

**Versailles Village Council Meeting  
Held at EMS Facility**

**September 13, 2023**

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. Griesdorn, Mr. Steinbrunner, and Mr. Gigandet. Mr. Beasley was absent. Also present were Village Administrator Busse, Assistant Village Administrator Francis, Fiscal Officer Ording, and Village Attorney Tom Guillozet. Guests in attendance were Mr. Brice Schmitmeyer, Access Engineering Solutions, Mr. Dave Harmon, Versailles School Superintendent, and Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird.

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

- Approval of the Agenda
- Approval of Minutes from the August 23, 2023 Regular Meeting
- Approval of List of Expenditures for September 13, 2023
- Consideration of a motion to accept the Village's apportionment of the Local Government monies for 2024 as allocated by the Darke County Budget Commission

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

Scheduled for public discussion was the designation of the date and time for Halloween Trick or Treat in the Village of Versailles. Mr. Dammeyer made a motion to designate Sunday, October 29th from 2:00 p.m. to 4:00 p.m. as Trick or Treat in Versailles; seconded by Mr. Griesdorn. Vote all yeas. Motion carried.

Mayor Subler then presented a proclamation, recognizing the week of September 17th through the 23rd as Constitution Week.

Mr. Brice Schmitmeyer of Access Engineering Solutions was in attendance to present information concerning the Ohio EPA loan for the Raw Water Transmission Line project. It was explained that the legislation being presented to Council is a requirement as part of the application for the Ohio EPA loan for the Well Field Transmission Line, Phase 1 and 2 projects. Ordinance No. 23-46 authorizes the Village Administrator to apply for the loan and Resolution No. 23-47 is to approve the contractors who submitted the lowest and best bid for the project. It was explained that in the Ohio EPA loan process, contracts for the Well Field Line Phase 1 and Phase 2 need to also be awarded before the application is submitted. Mr. Schmitmeyer stated that the intention is to submit all of the required documents and paperwork to the Ohio EPA after Council approves the legislation. The EPA's next award date is in October. An update was given on other projects happening within the Village. The Klipstine Road Improvements Project is near completion. The North Central Waterline Project is in the contractors bidding process and the Homer, Harrison, Wood Street project is scheduled to begin within the next week or so.

Moving on to new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 23-45, a resolution accepting the amounts and rates as determined by the Budget Commission, and authorizing the necessary tax levies and certifying them to the County Auditor, and declaring an emergency. 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, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Resolution No. 23-43 was read by Village Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to accept Resolution No. 23-43 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-46, an ordinance authorizing the Village Administrator to apply for, accept, and enter into a Water Supply Revolving Loan Account (WSRLA) Agreement on behalf of the Village of Versailles for construction of the Reed Road Well Field Transmission Line Phase 1 and Phase 2 projects: and designating a dedicated repayment source for the loan and

declaring an emergency. Mr. Paulus made a motion to declare the ordinance an emergency measure, suspend the rules, and have it read by title only for the second and third readings, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Ordinance No. 23-46 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to accept Ordinance No. 23-46 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Resolution No. 23-47, a resolution authorizing the Village Administrator of the Village of Versailles to enter into the following contract for the Reed Road Well Field Transmission Line Phase 1 & 2 projects as soon as contingencies listed below are fulfilled and declaring an emergency. A motion was made by Mr. Paulus, seconded by Mr. Dammeyer to declare the resolution an emergency measure, suspend the rules and have it read by title only for the second and third readings. Vote: all yeas. Motion carried. The resolution was then read by title only for the second and third readings. Mr. Paulus made a motion to adopt the resolution, Mr. Griesdorn seconded the motion. Vote: all yeas.

Resolution No. 23-48, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose was read for the first reading, by title only, by Village Attorney Guillozet.

Mr. Gigandet made a motion to approve the recommendation from the Personnel & Policies Committee for a proposed amended employment contract for the Fiscal Officer, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Mr. Dammeyer made a motion to approve the appointment of Mr. Mitchell Kremer as the Street Department Foreman for a six-month probationary period, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Assistant Village Administrator Francis informed Council members Weaver Bros. approached the Village earlier this year regarding plans to demolish an existing egg laying barn at their Dew Fresh complex on Christian Road. They then would be constructing a replacement cage-free egg laying facility. Plans are for operations of the new facility to begin in August of 2024. A new 1500 kVA 480/277V transformer is currently on order for the project. Council had approved the purchase in late July. The existing Village power facilities at the site will not be sufficient for the new building. A primary electric extension will be needed for the new barn. An estimate of material costs, labor, equipment, and contracted services has been compiled for this extension. The estimate was provided to Sawvel & Associates to complete a five-year payback analysis on the electric extension. The analysis concluded, based on other barn facilities already on the Village electric system, the five-year payback would be met. With this determination, there would be no cost to Weaver Bros. Since this was not budgeted in the 2023 Capital Improvement Plan (CIP), additional money from the Electric Fund will need to be appropriated in order to move forward with the project. Materials will need to be ordered soon in hopes to meet with Weaver Bros. construction timeline. The cost in materials is \$71,488. Mr. Dammeyer made a motion to approve an Electric Service Extension Agreement with Weaver Bros., for the Dew Fresh Egg Farm, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

With all new business complete, Mr. Steinbrunner made a motion to enter into Executive Session to consider the employment and compensation of a public employee(s), seconded by Mr. Gigandet. Vote: all yeas. Motion carried. Members entered Executive Session at 7:31 p.m. The Executive Session ended at 8:45 p.m. Upon returning to the regular meeting, Mayor Subler 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: Commissioner Holmes and I attended a classroom session at The Ohio State University on Tuesday, September 5, 2023 to provide background information to the students for use in developing the updated Darke County Comprehensive Land Use Plan. Mr. Francis and I are working on providing updated zoning, throughfare, and utility exhibits for use in the updated land use plan. The Electric Department continues to work on upgrading the primary electric along Reed Road. They are currently working on pulling overhead conductors on the deenergized portion of the project. The Electric Department will be

replacing two poles along Versailles Southeastern Road. The Street Department continues to complete various asphalt patches around the Village. They are working on reseeding various summer projects around the Village. They are also working on the Storm Sewer work on Baker Road at Vista Drive. Kyle Francis and I met with the homeowners along the Homer, Harrison, and Wood Street project area last week and answered any questions they had concerning the project. PAB Construction is scheduled to begin work on the project next week. The resurfacing project at Indian creek tennis courts has begun. They will be performing asphalt crack sealing, recoating the courts and lining them for movable pickleball nets.

Fiscal Officer Ording reported that based on the Darke County Budget Commission's report, the Local Government Funds for Darke County have been certified by the Tax Commission and have been reduced by 4.79% from last year's total. The Village will be seeing the corresponding decrease in funds for 2024.

Village Attorney Guillozet that a settlement with Brightspeed is being worked on.

Committee and Board reports were as follows:

- Finance & Audit (Mr. Paulus) – meeting September 27, 2023 at 6:00 p.m.
- Street & Safety – meeting September 18, 2023 at 6:30 p.m. to discuss a need to install stop signs at Homer and Wood Streets due to the street reconstruction and traffic pattern change and to review Access Engineering's completed traffic study of Greenlawn Avenue.
- Personnel & Policies – meeting September 20, 2023 at 6:30 p.m.
- Planning Commission – meeting October 2, 2023 at 6:30 p.m. for preliminary discussions with Steve Barhorst about a possible hotel project and a preliminary review of the Bowlerstore parking lot expansion.
- Board of Zoning Appeals – met August 28th to review a variance application by Weaver Brothers, 115 Subler Drive to construct a 4 x 8 two-sided on-premise business sign within an existing utility easement. The Board voted to approve the variance requested.
- Cemetery Board – meeting September 19, 2023 at 9:00 a.m.
- Tree Commission – met September 7<sup>th</sup> to discuss the tree lottery

Mr. Steinbrunner reported that he may be absent at the September 27th meeting. Mr. Paulus also reported that he would be absent. Fiscal Officer reported that a Special Meeting may need to be called for potential emergency legislation.

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

Mayor Subler adjourned the meeting at 8:57 p.m.

---

Jeffrey A. Subler, Mayor

---

Kathy Ording, Fiscal Officer