

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

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

Mayor Subler requested that the agenda be amended to include the following; item E. under the Consent Agenda; approval of a recommendation from EMS Administrator Matt Harvey to appoint Jessica Darner as an EMT for Versailles EMS. Under new business, item D. Consideration of King's Command Foods Electric Service Improvement Project with a total improvement cost of \$162,778.99 and item E. Consideration of a motion to approve the sale of land consisting of 2.00 acres, more or less, owned by the Village to ARRE Properties, LLC instead of Knapke Properties, LTD.

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 the August 26, 2020 Regular Meeting
- Approval of expenditures as of September 9, 2020
- Acceptance of the Village's apportionment of the Local Government monies for 2021 as allocated by the Darke County Budget Commission
- Approval of a recommendation from EMS Administrator Harvey to appoint Jessica Darner as an EMT for Versailles EMS

Mr. Berger 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. Beasley made a motion to designate Sunday, October 25th from 2:00 p.m. to 4:00 p.m. as Trick-or-Treat in Versailles; seconded by Mr. Steinbrunner. Vote all yeas. Motion carried.

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

Moving on to old business, Mr. Paulus made a motion to have Resolution No. 20-36 read a third time, by title only, seconded by Mr. Berger. Vote: all yeas. Motion carried. Village Attorney Guillozet read by title only, the third time, Resolution No. 20-36, a resolution accepting the annexation of 2.392-acre and 15.902-acre tracts of land, more or less, into the Village of Versailles, Ohio. Mr. Paulus then made a motion to accept Resolution No. 20-36 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Village Attorney Guillozet then read by title only, the second reading of Ordinance No. 20-44, an ordinance to amend Section 600.15 B. of The Zoning Ordinance of the Village of Versailles, Ohio.

For the first item of new business, Village Attorney Guillozet read by title only, the first reading of Ordinance No. 20-45, an ordinance to rezone 5.892 acres located along Baker Road within the Village of Versailles, Ohio from R-2 to R-PUD.

Next, Council members considered Resolution No. 20-46, 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. Village Attorney Guillozet read Resolution No. 20-46 a first time by title only. Mr. Paulus made a motion to have Resolution No. 20-46 read a second and third time, by title only and declared an emergency, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Resolution No. 20-46 was read by title only a second and third time. Mr. Beasley then made a motion to accept Resolution No. 20-46 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The third item of new business was consideration of approval for the Village Administrator to enter into an agreement with Eagon & Associates, Inc. for hydrogeologic consulting services for evaluating groundwater availability at the parcel level in the vicinity of the Village of Versailles. Village Administrator Busse reported that Eagon & Associates will review a groundwater resource analysis report they prepared for the Village in 2019 and will make specific recommendations for additional test drilling. Village Administrator Busse stressed that while the Village does not have a water emergency, sources for new water well sites are needed as the Village continues to grow. Mr. Paulus made a motion to approve Village Administrator Busse to enter into an agreement with Eagon & Associates, Inc. for hydrogeologic consulting services for evaluating groundwater availability at the parcel level in the vicinity of the Village of Versailles; seconded by Mr. Berger. Vote all yeas. Motion carried.

Next was consideration of King's Command Foods Electric Service Improvement Project. Village Administrator Busse explained that King's Command is in the process of expanding its current location and that the electric service upgrade is required in order to keep up with production. The project is estimated to cost \$162,778.99 which includes all labor and materials. Being that the project is of an economic necessity for King's Command to proceed with the process of expansion, Mr. Paulus made a motion to approve King's Command Foods Electric Service Improvement Project, as an emergency, with a total cost of \$162,778.99, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

The last of new business was consideration of a motion to approve the sale of land consisting of 2.00 acres, more or less, owned by the Village to ARRE Properties, LLC instead of Knapke Properties, LTD. Village Attorney Guillozet explained that the buyer remained the same with only a name change. Mr. Dammeyer made a motion to approve the sale of land to ARRE Properties, LLC instead of Knapke Properties, LTD, seconded by Mr. Berger. 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: The Planning Commission has provided a written recommendation to Council to approve the rezoning of Stone Ridge Subdivision from R-2 to R-PUD. This zoning change will allow for zero lot line double units as well as decreased front yard setbacks. I am recommending that Council hold the first reading of this rezoning at tonight's meeting. I met with Monique McGlinch at Midmark today. Mrs. McGlinch and I toured the new facility expansion and discussed the ongoing commitment the Village has to economic development which includes Midmark and many other businesses in the Village. The Electrical and Street Departments will be moving into their new facility the week of September 28th. Well #7's pump has been replaced and put back into service. The existing well pump was damaged beyond repair and had to be replaced with a new unit. The cost for the new well pump was \$4,645.00. We have contracted with Aqua-Line Leak Detection of Findlay to perform a water leak survey over the entire water distribution system. They are slated to be in the week of September 14th. We had an assessment performed last fall in which several water leaks were found and repaired. The cost for this survey is \$4060.00. The survey is being performed to help with water loss to hopefully be able to lessen the burden on the water production wells. I am recommending that Council approve a contract with Eagon and Associates Inc. for ground water availability analysis and mapping at a cost not to exceed \$17,588 to be paid out of fund 701.630.52390. Eagon will review a groundwater resource analysis report they prepared for the Village in 2019 and will make specific recommendations for additional test drilling locations outside of the village. I believe that after reviewing current well logs and the Eagon report from 2019 that it is imperative that the Village move forward with a plan for additional wellfield development beyond the current village wellfield location. Once Eagon identifies likely areas for wellfield development, Village representatives will begin the process of working with property owners of the most likely areas for new wells to be located. A water main break occurred the morning of Wednesday, Sept. 2nd on Maple St. alongside the Casey's General Store site. Village personnel were working to uncover the existing 10" cast iron water main to prepare to install a new 2" domestic water tap for Casey's. During excavation and between excavator scoops a large rock dislodged out of the trench bank hitting the water main. The water main split the length of the pipe section resulting a large break situation. The break occurred around 9:30AM. Street personnel worked as fast as they could to shut down area valves to stop the leak. However, this was complicated as the street flooded resulting in the valve boxes being under muddy water and not visible for access. The break was shut down around 10:30AM. However, the water system lost a lot of water resulting in lower water pressure for some areas of the systems as the tower levels dropped rapidly and the water plant could not pump water into the system fast enough. Once the break was shut down, the tower levels began to go back up as the plant was able to pump water back into the system. The break segment of water main does not have any customers on it, thus no water service interruption to area residents occurred. Street personnel made repairs to the main segment and the line was back in service early that afternoon. All three water plant operators received their lab certification renewal from the Ohio EPA. King's Command is in the process of expanding its production within the envelope of its current facility. It has been determined the Circuit #1 will not be capable of handling the planned additional load and will require emergency work to be done on Circuit #5 to allow for the increased load. Kyle and Rodd met with representatives from King's Command a few weeks ago to discuss the proposed expansion. King's Command provided the Village with specific electrical loading information that will be required as part of this increased production. The proposed emergency electrical service upgrade is estimated to cost \$162,778.99 including all labor and materials. This will be a Village project but the bulk of the labor for this project is proposed to be outsourced to various contractors due to the critical emergency time line for the project and the current workload to Village electrical staff. This emergency service upgrade will require several smaller projects in order to provide increased electrical capacity to King's Command. Electrical Circuit #5 will be extended from the north to the south along Center Street (Reed Road) this will require an underground electrical project at Kamp's Pallets and will re-feed the office area of their building. Their production area is currently fed from Circuit #5 but their office area is currently fed from Circuit 1. This first underground project will correct that issue and feed the entire facility from Circuit 5. The second project will be to install new poles along Center Street. The third project will be a reconductor project along Center Street and the final project will be to install a new service to King's Command. A cost payback analysis was performed by Sawvel and Associates. Sawvel determined that the beneficial payback to the Village is less than 5 years (less than 2 years as proposed) and is economically justified per Village policy Ordinance 08-20. Per this policy the Village should pay for the electrical service upgrade project. I have included Sawvel's report in the packet for Council's review and use. I

am recommending the Council approve the electrical projects described above to be paid out of fund 704.650.52590. In addition to the King's Command payback analysis, Sawvel performed an analysis on the Midmark Plant B Expansion Project that resulted in the Village having to relocate existing electric utilities and install a new underground power line along Progress Way to bypass the former Jackson St. R/W area as well as provide a new electric service to Plant B. The results of that analysis showed that the extension met the payback criteria with the new load from the Plant B expansion. Midmark had already paid the first installment from earlier this year, and this will be credited back to them now that they have provided us their load projections. The new automated garbage truck was delivered by Best Equipment this past Tuesday, Sept. 1st. The truck has to be inspected yet by the Darke County Healthy Dept. before it can be placed into service. In addition, we are going to have Jon Snyder apply anti-corrosion undercoating on the new truck and we are working with VPP on vinyl decals. The current automated truck has already been approved for sale by Village Council. However, we have received word from West Milton that they may be interested in purchasing the truck. If this is the case, it is possible that an inter-governmental sale could occur in place of GovDeals. Tawa Mulch & Landscape Supply finished hauling off the mulch material from the yard waste site. Street personnel began installing the new pedestrian signage and flasher beacons on N. Center St. last week and discovered that the provided signal cable from the solar panel/battery to push button is too short. We are working to secure a longer cable from the manufacturer for our setup. The remaining signage will be installed today. Street personnel installed new playground mulch at Indian Creek Park and added some at Ward Park that was remaining from the order. Recent heavy rains caused a backup of a storm sewer which runs under 185 just south of the Village. Kyle and I will be meeting with Rapid Development next week to discuss the issue and to explore a possible temporary fix for runoff from the undeveloped phase 2 and 3 areas of the Rosecomb Subdivision. Kyle is obtaining quotes to make repairs to areas of Hubert Drive. We hope to get these areas repaired this fall before winter sets in. This is a concrete street and has experienced several areas that have dropped or blown out along joints. The Village Utility Departments are being swamped by utility location requests due to the ongoing gas main replacement projects, overall ongoing development, and numerous gas main design tickets. Vectren is working with their engineers on a gas main improvement project on the far east side of town from the WJ Bohman Industrial Park area back towards Weaver Bros. grain elevator to provide more gas volume for all the recent growth. In addition, they are working on designs for future gas bare steel/cast iron gas main replacements on the east side of town in areas such as E. Ward St., Park Blvd, Fairview Ave., etc. Electric personnel removed a decorative green street light in front of the Casey's site as it was located where the new access driveway off of Main St. is to be located. Upon discussion with Rodd, Mayor Subler, and Kyle it was decided to go ahead and eliminate the light entirely based on the amount of light already in the area and the addition of light from Casey's. Conduit was stubbed to the property line between Casey's and Luttmir's in the event that a light would ever be added down the road. All remaining electric services and poles were removed this past week at the Inn complex in advance of the demolition work. Electric personnel continue to work on 4kV conversion items in the east portion of the Village. They are currently working in the 100-200 block areas between E. Ward St. and Moore Parkway. We are intending to wrap up 4kV work in the next month or so and perform a switchover yet this year. Lineman Luke Cox has passed his CDL driving and written exam. This process has been delayed due to COVID-19 by several months. Brenneman Excavating came in last week and began on manhole and valve box adjustments on Greenlawn Ave., Center St., and McGreevey Rd. that were paved earlier this summer. They will be wrapping up their work today. Their work is the last remaining item for the street maintenance project for the year. We have received some pricing on new Christmas lights from a commercial lighting vendor and are reviewing that information currently. We will need to make a decision on direction very soon in order to get the material on hand and have time to install it all in advance of the season. Christmas light installations typically take 4-5 weeks to complete with two linemen.

Fiscal Officer Ording reported that an additional \$43,960.83 from the county to be receipted into the Coronavirus Relief Distribution Fund. A future meeting will be scheduled with the Finance & Audit Committee to discuss expenses to the fund.

Committee and Board reports were as follows:

- Board of Zoning Appeals – meeting September 14, 2020 at 6:00 p.m.
- Cemetery Board – meeting September 14, 2020 at 9:00 a.m.

Mr. Dammeyer reported that the demolition of the Inn has begun.

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

Mayor Subler adjourned the meeting at 8:13 p.m.

---

Jeffrey A. Subler, Mayor

---

Kathy Ording, Fiscal Officer