

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

November 21, 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 Assistant Village Administrator Francis, Fiscal Officer Ording, and Village Attorney Tom Guillozet. Village Administrator Busse was absent. Guests in attendance were Karla Dieringer and Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird.

Mayor Subler requested that the agenda be amended to add under new business, item 6. M. Consideration of Ordinance No. 23-75, an ordinance amending Ordinance No. 22-68 The 2023 Annual Appropriation Ordinance, and declaring an emergency, item 6. N. Consideration of Ordinance No. 23-76, an ordinance authorizing the advancement of funds from the General Fund to the Swimming Pool Fund and declaring an emergency, and item 6.O. Discussion of a proposed contract with Rosenbauer for an Aerial, complete with Rosenbauer Commander chassis and Rosenbauer King Cobra Platform.

Mr. Gigandet 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 November 8, 2023 Regular Meeting
- Approval of List of Expenditures for November 21, 2023

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

For the first item scheduled under old business, Mr. Paulus made a motion to have Ordinance No. 23-56, an ordinance designating the intersection of Homer and Wood Streets as a three-way-stop be read by title only a third time, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Ordinance No. 23-56 a third and final time by title only. Mr. Paulus made a motion to accept Ordinance No. 23-56 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have Ordinance No. 23-57, an ordinance prohibiting the installation of private irrigation/sprinkler facilities in public right of ways be read by title only a third time, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Ordinance No. 23-57 a third and final time by title only. Mr. Steinbrunner made a motion to accept Ordinance No. 23-57 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the second reading of Resolution No. 23-58, 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.

He also read by title only, the second reading of Resolution No. 23-59, a resolution authorizing the Mayor and the Fiscal Officer to enter into a contract with Richland Township for fire protection.

Read for the second reading, by title only, was Resolution No. 23-60, 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.

Village Attorney Guillozet read by title only, the second reading of Resolution No. 23-61, a resolution authorizing the Mayor and Fiscal Officer of the Village of Versailles to enter into a contract with the Village of Russia, Shelby County, Ohio, for Emergency Medical Services.

He also read by title only, the second reading of Resolution No. 23-62, a resolution authorizing the Mayor and Fiscal Officer of the Village of Versailles to enter into a contract with Wayne Township for Emergency Medical Services.

Village Attorney Guillozet read by title only, the second reading of Resolution No. 23-64, a resolution authorizing the execution of the 2023 WASG Power Pool Participant Schedule with American Municipal Power, Inc. (“AMP”).

He read by title only, the second reading of Ordinance No. 23-65, an ordinance adopting adjusted rates, terms and conditions for electric service provided by the Village of Versailles, Ohio.

For the last item of old business, Village Attorney Guillozet read by title only, the second reading of Ordinance No. 23-66, an ordinance updating various fees applicable to the provision of certain utility services being provided by the Village of Versailles.

The first item of new business was consideration of Ordinance No. 23-67, an ordinance approving a contract for employment between the Village of Versailles, Ohio, and Kyle R. Francis as Village Administrator for the Village of Versailles, Ohio and declaring an emergency. Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-67. 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. Beasley. Vote: all yeas. Motion carried. Ordinance No. 23-67 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to approve Ordinance No. 23-67, as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-68, an ordinance establishing the salary and benefits for Joshua J. Bolin as Police Chief, 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. Beasley. Vote: all yeas. Motion carried. Ordinance No. 23-68 was read by Attorney Guillozet a second and third time, by title only. Mr. Paulus made a motion to approve Ordinance No. 23-68, as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Ordinance No. 23-69, an ordinance establishing the salary and benefits for Matthew Harvey as Emergency Medical Services Department Administrator/Paramedic, and declaring an emergency was read by title only for the first reading. 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. Gigandet. Vote: all yeas. Motion carried. Ordinance No. 23-69 was read by Attorney Guillozet a second and third time, by title only. Mr. Paulus made a motion to approve Ordinance No. 23-69, as read, seconded by Mr. Griesdorn. Vote: all yeas except for Mr. Dammeyer voting nay. Motion carried.

Next, Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-70, an ordinance establishing an updated Hourly Employees Compensation Program for the Village of Versailles, Ohio, 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. Beasley. Vote: all yeas. Motion carried. Ordinance No. 23-70 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to approve Ordinance No. 23-70, as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Read by title only for the first reading was Ordinance No. 23-71, an ordinance establishing the compensation for the Emergency Medical Services Personnel for the Village of Versailles, Ohio 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. Beasley. Vote: all yeas. Motion carried.

Ordinance No. 23-71 was read by Attorney Guillozet a second and third time, by title only. Mr. Gigandet made a motion to approve Ordinance No. 23-71 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-72, an ordinance adopting a compensation plan for Part Time Hourly Employees of the Village of Versailles, Ohio 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. Gigandet. Vote: all yeas. Motion carried. Ordinance No. 23-72 was read by Attorney Guillozet a second and third time, by title only. Mr. Gigandet made a motion to approve Ordinance No. 23-72 as read, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Read by title only for the first reading was Resolution No. 23-73, a resolution authorizing the sale of property and the execution of an Asset Purchase and Sale Agreement between the Village of Versailles and AMP Transmission, LLC 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. Beasley. Vote: all yeas. Motion carried. Resolution No. 23-73 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to approve Resolution No. 23-73 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Attorney Guillozet then read by title only, the first reading of Resolution No. 23-74, a resolution authorizing the execution of an Interconnection Agreement between the Village of Versailles and AMP Transmission, LLC 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. Beasley. Vote: all yeas. Motion carried. Resolution No. 23-74 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to approve Resolution No. 23-74 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Next, members reviewed bid tabulations provided by Access Engineering Solutions for the Ward Park Swimming Pool Filtration System Replacement project. The Engineer's estimate for the base project was \$220,000.00. The only bid received was provided by Shinn Bros., Inc. of Celina, Ohio for \$239,000. The total price reflects deleting the site restoration (\$3,000) and the gutter/downspouts (\$4,000) from their bid of \$246,000. Muhlenkamp Building Corp. did not provide a bid for the project. Assistant Village Administrator explained that the Engineer's estimate for the project was provided over a year ago. Since then, the cost of concrete has gone up considerably. Since bid provided by Shinn Bros., Inc. is less than 10% over the engineer's estimate, the recommendation by Access Engineering Solutions is to award the bid of \$239,000 to Shinn Bros., Inc. Mr. Dammeyer made a motion to award the bid for the Ward Park Swimming Pool Filtration System Replacement project to Shinn Bros., Inc. for \$239,000, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to approve the Village's Five Year Capital Improvements Plan, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Mr. Gigandet made a motion to accept the resignation from Melinda Gigandet as the Seasonal Landscaper, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Dammeyer made a motion to approve the recommendation from the Planning Commission for a replat for 10128 Old State Route 121, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-75, an ordinance amending Ordinance No. 22-68 The 2023 Annual Appropriation Ordinance, and declaring an emergency. Fiscal Officer Ording explained the amendments in appropriations are for the Swimming Pool Fund to meet the additional costs and terms of the Ward Park Swimming Pool Filtration System Replacement project. The project was

budgeted in 2023 for \$208,000 with an additional \$20,000 for engineering costs. The 2023 budget also included the receipt of a \$175,000 grant. Since the bid for the project was over the 2023 estimate and the grant is not to be received until the project is complete, legislation is required. 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. Beasley. Vote: all yeas. Motion carried. Ordinance No. 23-75 was read by Attorney Guillozet a second and third time, by title only. Mr. Gigandet made a motion to approve Ordinance No. 23-75 as read, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Village Attorney Guillozet then read by title only, the first reading of Ordinance No. 23-76, an ordinance authorizing the advancement of funds from the General Fund to the Swimming Pool Fund and declaring an emergency. Fiscal Officer Ording explained the advance of \$167,580 to the Swimming Pool Fund will be paid back to the General Fund once the grant for the pool project is received. 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. Beasley. Vote: all yeas. Motion carried. Ordinance No. 23-76 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 23-76 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

For the last item of new business, Fire Chief Pearson presented to Council members the proposal for the purchase of a new Rosenbauer aerial fire truck, complete with a Rosenbauer Commander chassis and Rosenbauer King Cobra Platform. Chief Pearson explained the process of the Fire Department in determining the need of an aerial truck for the Village. The truck would replace a 1997 Freightliner that is on the schedule to be replaced in 2027, after 30 years in service. Chief Pearson explained that in his research, the cost and lead times for a new apparatus continues to increase. He has found that some vendors have quit taking orders as they are out 3 plus years in delivery. Upcoming required changes in diesel engines will add additional costs. With these factors in mind, he began the process in determining what is best for the department and the needs of the service area. With the growth and construction of homes and businesses in the service area, an aerial truck would provide the best, timely fire coverage. Chief Pearson presented the plans to purchase the aerial truck with the Village's Finance & Audit Committee and he also presented the plans to the Wayne Township Trustees. He has sent letters to many of the businesses and farmers in the service area explaining the intended purchase and has asked that they get with their insurance to see if they would receive a reduction in premiums with having the aerial truck. Chief Pearson said he has not received any negative comments. The proposed contract for the purchase is \$1,789,736. It allows for the Village to pay for the truck in 3 phases, with the first amount of \$500,118 due in 2024. The proposal is valid until the end of the year. In 2024, the contract will go up approximately \$220,000. Mr. Beasley made a motion to authorize the purchase of the Rosenbauer Aerial Fire Truck and for the preparation of legislation, seconded by Mr. Dammeyer. 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. Dammeyer. Vote: all yeas. Motion carried. Members entered Executive Session at 8:01 p.m. The Executive Session ended at 8:20 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 he and Mr. Dammeyer recently visited the 3rd graders and has received "Thank You Cards" from the students.

Assistant Village Administrator Francis distributed his Assistant Village Administrator's Report to members and reported on the following items: Operators and administration continue to monitor the ongoing tight water supply situation. Water usage by customers has gone down some and we are maintaining. Significant rainfall and eventual snow melt are still needed to bring the aquifer back into normal range. The mandatory outside watering ban will need to continue for the foreseeable future. We finally received word back from Ohio EPA last week that the WSRLA Construction Loan has been finalized thus allowing us to proceed with signing the contractor contracts. A preconstruction meeting was held on Nov. 14th with the contractors, Access Engineering, the Village, and Susan Laux who handles the grants/funding with the Darke County

Commissioners Office. Phase I's contractor, Brumbaugh Construction, is stating that they intend to start the first of January on their portion of the project. Phase II's contractor, Shinn Bros. is looking to start construction the week of November 27th. They intend to start at the South end of the project area at Industrial Parkway/Reed Rd. and work north. Shinn Bros. has started taking delivery of 8" PVC water main over the past week or so. Courtesy letters to property owners along the Phase II route are being sent out this week advising them of the project getting ready to start. An article on the project was submitted to the Versailles Policy for this week as well. In the wake of Huber Heights ransomware attack, we have worked with our treatment plant SCADA vendor/consultant Electro Controls to create updated system backups. The Homer St./Wood St./Harrison St. Waterline and Street Improvement Project is complete. The reconstructed portion of the street and trenches saw asphalt placement on November 15th. All concrete curbs and sidewalks were completed at the beginning of the week of November 13th. Topsoil was placed at the end of last week and grass seed placed. Touch ups on lawn restoration will take place in the spring as needed. Village personnel will be installing new stop signs and street signage soon. The Street Dept. has cleaned up all remaining topsoil piles at the Reed Rd. wellfield site and hauled it away. Areas around both new wellheads have been graded and is ready for the security fence installations that are slated for this week by Western Ohio Fence Supply. The chain-link fence and privacy slats around the new transformer and emergency generator at the new Reed Rd. wellfield control building have been installed. This work was completed by Western Ohio Fence Supply. The Hometown Christmas event took place on the evening of Friday, Nov. 10th. Attendance was better than expected considering there was a playoff football game that night in Xenia. This year's event start time was bumped up one hour due to the playoff game and there was a crowd already at 5:00p.m. A special thank you to all of the sponsors of the event that make it possible, all of the volunteers, committee members, and especially the Versailles Fire Dept. personnel. The new park swings were delivered by Pohl Transportation to the Village the week of Nov. 13th. Brian Pohl with Pohl Transportation graciously agreed to pick up the new swings in Iowa and deliver them at no charge to the Village. This saved the Village \$1,112 in freight charges. Street personnel will begin installations next week. Linemen continue to replace undersized and structural deficient utility poles on Reed Rd. as part of the Reed Rd./Circuit 5 rebuild that will provide three-phase power to the new Reed Rd. wellfield and provide additional reliability to Village electric customers north of the Village. Six utility poles need replaced yet before the last two runs of new conductor can be installed from Murphy Rd. to the curve at Pitsenbarger Rd. Linemen worked the past two Saturday's at Midmark on two different planned projects. The first Saturday event saw the completion of the Midmark West Loop which adds redundancy to the power supply to the Midmark Plant B North service. This past Saturday saw the relocation of a Gate Operated Air Brake (GOAB) and an automatic recloser near the Midmark Plant B Greenlawn Ave. entrance. This relocation is necessary as part of the Midmark requested and paid for project to remove all overhead power lines along Greenlawn Ave. in front of their campus and place them underground. Two additional weekend outage events will likely be needed yet to complete the remainder of the work. No Parking signs are to be turned on a slight angle along Greenlawn Ave. between West St. and Center St. this week at the request of residents in the area during a past Street & Safety Committee meeting. Additionally, we are exploring flashing LED speed limit signs for Greenlawn Ave. between Center St. and West St.

Fiscal Officer Ording distributed the October Fund Report and Income Tax Collections report to Council Members.

Committee and Board reports were as follows:

- Finance & Audit (Mr. Paulus) – meeting December 13, 2023 at 6:15 p.m.
- Board of Zoning Appeals – meeting December 11, 2023 at 6:30 p.m. to review a requested side yard setback request by Michael Henry at 79 Stevenson Dr. to allow for a home addition project

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

Mayor Subler adjourned the meeting at 8:35 p.m.

Jeffry A. Subler, Mayor

Kathy Ording, Fiscal Officer