

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. Guests in attendance were Ken Moorman, Mike Lawrence, Denny Mestemaker, Eric Stachler, Karla Dieringer, Erin Shaffer, and Mike Bowers.

Mayor Subler requested that the agenda be amended to add under new business, item 6. H. Consideration of a motion to approve the Village Administrator to enter into a contract with Access Engineering Solutions to provide engineering and design services for the North Central Area Sanitary Sewer Replacement project and item 6. I. Discussion of the State of Ohio's Issue 2 which authorizes and regulates recreational use of cannabis.

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 November 21, 2023 Public Hearing and November 21, 2023 Regular Meeting
- Approval of List of Expenditures for December 13, 2023

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

Mr. Mike Carroll of Brandstetter Carroll Architects presented the results of their study for the improvements to the town hall building. The Village Town Hall was constructed in 1876. Currently, the building houses the Versailles Police Department and an office for Wayne Township. The Community Room is utilized for public meetings. He explained that their study was performed to assess the facility in detail with an architectural and operational perspective. The report has three objectives; to analyze the existing building in concerns of maintenance deficiencies, code deficiencies, structural concerns, HVAC, and electrical issues. The second objective was to work with the Village to identify what potential future uses the building could provide to the community, and the third objective was to provide the Village with an Opinion of Probable Cost for both restoration and construction cost of future activities that may be housed within the building. The building shows signs of water penetration in many locations, which has occurred over a long period of years. The exterior windows and doors are all in need of replacement. With the building being placed on the National Historic Register in 1980, the windows would have to be replaced with similar wood windows. The original doors around the building had glass transoms located above them. In a restoration effort, the transoms should be restored to their original condition. The interior finishes on the second floor are in need of total restoration. The exterior façade of the building has been maintained fairly well, however in some areas brick that has been replaced does not match the original. Code issues to be addressed would include accessible access to the building and second floor. Overall, the study determined that the Village Hall is in good condition for a building of its age and could be renovated and restored to extend its lifetime, and provide more than adequate facilities for the future. The architect firm provided a floor plan for a proposed program of space utilization for both the first and second floor. With this proposed program, the preliminary opinion of probable cost is \$2,547,600. In conclusion of the presentation, Council members stated that there are a lot items to consider and much discussion is needed to determine what should be done with the Village Hall.

Next, Fire Chief Pearson informed Council members of a grant opportunity for the purchase of the Aerial Platform truck. The amount of the state funding being requested is \$674,000. Chief Pearson explained that the application is required to be filed by December 18th. If the Village would be awarded the grant, the funds

would help to eliminate financing of the new ladder truck. The Village would bear 61.70% of the cost of the new truck with the funding request being 38.30%.

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.

Mr. Paulus made a motion to have 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 be read by title only, the third reading, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Resolution No. 23-58 a third and final time by title only. Mr. Paulus made a motion to accept Resolution No. 23-58 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have Resolution No. 23-59, a resolution authorizing the Mayor and the Fiscal Officer to enter into a contract with Richland Township for fire protection be read by title only, the third reading, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 23-59 a third and final time by title only. Mr. Gigandet made a motion to accept Resolution No. 23-59 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have 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 be read by title only, the third reading, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 23-60 a third and final time by title only. Mr. Dammeyer made a motion to accept Resolution No. 23-60 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have 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 be read by title only, the third reading, seconded by Mr. Gigandet. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 23-61 a third and final time by title only. Mr. Steinbrunner made a motion to accept Resolution No. 23-61 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Mr. Paulus then made a motion to have 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 be read by title only, the third reading, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 23-62 a third and final time by title only. Mr. Gigandet made a motion to accept Resolution No. 23-62 as read, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Next, Mr. Paulus made a motion to have Resolution No. 23-64, a resolution authorizing the execution of the 2023 WASG Power Pool Participant Schedule with American Municipal Power, Inc. ("AMP") be read by title only, the third reading, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Attorney Guillozet read Resolution No. 23-64 a third and final time by title only. Mr. Steinbrunner made a motion to accept Resolution No. 23-64 as read, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have Ordinance No. 23-65, an ordinance adopting adjusted rates, terms and conditions for electric service provided by the Village of Versailles, Ohio be read by title only, the third reading, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Attorney Guillozet read Ordinance No. 23-65 a third and final time by title only. Mr. Dammeyer made a motion to accept Ordinance No. 23-65 as read, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

For the last item of old business, Mr. Paulus made a motion to have Ordinance No. 23-66, an ordinance updating various fees applicable to the provision of certain utility services being provided by the Village of Versailles be read by title only, the third reading, seconded by Mr. Beasley. Vote: all yeas. Motion carried. Village Attorney Guillozet read Ordinance No. 23-66 a third and final time by title only. Mr. Dammeyer made a motion to accept Ordinance No. 23-66 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The first item of new business, Attorney Guillozet read by title only, the first reading of Resolution No. 23-77, a resolution authorizing the purchase of a Rosenbauer Aerial Fire Truck through the Sourcewell Cooperative Purchasing Program and declaring an emergency. Village Administrator Busse stated that while the purchase of the apparatus had been discussed in past meetings, members of Council had not formally approved the purchase. Fire Chief Pearson stated he had presented information to the Finance & Audit Committee and to Wayne Township Trustees for the purchase and received positive feedback. Mr. Busse stated that the Fire Department is in a good position to make the purchase and with a grant opportunity, the purchase is even more obtainable. The contract price is guaranteed for 2023. A 2024 purchase would see a large increase. 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 reading, seconded by Mr. Gigandet. Vote: all yeas. Motion carried. Resolution No. 23-77 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to approve Resolution No. 23-77 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Resolution No. 23-78, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

Next, Village Attorney Guillozet read by title only, the first reading of Ordinance No. 23-79, an ordinance amending the 2023 Annual Appropriation Ordinance, 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 reading, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Ordinance No. 23-79 was read by Attorney Guillozet a second and third time, by title only. Mr. Dammeyer made a motion to approve Ordinance No. 23-79, as read, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Next for discussion was the Village's 2024 pledge amount to the Darke County Economic Development Partnering for Progress Program (CIC). Mike Bowers, Director of the Darke County Economic Development provided a summary of items that they are working on. Two new employees have been added to the team, concentrating on workforce needs in the county. Members are visiting the schools to provide students information about employers in the county. They are also working to help employees in the county meet their needs in housing, childcare, and transportation. They also are there to assist in and promote the start-up of small business. Council members discussed the Village's pledge amount for 2024. Mr. Dammeyer made a motion for the Village to pledge \$15,000 for 2024, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Council members received a draft copy of the updated Emergency Operations Plan for 2024. Assistant Village Administrator stated that the plan is required to be updated each year. Mr. Paulus made a motion to approve the plan and for the preparation of legislation, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Village Administrator Busse provided Council members with Change Order No. 1 with PAB Construction in connection with the Homer, Wood, & Harrison Roadway & Waterline Improvement project increasing the contract by \$3,417.60. The increase is primarily due to increased asphalt quantities required for the project.

Mr. Dammeyer made a motion to approve Change Order No. 1 with the increase of \$3,417.60, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Mr. Gigandet made a motion to approve a recommendation from the Finance & Audit Committee to prepare legislation for legal representation of Hanes Law Group, Ltd. at the hourly rate of \$155.00 for 2024, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Mr. Beasley made a motion to approve the Village Administrator to enter into a contract with Access Engineering Solutions to provide engineering and design services for the North Central Area Sanitary Sewer Replacement project, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The last item of new business was discussion of the State of Ohio's approval of Issue 2 which authorizes and regulates recreational use of cannabis. Issue 2 allows municipalities to prohibit and or limit the number of retail operators, dispensaries, cultivators, and processors of cannabis within the Village. Council members briefly discussed the issue and felt at this time, there was not enough guidance from the State to make any decisions. Mr. Dammeyer made a motion to table the discussion concerning Issue 2, seconded by Mr. Gigandet. 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 8:30 p.m. The Executive Session ended at 9:01 p.m. Upon returning to the regular meeting, Mayor Subler stated that no decisions had been made.

Moving on to Administrative Reports, Mayor Subler thanked everyone for his retirement luncheon. He was surprised at the number of people in attendance. He expressed his gratitude to Council members, Administration, and Village employees who he has worked with over the years.

Village Administrator Busse distributed his Village Administrator's Report to members and reported on the following items: The Electric Department has completed the pole changeouts on Reed Road. They will be pulling in the remainder of the overhead conductor on Thursday and Friday of this week. The boring for the underground electric at the creek crossing and the road crossing near Day Road is complete. The boring for the underground electric at the s curves still needs to be completed. The linemen will begin work on the underground conductors for the Reed Road project next week. The Street Department has completed leaf pickup for the year. They are currently working on installing the new swings at the park. Several foundations have been poured at Greenlawn Cemetery. Shinn Brothers is expected to begin demolition and excavation on the pool filtration project next week. Shinn Brothers are anticipated to move in next week to begin the raw water line installation. They plan to start at Industrial Drive and work north to the wellfield.

Committee and Board reports were as follows:

- Finance & Audit (Mr. Paulus) – met December 13th
- Board of Zoning Appeals – met December 12th to review an application for a variance requested by Michael Henry, 79 Stevenson Drive. Mr. Henry was requesting a variance to construct an addition to his existing attached garage 7-feet 6-inches from the east property line where Versailles Zoning regulations require an 8-foot setback. After some discussion the Board voted to approve the variance as requested.
- Cemetery Board – meeting December 19, 2023 at 9:00 a.m.
- Park Board – will be setting a meeting to review plans for 2024
- Tree Commission – meeting December 15, 2023 at 11:00 a.m.

Village Administrator Busse thanked the Village of Versailles, Mayor Subler, and the Versailles Council for allowing him the opportunity to serve the citizens of Versailles. After 3 years with the Village, he is retiring with his last day Tuesday, December 26th.

Mr. Dammeyer informed Council members that he has received the list of committee members whose terms are expiring the end of the year. He will need to make the appointments/reappointments for the new year.

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 9:26 p.m.

Jeffry A. Subler, Mayor

Kathy Ording, Fiscal Officer