

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

October 11, 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. Beasley, Mr. Griesdorn, Mr. Steinbrunner, and Mr. Gigandet. Also present were Village Administrator Busse, Assistant Village Administrator Francis, Fiscal Officer Ording, and Village Attorney Tom Guillozet. Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird was also in attendance.

Mayor Subler requested that the agenda be amended to add under new business, item 6. F. Consideration of a written recommendation from the Planning Commission to prepare legislation restricting installations of private irrigation/sprinkler facilities in public right-of-way.

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

- Approval of the Agenda as amended
- Approval of Minutes from the September 27, 2023 Regular Meeting
- Approval of List of Expenditures for October 11, 2023
- Approval for Change Order No. 1 increasing the contract with Buehler Asphalt Paving, Inc. by \$97,431.51 in connection with the 2023 Street Maintenance project
- Approval for Change Order No. 1 increasing the contract with Tom's Construction, Inc. by \$68,841.65 in connection with the Klipstine Road Improvements project

Mr. Griesdorn seconded the motion. Vote: all yeas with Mr. Paulus and Mr. Steinbrunner abstaining from vote to approve the minutes.

Scheduled for public discussion was the item of scheduled November council meetings. Due to the Thanksgiving holiday, Mr. Dammeyer made a motion to reschedule the November 22nd Council Meeting to Tuesday, November 21st, Mr. Paulus seconded the motion. Vote: all yeas.

Under old business, Mr. Paulus made a motion to have Resolution No. 23-48, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose be read by title only a third time; seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Resolution No. 23-48 a third and final time by title only. Mr. Dammeyer then made a motion to accept Resolution No. 23-48 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the second reading of Resolution No. 23-49, a resolution approving an amendment to the Community Reinvestment Area Agreement between the Village of Versailles, Ohio and the Versailles Savings and Loan Company and declaring an emergency. Mr. Paulus made a motion to have Resolution No. 23-49 be read by title only a third time and declared an emergency; seconded by Mr. Beasley. Vote: all yeas. Motion carried. Attorney Guillozet then read Resolution No. 23-49 by title only a third time. Mr. Paulus made a motion to accept Resolution No. 23-49 as read; seconded by Mr. Beasley. Vote: all yeas. Motion carried.

For the last item of old business, Attorney Guillozet read by title only, the second reading of Resolution No. 23-50, a resolution authorizing the Village Administrator to enter into an amended Cooperative Agreement with the Dayton-Montgomery County Port Authority and Midmark Corporation for the expansion to its Plant C Manufacturing Facility and declaring an emergency. Mr. Paulus made a motion to have Resolution No. 23-50 be read by title only a third time and declared an emergency; seconded by Mr. Gigandet. Vote: all yeas. Motion

carried. Attorney Guillozet then read Resolution No. 23-50 by title only a third time. Mr. Gigandet made a motion to accept Resolution No. 23-50 as read; seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Moving on to new business, Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-51, an ordinance amending the employment contract between Kathy L. Ording as Village Fiscal Officer of the Village of Versailles 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. Griesdorn. Vote: all yeas. Motion carried. Ordinance No. 23-51 was read by Attorney Guillozet a second and third time, by title only. Mr. Griesdorn made a motion to accept Ordinance No. 23-51 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-52, an ordinance adopting a new employment contract with Darrin Mumaw as Village Utilities Superintendent of the Village of Versailles 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. Steinbrunner. Vote: all yeas. Motion carried. Ordinance No. 23-52 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to accept Ordinance No. 23-52 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Next, Resolution No. 23-53, a resolution authorizing the transfer of funds from the ½% Income Tax Fund to the North Central Waterline Fund as provided in the 2023 Annual Appropriation Ordinance, and declaring an emergency was read by title only, 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, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Resolution No. 23-53 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to accept Resolution No. 23-53 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Ordinance No. 23-54, an ordinance amending Ordinance No. 22-68 The 2023 Annual Appropriation Ordinance, and declaring an emergency was read by title only, the first reading. Mr. Griesdorn 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. Beasley. Vote: all yeas. Motion carried. Ordinance No. 23-54 was read by Attorney Guillozet a second and third time, by title only. Mr. Beasley made a motion to accept Ordinance No. 23-54 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Next, members considered a motion to award a bid for the North Central Area Waterline Improvement project. Village Administrator Busse explained that on September 28th, bids were opened for the project. The low and best bidder was Shinn Brothers with a bid of \$1,279,000. This was below the engineers estimate of \$1,450,000. The Darke County Commissioners approved the awarding of the project to Shinn Brothers at their meeting on October 10, 2023. Mr. Dammeyer made a motion to approve the award of the North Central Area Waterline Improvement project to Shinn Brothers. Mr. Steinbrunner second the motion. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Beasley made a motion to approve the recommendation from the Planning Commission to prepare legislation restricting installations of private irrigation/sprinkler facilities in public right-of-way, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

With all new business complete, Mr. Dammeyer made a motion to enter into Executive Session to consider the employment and compensation of a public employee(s), seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered Executive Session at 7:18 p.m. The Executive Session ended at 8:19 p.m.

Upon returning to the regular meeting, Mayor Subler stated that no decisions had been made.

Moving on to Administrative Reports, Mayor Subler reported that his annual visit with the Versailles 3rd graders is scheduled for November 3rd.

Village Administrator Busse distributed his Administrator's Report to members and reported on the following items: The Electric Department continues to work on upgrading the primary electric along Reed Road. They have completed pulling overhead conductor on the deenergized portion of the project. They are now working on the previous single-phase sections along Reed Road back to the Village. They repaired a damaged primary electric conduit at the intersection of Homer and Wood Streets. The line/conduit was incorrectly marked and the contractor damaged it during the water line installation. We have, with the assistance of Trey Shepard of Sawvel and Associates, completed a review of the Versailles electric rates. I have included an executive summary from Trey concerning proposed rate changes in Council's packets. The proposed rates are intended to stabilize the current rates while rolling back the current PCR to zero. The goal of this proposed rate structure is to keep most customers average cost of electric services the same as they are currently paying. This plan also takes into account our increased capital expenditures which includes a planned third substation in the south east quadrant of the Village. One area that we are recommending an increase is the Connection Fees the Village charges for new services. Due to increased costs of materials including transformers, the Village currently loses money on every new service. We are recommending new connection fees of \$1,000 for new overhead and \$2,000 for new underground services up to 200 feet for services of 200 amps or less. Larger services have historically been billed based on time and material costs. The Street Department has begun picking up leaves and will continue doing so through the end of November. They have formed the transformer pad at the wellfield and will be pouring the concrete as the weather allows. PAB Construction continues work on the Harrison and Wood Street water line replacement as well as installing the new storm sewer in the area. They plan to fill the new water line on Wood Street tomorrow in preparation for the pressure and bacteria testing.

Village Attorney Guillozet reported that Seger Trucking settled with an agreement to pay the Village \$25,579.04 for damages to optic wiring owned by Brightspeed within the Village.

Committee and Board reports were as follows:

- Finance & Audit (Mr. Paulus) – met October 11th with Fire Chief Pearson to discuss plans for future capital expenditures for the Fire Department.
- Street & Safety – meeting October 30, 2023 at 6:30 p.m.
- Planning Commission – met October 2nd for preliminary discussions with Steve Barhorst about a possible hotel project, a preliminary review of the Midmark Plant C expansion, a preliminary review of the Bowlerstore parking lot expansion, reviewed and approved a parking lot expansion for Versailles Dental, and reviewed and approved a planned expansion for Direct Wire/E.D. Development. Also discussed was the installation of private sprinkler/irrigation facilities in public right-of-way.
- Board of Zoning Appeals – met October 9th to review and approve a variance application as submitted by Randal and Angie Didier, 219 E. Wood Street to construct a black aluminum fence 3 ½ inches from the side (west) property line where Versailles zoning regulations require a 2-foot setback and to review and approved a variance application filed by Midmark Corporation, 60 Vista Drive to install two on premise business signs at their entrance along Greenlawn Avenue. The new signs are proposed to be 1.78 feet from the Greenlawn Avenue north right of way where Versailles Zoning regulations require a 30-foot setback.
- Cemetery Board – meeting October 17, 2023 at 9:00 a.m.
- Tree Commission – meeting October 20, 2023 at 11:00 a.m.

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

Mayor Subler adjourned the meeting at 8:39 p.m.

Jeffry A. Subler, Mayor

Kathy Ording, Fiscal Officer