

Mayor Subler called the Council meeting to order at 7:10 p.m.

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

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 October 10, 2018 Regular Meeting
- Approval of expenditures as of October 22, 2018
- Approval of Change Order No. 1 decreasing the contract with PAB Construction in connection with the Woodland Drive Reconstruction Project

Mr. Paulus seconded the motion. Vote: all yeas with Mr. Beasley abstaining from the approval of Minutes from the October 10<sup>th</sup> meeting. Motion carried.

Scheduled for public discussion was the item of schedule of the December council meetings. Due to the Christmas holiday, Mr. Griesdorn made a motion to reschedule the December 26th Council Meeting to Wednesday, December 19th. Mr. Beasley seconded the motion. Vote: all yeas.

With no old business scheduled, the first item of new business, Resolution No. 18-36; a Resolution authorizing the Mayor and the Fiscal Officer of the Village of Versailles to enter into a contract with York Township for fire protection was read for the first reading by title only.

Village Attorney Guillozet then read by title only the first reading of Resolution No. 18-37; a Resolution authorizing the Mayor and the Fiscal Officer of the Village of Versailles to enter into a contract with Richland Township for fire protection.

Read for the first reading by title only was Resolution No. 18-38; a Resolution authorizing the Mayor and the Fiscal Officer of the Village of Versailles to enter into a contract with Wayne Township for fire protection.

Resolution No. 18-39; a Resolution authorizing the Mayor and the Fiscal Officer of the Village of Versailles to enter into a contract with Wayne Township for Emergency Medical Services was read for the first reading by title only.

Also read for the first reading by title only was Resolution No. 18-40; a Resolution authorizing the Mayor and the Fiscal Officer of the Village of Versailles to enter into a contract with the Village of Russia, Shelby County, Ohio, for Emergency Medical Services.

The Finance & Audit Committee recommended to Council an EMS increase in pay rates with the addition of holiday pay for paramedics in 2019. EMS Administrator Matt Harvey was present to answer any questions. He explained that there has not been a pay increase for the paramedics and EMT's since the Village has taken over operations. He explained that recruiting volunteers and part-time personnel is becoming more difficult and it is a must to retain the volunteers currently on the roster. Mr. Griesdorn made a motion to accept the recommendation of the Finance & Audit Committee for the pay rate increase and the addition of holiday pay for the paramedics, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Next, Council considered a recommendation from the Finance & Audit Committee for water and sewer customer base rate increases. Village Administrator Hale had provided information to Council in the packets for review. He explained that with the Water/Sewer Rate Study recommendations, Council had previously approved an annual 20% increase over the next 5 years. However, the recommended customer base increase was not included. He explained that according to the 2017 RCAP Water/Sewer Rate Study, in some cases, the Village was losing money in operations and maintenance expenses. The customer base increase is needed to meet the recommendations of the study. The increase is vital for the funds to meet ongoing capital expenditures and operation/maintenance expenditures. It was also noted that the study recommends that the Water Fund and Sewer Fund pay for the cost of electric used by the facilities. This would benefit the Electric Fund and the rates for electric. The proposed water increase would provide \$21,793 annually while the sewer increase would add an additional \$43,092 increase. The average cost to a resident would be an addition of \$3.03 per month for sewer and \$1.53 per month for water. Mr. Berger made a motion to accept the recommendation from the Finance & Audit Committee for the increase in the base rates for sewer and water, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Next, Council members considered the recommendation from the Planning Commission to change the current Village of Versailles Zoning Regulation to reflect reduced front and rear yard setbacks in R-1 Residential

districts and direct that legislation be prepared as an emergency. Mr. Paulus made a motion to accept the recommendation, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to accept the recommendation from the Planning Commission to change the current Village of Versailles Zoning Regulation to specify ponds required and approved for the purpose of retaining and or detaining storm runoff be exempt from Section 514 of the Village of Versailles Zoning Regulations and direct that legislation be prepared as an emergency, seconded by Mr. Berger. Vote: all yeas. Motion carried.

The planning commission also made a recommendation to make revisions to the zoning regulations (Section 1107) and direct that legislation be prepared as an emergency. Mr. Berger made a motion to accept the recommendation, seconded by Mr. Paulus. Vote: all yeas. Motion carried.

For the last recommendation made by the Planning Commission, Mr. Paulus made a motion to approve a rezoning application by Denlinger Enterprises to rezone seven lots in the Chateau Subdivision from R-2 to R-PUD and direct that legislation be prepared as an emergency. Mr. Berger seconded the motion. Vote: all yeas. Motion carried.

Next, Mr. Griesdorn made a motion to accept the recommendation from the Tree Commission to use Brown's Nursery as the fall tree purchase vendor. Mr. Beasley seconded. Vote: all yeas. Motion carried.

With all new business addressed, Mayor Subler stated that an executive session was needed for the discussion pursuant to ORC 121.22(G) to consider the appointment, employment, promotion, demotion or compensation of a public employee and more specifically the consolidation and reorganization of staff positions. Mr. Beasley made a motion to enter into executive session at 7:38 p.m., seconded by Mr. Berger. Vote: all yeas. Motion carried.

Upon returning from executive session at 8:04 p.m., Mayor Subler reported no decisions were made.

Moving on to Administrative Reports, Village Administrator Hale distributed his Administrator's Report to members and reported on the following items: We have been informed that ODOT may postpone the paving of S. Center Street (from Marker Road to the corporation limits) and E. Main Street until the spring due to the unseasonably cool weather. They prefer a temperature remaining above 60° for an extended period of time for the particular mix of asphalt they are putting down. I am looking into potential grant opportunities to resurface the tennis courts at both Ward Park and Indian Creek Park. We may be able to get some grant funding through the Ohio Department of Natural Resources (ODNR). Due to budget constraints I have moved the resurfacing of the Ward Park tennis court until 2020. It will likely be 2020 before we would have access to any grant funding. The Village has contracted with Foster Tree Service to clear out the saplings currently growing in Swamp Creek. This work will take place between the Village Administrative Offices and the water plant area. I will be recommending to the Tree Commission the tree lottery return to providing 15 free trees annually. The cost of the trees averages approximately \$275 per tree and we are more than meeting our requirement to maintain our Tree City USA status. Last year we doubled the number of trees that we could give up to a maximum of 30. We did not have 30 applications for the tree lottery. The owner of the property at 31 West Water Street, Tork Sohler, contacted me and informed me he will begin renovating the property. I attended the Cemetery meeting on October 16th. There were not enough members for a quorum, but we did discuss the need to advertise for bids for the maintenance in 2019. Spencer's Landscape has expressed they are not interested in providing the service in 2019. A ribbon cutting will be held on Friday, November 2nd at 1:30 PM at Dr. Steve Ruhenkamp's new optometrist office, Versailles Vision, on Marker Road. Surveyors will be in the Virginia Street area to accumulate necessary information for the engineering of a street reconstruction project and for applying for an Ohio Public Works Commission grant. The five-year capital expense budget is complete and will be reviewed with the Finance & Audit Committee for a recommendation to Village Council. Park restrooms will be closing this Friday, October 26th. We are working on getting quotes to provide repair work to the woodwork on the outside of the Village Hall building. Recently pieces of the wood trim fell to the sidewalk. We have recently replaced metal doors on both the Fire/EMS building and the concession stand at the Indian Creek baseball diamond. Construction efforts on the WWTP Sludge Dewatering Project continue. Currently, the rough-in plumbing is complete and the project is ready for backfill and concrete floor prior to framing. The dewatering pad foundation walls were poured today by Bob Drees Construction. Dirt will be brought in from the Village stockpile by the solar fields to backfill against the foundation walls. Renosys, the company that installed the pool liner, will come to the village in late October/early November to assist with installing the new pool tarp. A final punch list of restoration related items was completed by PAB Construction the week of October 1st for the Woodland Drive project. The list involved adjusting yard drains, valve boxes, and curb service boxes to grade in a few areas. The grass continues to come up nicely and we continue to receive compliments from residents in the area and from others with regards to how well the project looks. A new tilt-trailer is currently on order from Frenchtown Trailer Sales for use with the 48" double-drum roller and mini-excavator. The existing 1996 Titan high-top trailer will be traded in as part of the deal. The purchase price of the new trailer with the trade in-value included is \$6,269. This was a budgeted item. AMP has asked to present at the November 28th Council Meeting with regards to a potential behind the meter diesel power generation project at the E. Water St. Substation to assist the Village and AMP with additional peak shaving as well as emergency generation for the Village power system. They will have proposed layouts and estimated costs at this meeting for Council. This would be a joint venture with other AMP municipalities. Christmas light installations are ongoing in the downtown streetscape area. As of this morning there is only one additional block of Main Street to complete as well as fountain square. The Electric Department has completed the installation of new

street lights along the recently completed portion of N. West St. Additionally, new lights along Jackson Street should be on this week. Go Green, the company that provides grinding service for our compost pile will be in sometime this fall to grind the compost pile near the WWTP and Salt Shed. They provided the lowest price of \$2,850 to grind and remove the material from the site.

Mayor Subler requested Fiscal Officer Ording to report the Village expenses related to the referendum filed with the Darke County Board of Elections and the associated extensive public records request. Fiscal Officer Ording stated that actual bills paid totaled \$13,250.08 with time value spent on referendum related matters at \$2,568.70 as of October 22, 2018.

Committee and Board reports were as follows:

- Finance & Audit - meeting scheduled for November 14, 2018 at 6:15 p.m.
- Planning Commission - meeting scheduled for November 5, 2018 at 6:30 p.m.
- Cemetery Board - Next meeting scheduled November 20, 2018 at 7:00 p.m.
- Park Board - meeting October 24, 2018 at 11:30 a.m. at the Administration Building

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

Mayor Subler adjourned the meeting at 8:26 p.m.

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Jeffry A. Subler, Mayor

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Kathy Ording, Fiscal Officer