

Mayor Subler called the Council meeting to order at 7:37 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, Assistant Village Administrator Francis, and Village Attorney Tom Guillozet. Visitors in attendance were Mr. Ralph Gigandet.

Mayor Subler requested that the agenda be amended to include the following under new business, item 6. F. consideration of a motion to increase the purchase order to Tom's Construction by \$49,725 for Reed Ave. 60" storm repair and item 6. G. consideration of a motion to create legislation for the Zoning Text Amendment to amend Section 600.16 – Detention Basin/Retention Pond Guidelines of the Village's Design Criteria.

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 December 8, 2021 Regular Meeting
- Approval of List of Expenditures for December 22, 2021
- Consideration of a motion to approve the appointment of Mr. Mike Darnell to the Planning Commission.
- Consideration of a motion to approve the reappointment of Mrs. Marilyn Griesdorn to the Park Board.
- Consideration of a motion to approve the reappointment of Mrs. Sharon Henry to the Tree Commission.
- Consideration of a motion to approve the reappointment of Mr. Aaron Moran to the Utilities Policies Committee.
- Consideration of a motion to approve the reappointment of Mr. Jeff Lyme to the Cemetery Board
- Consideration of a motion to approve the reappointment of Mr. John Wagaman to the Board of Zoning Appeals

Mr. Berger seconded the motion. Vote: all yeas. Motion carried.

Mayor Subler presented a plaque to Councilman Berger recognizing his 16 years of service. Mr. Berger stated that prior to being elected to Council, he served on the Board of Zoning Appeals for 8 years. His dedicated work for the Village is much appreciated and all wish him well in retirement.

The Rules of Council had been distributed prior to the meeting for review. Council members discussed items A. and B. under Rule 1 – Meetings. Mayor Subler stated that item A.; The first meeting of the Council of the Village of Versailles each year shall be held on the first day of January, or as soon as possible thereafter, as called by Mayor was a rule that was followed many years ago, prior to his Mayorship. He recommended this be removed from the Rules of Council. Item B. stated that Regular meetings of Council shall be held in the Village Hall Community Room. Council meetings have been held at the EMS Facility since 2020 due to COVID-19. The location allows for more distancing and also accommodates visitors. With no further discussion, Mr. Paulus made a motion to remove item A. under Rule 1– Meetings and to remove the Village Hall Community Room as the location for Council Meetings. Mr. Dammeyer seconded the motion. Vote: all yeas.

Mr. Paulus made a motion to have Resolution No. 21-64, a resolution authorizing the sale of certain vehicles and equipment no longer needed for any municipal purpose be read by title only for the third and final reading, Mr. Dammeyer seconded the motion. Vote: all yeas. Motion carried. Resolution No. 21-64 was read by title only for the third reading. Mr. Paulus made a motion to adopt the resolution, Mr. Berger seconded the motion. Vote: all yeas. Motion carried.

Village Attorney Guillozet then read by title only, the second reading of Ordinance No. 21-72, an ordinance establishing a compensation plan for Seasonal Workers for the Village of Versailles, Ohio.

He also read by title only, the second reading of Ordinance No. 21-74, an ordinance adopting a new Shade Tree Ordinance for the Village of Versailles.

The first item of new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 21-79, a resolution approving an amended Community Reinvestment Area Agreement between the Village of Versailles, Ohio, and Renaissance Corporation and declaring an emergency. Mr. Busse stated that during the Darke County CRA review in March of this year, Carol Ginn questioned the dates of the CRA exemption periods for our two CRA agreements passed this last year. Carol suggested that the dates be revised due to changes in the anticipated project completion dates.

After review of the Renaissance Investments / Hotel Versailles agreement it was determined that since this project will be completed in April of 2022 these exemption dates need to be modified to reflect the tax years that will be exempted by this CRA Agreement. The revised effective dates will be 12/31/2022 through 12/31/2037. Also, in review of these documents we determined that Section #5 had ambiguous language in it that made the intent of the annual review fee to the Village unclear. Mr. Paulus made a motion to read Resolution No. 21-79 by title only a second and third time and declare it an emergency. The motion was seconded by Mr. Berger. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 21-79 a second and third time by title only. Mr. Paulus made a motion to accept Resolution No. 21-79 as read. The motion was seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Next, Village Attorney Guillozet read by title only, the first reading of Resolution No. 21-80, a resolution approving an amended Community Reinvestment Area Agreement between the Village of Versailles, Ohio, and MASH Investments, LLC and declaring an emergency. Mr. Busse explained that after review of the Mash Investment agreement, it was determined that since this project will be completed in December of 2021 the completion date, as well as the exemption dates, need to be modified to reflect the tax years that will be exempted by this CRA Agreement. The revised effective dates will be 12/31/2021 through 12/31/2036. Mr. Paulus made a motion to have Resolution No. 21-80 be read by title only, a second and third time, and declared an emergency, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 21-80 a second and third time by title only. Mr. Paulus made a motion to accept Resolution No. 21-80 as read. The motion was seconded by Mr. Berger. Vote: all yeas. Motion carried.

Ordinance No. 21-81, an ordinance amending Ordinance No. 20-80, The 2021 Annual Appropriation Ordinance, and declaring an emergency was read by title only, for the first reading. Mr. Paulus made a motion to read Ordinance No. 21-81 by title only, a second and third time and declare it an emergency. The motion was seconded by Mr. Beasley. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Ordinance No. 21-81 a second and third time by title only. Mr. Paulus made a motion to accept Ordinance No. 21-81 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Next for consideration was Ordinance No. 21-82, an ordinance providing for the Annual Appropriations for 2022, and declaring an emergency. Village Attorney Guillozet read Ordinance No. 21-82 by title only, a first time. Mr. Paulus made a motion to read Ordinance No. 21-82 by title only, a second and third time and declare it an emergency. The motion was seconded by Mr. Berger. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Ordinance No. 21-82 a second and third time by title only. Mr. Dammeyer made a motion to accept Ordinance No. 21-82 as read, seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 21-83, an ordinance authorizing the transfer of funds to various funds as provided in the 2022 Annual Appropriation Ordinance, and declaring an emergency. Mr. Paulus made a motion to read Ordinance No. 21-83 by title only a second and third time and declare it an emergency. The motion was seconded by Mr. Berger. Vote: all yeas. Motion carried. Village Attorney Guillozet then read Ordinance No. 21-83 a second and third time by title only. Mr. Paulus made a motion to accept Ordinance No. 21-83 as read, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Next was consideration of a motion to increase the purchase order to Tom's Construction by \$49,725 for the Reed Ave 60" storm repair. Assistant Village Administrator Francis explained that during the replacement of the 60-inch storm tile, which is beneath the section of Reed Avenue, which has since been constructed, the contractor experienced poor soil conditions. These poor soil conditions required additional equipment, machine time, and labor to complete the replacement of the storm sewer sections. The original PO for the project was \$13,000. The two invoices we received from Tom's Construction to complete the project were \$50,025 for the labor, machine time, and additional materials to complete the replacement the 60-inch storm sewer and \$12,700 for the additional labor, machine time, stone, and tensor required to stabilize the street base and allow the Edgewood at Versailles Phase #1 Subdivision construction to continue. Mr. Dammeyer made a motion to approve the increase of \$49,725 for the purchase order to Tom's Construction for the Reed Ave 60' storm repair as an emergency, seconded by Mr. Paulus. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Paulus made a motion to create legislation for the Zoning Text Amendment to amend Section 600.16 – Detention Basin/Retention Pond Guidelines of the Village's Design Criteria, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Subler reported that he was working on the appointment of standing committees and would have the list available to the Clerk of Council by January 1, 2022.

Village Administrator Busse distributed his Administrator's Report to members and reported on the following items: The Kettler property test wells are on the schedule and will be completed as soon as it is fit to get on the fields. Shinn Brothers has completed the installation of the Franklin Street water line. We plan to bid the radio read water meter system in January. The Water and Sewer Department has replaced a pump at the East Main Street lift station behind Johns IGA. The Water and Sewer Department has replaced a pump in Well #5. This was a warrantee issue. We experienced a large water usage on Monday night. We are still investigating the water usage but believe the YMCA had a large water usage overnight that contributed to a large portion of the unexpected water usage.

Draft communication hut agreements have been provided to NK Telco. We are still waiting on their reply. NK Telco has signed a 24-month lease agreement to lease the old EMS building effective January 1, 2022. NK Telco will have a press release in the Versailles Policy next week announcing the commencement of their fiber network installation in Versailles. The Electric Department has installed electric service at 401 Gallus St. The Electric Department is continuing work on Chateau Subdivision Phase 3 electric. The Street Department has installed the new plow suspension systems on the plows and they are ready for snow. The Street Department is working on servicing and cleaning up equipment. These two holiday weeks require the street department to consolidate 5 days of work into 3 1/2 days. Mayor Subler, Matt Harvey, and I attended a meeting with Russia Fire Department and Loramie Township Trustees to discuss the future of EMS responses in Loramie Township. Our current contract with the Houston Ambulance District ends December 31, 2021. They are exploring options for future EMS coverage in Loramie Township. This is a complicated issue and will take them some time for the trustees to sort out. We plan to continue discussions with the trustees to come up with a plan that will work well for everyone involved.

Fiscal Officer Ording provided the November Fund Report for Council and the Monthly Revenue report. To date, the income tax collections are up \$203,501 from a year ago. Most of the increase is due to payroll tax withholding.

Chief Bolin's November Monthly Activity Report was distributed to Council members.

Committee and Board reports were as follows:

- Planning Commission – meeting January 3, 2022 at 6:30 p.m. to discuss a possible zoning map amendment for recently annexed properties and the possible zoning amendment from R-1 to B-1 for a property owner by Sommer Real Estate, LLC.
- Cemetery Board –Met December 21<sup>st</sup>. Betty Armstrong was recognized with a plaque for serving 48 years as Greenlawn Cemetery Clerk.

Mayor Subler reported that pursuant to an agreement between the Village Council and the Versailles Bicentennial Book Committee, the following should be noted: A Certificate of Deposit from monies received on March 7, 1977 in the original amount of \$100 (plus accrued interest earned of \$369.94) from the members of the Versailles Bicentennial Book Committee to be given as a legacy from the citizens of the past to the citizens of Versailles in 2077 to be used at that time for charitable purposes or projects for the benefit of the Community is being held within the Village Treasury.

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

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

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Jeffrey A. Subler, Mayor

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Kathy Ording, Fiscal Officer