2 Single Family to Planned Unit Development District Classification.

Next was consideration of Resolution No. 21-39, a resolution to approve the form and authorize the execution of a Software Service and Spectrum Lease Agreement with Sensus USA Inc. and declaring an emergency. Village Attorney Guillozet read by title only, the first reading of Resolution No. 21-39. Mr. Paulus made a motion to read Resolution No. 21-39 a second and third time, by title only, and declared an emergency. Mr. Berger seconded the motion. Vote: all yeas. Motion carried. Resolution No. 21-39 was read by title only, a second and third time. Mr. Steinbrunner made a motion to accept Resolution No. 21-39, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Next under consideration was a written recommendation from the Planning Commission to approve a lot split of a .855-acre parcel owned by Harold J. Pohl and Debra R. Pohl located on Hickey Avenue (Versailles-Southeastern Rd) in the Village of Versailles. Mr. Paulus made a motion to accept the recommendation from the Planning Commission, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Next was consideration of a written recommendation from the Planning Commission to approve a replat of 2.393-acres owned by Darnell Investment Group located on Subler Drive in the Village of Versailles, Darke County. Mr. Dammeyer made a motion to approve the Planning Commission's recommendation to replat the 2.393-acres owned by Darnell Investment Group, seconded by Mr. Berger. Vote: all yeas. Motion carried.

The Planning Commission also provided a written recommendation to Council to hold a Public Hearing to receive public comments on a proposed ordinance amending Section 1413 of the Zoning Ordinance of the Village of Versailles. Village Administrator Busse explained that the proposed amendment includes language adding a \$100 flat penalty fee for anyone who commences construction of a building or project without first obtaining a zoning permit. Mr. Paulus made a motion to accept the Planning Commission's recommendation to hold a Public Hearing for the presentation of the proposed ordinance amending Section 1413 of the Zoning

Ordinance to be held September 8, 2021 at 6:55 p.m. at the EMS Facility, seconded by Mr. Steinbrunner. Vote all yeas. Motion carried.

Next, Council members discussed the Village's Fire and EMS Contracts. The Fire Department currently has contracts for service with the Village of Versailles, Wayne Township, and a portion of York and Richland Township. Revenues for the department are received from fire service levies that are in place for each district. The continuing levies have been in place for many years and revenue is falling short to expenditures of the department. Fire Chief Pearson had provided information showing estimated operating expenses of the department including future capital equipment needs and NFPA (National Fire Protection Association) compliance equipment. In order to fund the expenditures needed to provide fire service, contracts for service need to be increased. Village Administrator Busse stated that he and Chief Pearson would begin the process by meeting with officials in the service areas. Village Administrator went on to review with Council members the current EMS financial report. The EMS currently has contracts for service with the Village of Versailles, Wayne Township, the Village of Russia, and the western portion of Loramie Township. The EMS receives revenue from service areas along with income from billing. On average, the cost of an EMS run for service is \$1,252. The estimated cost per run with future capital needs is \$1,589. Village Administrator Busse stated that contracts for service would be reviewed for the 2022 year.

Council members received the Main Street SWOT (Strength, Weakness, Opportunity and Threat) Analysis that was completed for downtown Versailles. The analysis listed among the top strengths as safe/low crime, clean and well maintained, strong work ethic, local businesses, and family friendly. Weaknesses of the downtown included: lack of eateries, restrictions of downtown parking, noise from trains, heavy truck traffic (safety & noise), and lack of shopping including groceries. Opportunities for the downtown include increase parking, develop a truck route away from the downtown, create an entertainment district, and promote tourism. Lastly, the summary showed threats to the downtown. This included larger communities offering more than Versailles, lack of available open lots for properties and parking, truck noise and traffic, people go south to Dayton and Cincinnati vs north to Versailles, and manpower (same people do all the work) – lack of community involvement. Council members stated that the report was beneficial and that the 5-year plan prepared for the Darke County Economic Development director addressed most of the same findings. The report will be useful in future planning of the downtown area by the Village and downtown business groups.

For the last item of new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 21-40, a resolution approving the Darke County Solid Waste Management Plan Update.

With all scheduled business complete, Mr. Griesdorn made a motion to enter into Executive Session to consider the employment of public employees. Mr. Dammeyer seconded the motion. Vote: all yeas. Motion carried. Members entered Executive Session at 8:35 p.m. Members returned from Executive Session at 9:15 p.m.

Upon returning from Executive Session. Mr. Paulus made a motion to prepare legislation, as an emergency, to amend the Auxiliary Police members compensation to be 90% of the first step of the grade level position for full-time Police Officers. The legislation is to be prepared for the August 11, 2021 meeting and to become effective with the pay period beginning August 22, 2021. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried.

Mr. Paulus also made a motion to authorize Police Chief Bolin to negotiate a contract for a candidate as a full-time Police Officer, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Village Administrator Busse distributed his Village Administrator's report to members and reported on the following items: The BZA will hold public hearings on August 2, 2021 at 6:30 PM to review the following applications for variance: An application for variance by the Hotel Versailles for their exterior signage package which exceeds the maximum square footage allowed for business signage at a single location and a sign that encroaches into the road right-of-way. An application for variance by Marc and Karla Deringer, 318 South Second Street, for a reduction in the required side yard setback to remove and reconstruct a carport. An application for variance filed by Mike Shimp, 643 Hickey Avenue, for a reduction in the front yard setback to construct an addition to his detached accessory building. An application for variance filed by Mandy Schlater, 108 Moore Parkway to construct a 5-foot-tall pool fence within the required front yard (Second Street) setback where Versailles Zoning regulations require a 5-foot pool fence but also limits the height of a front yard fence to 36 inches. The Electric Department has completed the installation of the Virginia Street lighting. The Electric Department replaced a split pole at the cul-de-sac at the end of Hiawatha Ct. The new fuel system is complete. We are scheduled to go live and have training on it on Friday, July 30, 2021. We continue to work on the primary electric relocation at Midmark in front of the new Tech Center. This work will take about three weeks to complete. The Electric Department has installed a new LED flood light and control panel on the basketball court at Indian Creek and they have adjusted the lights on the tennis courts. The Electric Department is working on replacing two damaged LBC cabinets in the Heritage 3 Subdivision. The Electric Department is in the process of installing a new electric service to the newly constructed home at 418 Gallus St. We received our siting approval for Well #11 which will replace Well #8 as we previously discussed. Quinter Well Drilling has ordered the screen for the new well and will be scheduling the drilling work. Eagon is currently corresponding with the Ohio EPA on the Reed Road property. We continue to work with Ohio EPA to

limit our phosphorus levels in the effluent at the wastewater plant. Ohio EPA compliance assistance has installed various sensors to help us track and improve our biological process for removing phosphorus. Biological removal is a much cheaper process than chemical removal. We are installing software timers at the wastewater plant to regulate the operation of mixers and aeration to optimize this removal process. The Homer Street Pump Station Replacement Project was advertised on July 21st and July 28th and will bid on August 5, 2021 at 10:00 AM. Wagner Paving will be in Wednesday to lay the intermediate asphalt course on Maple Street and to begin milling the streets for repaving. Wagner plans to begin surface course paving at the end of the week. The sunshade has been ordered. Pohl Trucking has agreed to pick the sunshade up at the factory when it is ready for pickup. We received an anonymous donation of \$300 to cover the cost of admission for the pool party. We also received other donations including the following:

- Eric Biggs of State Farm Insurance a \$75.00 donation – For the Money Dive.
- Versailles Christian Church – Games and Cookies
- Lori and Melvin Potter – Door Prizes
- Ernst Apparel – Door Prizes
- Pat and Dick Gigandet – Hot dogs

We greatly appreciate each of these people and/or organizations for supporting this great community event! ODOT will be milling and resurfacing St. Rt. 185 beginning the week of August 9th. This project begins just west of our municipal services building and runs west to St Rt 127. As part of this project, they have replaced the curb ramps inside the project area at Catalpa Drive and Baker Road. We are again advertising for a Street Labor I position. The Street Department removed a leaking hydraulic tank from the backhoe and got Carl Bensman to weld a patch on it. The estimate for a replacement tank was \$4,000. This inhouse repair by the street department personnel saved the Village several thousand dollars. The playground surface material has been delivered and the Street Department has placed it in the playground area in Ward Park. Over the next couple of months Kyle Francis and I will be meeting with our large power customers to review the last two years of their electric usage and discuss any planned load changes they may have in the future.

Fiscal Officer Ording provided the June financial reports to Council members.

Police Chief Bolin's June Monthly Activity Report was also provided to Council members.

Committee and Board reports were as follows:

- Planning Commission – met July 26<sup>th</sup>
- Board of Zoning Appeals – meeting August 2, 2021 at 6:30 p.m. to review variance applications by the Hotel Versailles, Marc & Karla Deringer, Mike Shimp, and Mandy Schlater.
- Cemetery Board – meeting August 17, 2021 at 9:00 a.m.
- Park Board – met July 22<sup>nd</sup> – reviewed current pool operations and miscellaneous park maintenance

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

Mayor Subler adjourned the meeting at 9:35 p.m.

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Jeffrey A. Subler, Mayor

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Kathy Ording, Fiscal Officer