

Mayor Subler called the Council meeting to order at 7:00 p.m.

Roll call found the following Council Members present: Mrs. Custenborder, Mr. Berger, Mr. Dammeyer, Mrs. Gigandet, and Mr. Beasley. Mr. Paulus was absent. Also present were Village Administrator Hale, Fiscal Officer Ording, Village Attorney Guillozet, Brice Schmitmeyer, Eric Prall, Cory Griesdorn, Doug Giere, and Erik Martin from the Greenville Daily Advocate.

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

- Approval of Agenda
- Approval of Minutes from the September 27, 2017 Regular Meeting
- Approval of Payment of the List of Bills Submitted for October 11, 2017

Mr. Beasley seconded the motion. Vote: all yeas with Mr. Dammeyer abstaining from approval of the September 27th Regular Meeting Minutes. Motion carried.

Mayor Subler recognized Brice Schmitmeyer from Access Engineering. Mr. Schmitmeyer stated that he, along with Village Administrator Hale and Utilities Superintendent Kyle Francis, presented the 2018 Woodland Drive Reconstruction Project to residents prior to the meeting. He stated that the project would be out for bid the first of the year with construction beginning in May. The project is planned to be completed by early fall.

Next, scheduled was a presentation by Eric Prall from Ross, Sinclair, & Associates. Mr. Prall provided information to Council members explaining the process of refunding the EMS Facility callable 2007 bonds. A refunding replaces an issuer's outstanding debt issuance by issuing new bonds at lower interest rates. The sole purpose of refunding is to reduce the issuer's interest costs and save the Village interest on the repayment of the prior bonds. The original par amount was \$1,790,000. The issuance of the new bonds are in the amount not to exceed \$1,550,000. The Village stands to save approximately \$200,000 - \$215,000 in gross debt service saving based on tax exempt rates in today's market. The final maturity date of the new bonds will be the exact same as the series 2007 bonds, with the final payment on the bonds of 12/1/36.

With no old business scheduled, the first item of new business was consideration of Ordinance No. 17-21; an Ordinance authorizing the issuance of bonds in the amount of not to exceed \$1,550,000 for the purpose of currently refunding a portion of Emergency Services Facility Construction and Improvement Bonds, Series 2007, dated June 7, 2007, originally issued in the aggregate principal amount of \$1,790,000 for the purpose of constructing, improving, furnishing, and equipping an Emergency Services Facility with related facilities and site improvements thereto; authorizing and approving related matters; and declaring an emergency. Village Attorney Guillozet read Ordinance No. 17-21 by title only a first time. Mr. Dammeyer made a motion to have Ordinance No. 17-21 read by title only a second and third time and declared an emergency; seconded by Mrs. Gigandet. Vote all yeas. Attorney Guillozet then read Ordinance No. 17-21 by title only a second and third time. Mrs. Custenborder then made a motion to accept Ordinance No. 17-21 as read; seconded by Mr. Beasley. Vote: all yeas. Motion carried.

Next, members considered Resolution No. 17-22; a Resolution authorizing the Mayor and Fiscal Officer of the Village of Versailles to enter into an Independent Contractor Agreement with Medicount Management, Inc. for billing services for the Village's Emergency Medical Services Department and declaring an emergency. Village Attorney Guillozet read Resolution No. 17-22 by title only a first time. Mrs. Custenborder then made a motion to have Resolution No. 17-22 read a second and third time by title only and declared an emergency; seconded by Mr. Berger. Vote: all yeas. Motion carried. Attorney Guillozet read Resolution No. 17-22 a second and third time by title only. Mr. Dammeyer then made a motion to accept Resolution No. 17-22 as read; seconded by Mrs. Gigandet. Vote: all yeas. Motion carried.

Next for consideration was a recommendation from the Finance & Audit Committee to prepare legislation for the adjustments to the water and sewer rates. A Public Hearing was held prior to the meeting to present the recommended rate adjustments. Village Administrator explained that the recommendation was based on the water/sewer study performed by RCAP. It is a 5 year rate plan with evaluation each year, which is structured the same as the electric rate analysis. The rate adjustments for both water and sewer are for an increase of 20% for the next four years, beginning in 2018, with the fifth year to be determined. Mrs. Custenborder made a motion to have the necessary legislation prepared for the rate adjustments, seconded by Mr. Berger. Vote: all yeas. Motion carried.

Next under new business, Council members reviewed Choice One's Engineering report conducted for a right turn on red at two signalized intersections along Main Street within the Village limits. The intersections that were evaluated included Main Street & Center Street and Main Street & West Street. Council members reviewed the study. Mrs. Custenborder made a motion to refer the information to the Street & Safety Committee. Mr. Berger seconded the motion. Vote: all yeas. Motion carried.

With all new business complete, Mr. Berger made a motion to enter into Executive Session to consider the purchase of land for public purpose; seconded by Mr. Dammeyer. Vote: all yeas. Motion carried. Members entered Executive Session at 7:25 p.m. The Executive Session ended at 7:35 p.m. Upon return of executive session, Mrs. Custenborder

made a motion to authorize the Village Administrator to negotiate a contract to purchase land within the Village, seconded by Mr. Dammeyer. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Subler stated that the subject of the use of All-Purpose Vehicles (APV's) on Village streets has been referred to the Street & Safety Committee.

Administrator Hale distributed his Administrator's Report. Items highlighted in his report are as follows: The Planning Commission meeting to consider rezoning Gary and Robin Middendorf's property from R-2 to I-2 was canceled at the request of Dustin Leis, who is representing the property owners. At this point it is undetermined as to what zoning change they may be applying for. The next meeting, should they meet the deadline, would be Monday, November 6th at the EMS/Fire building. Regarding trains blocking railroad crossings, I have been informed by a CSX representative that a railroad project between Versailles and Sidney was causing an abnormal number of blocked crossings during the past two weeks. I have also been informed that beginning October 31st through the Thanksgiving holiday phase 2 of the project will be conducted which could again cause some crossings to be blocked. It is unfortunate this sometimes happens in the early morning hours while people are commuting to work, but Village administration has absolutely no control over this problem. Railroads are administered by federal law. In contrast to what I had previously believed, there is no law providing a time limit a train can block the tracks. The number to call to complain to CSX is 1-877-835-5279. Regarding concerns about our EMS/Fire facilities being on the North side of the tracks, I have been informed by EMS Administrator, Matt Harvey, that 90+ percent of the time there is at least one open crossing available to emergency vehicles. He explained that whenever there is a blocked crossing he has a network of people who communicate via cell phone to advise which crossings are open. He stated even if they have to go north to Long Road and then come in State Route 47 from the north the additional time would be difficult to justify funding a facility on the south side of the tracks. Matt also mentioned the old firehouse would need to be remodeled to a point it would pass inspection by the State of Ohio Pharmacy Board for allowing drugs to be stored within the building. This would be more than just having locks on the doors. Additionally, I spoke to Fire Chief Brian Pearson, who stated it is not a practical idea unless we want to essentially double our cost for equipment. As Brian mentioned, it is not as simple as just moving a truck or equipment to the south side of the tracks. There would be a need for turnout gear for all of the firemen on both sides of the tracks because they wouldn't know which station they would be reporting to. This is not inexpensive and Brian stated there would be many other items that would need to be duplicated. Also, different trucks and equipment provide different duties and it would be virtually impossible to know which side of the tracks a piece of equipment should be kept. Two final points regarding this issue. There are many municipalities in the exact same situation that we are. The vast majority do not have the funding to maintain two facilities, one on each side of a railroad tracks. In the case of Ansonia, they have the fire department on one side and the Police Department on the other side just as we do. Lastly, the point has been made to me many times that prior to building the new facility on the north side of the tracks, we only had a single facility on the south side of the tracks. Placing the safety building on the north side has not created a new problem. The solar field is under construction. Solar panel support structures are currently being installed. The Village continues to work with Richard Coffield who is interested in having banners hung from the light post that have pictures of local veterans. We tested one banner for correct size and found that it needed to be altered. At this point I'm waiting on Richard to get back with me. Village employees continue to work on the pool floor and walls in preparation for the installation of the new pool liner. This past week, employee's power washed the entire pool area to remove loose paint, debris, and any loose concrete on the walls. We are hoping to have installation begin in the next 2 to 3 weeks. Village employees have removed the painted surface on one shuffleboard court and we will be adding a set of aluminum corn hole boards for park visitors. Heather Luebke continues to work on updating the village website. The update should be completed and launched by mid-October. The video will be added to the website after completion. Regarding upcoming levy for MARCs radios, I was happy to see an article in the Early Bird that stated the City of Greenville is now officially supporting the levy. Final reminder, a gathering on Fountain Square for a Fatima celebration will be held this Saturday, October 14th, from 11 AM until 2 PM. The Hometown Christmas Committee met this week and we are now less than one month away from the Friday, November 10th event. We have increased the tent size by 20 feet and there will be hotdogs, cookies, hot chocolate, and popcorn available for attendees. The countdown to turn on the lights will begin at 7 PM at which time Santa will arrive. We are now having Santa brought in on a golf cart that is street legal and has been approved by the Versailles Police Department. We will have the annual Community Improvement Corporation (CIC) meeting on Wednesday, November 1st, just prior to the Versailles Area Chamber of Commerce meeting. I continue to work with Rapid Development Builders out of Fort Loramie regarding a new residential subdivision on Klipstine Road. It is difficult for them to determine exactly when they would like to break ground for a new development, but it sounds likely, they will begin in 2018, with lots becoming available hopefully in early 2019. The Village will need to act on the utility easements through properties that would allow sewer and water to go west to State Route 185 and then North into town. I'm working with Shane Stonebraker and the Boy's Youth Baseball Organization to split the purchase cost of a new scoreboard. They have agreed to accept all maintenance responsibility after the scoreboard has been installed. We will create a memo of understanding regarding this agreement. Doug Jackson has started as a new employee at the WTP & WWTP. We are very happy to have Doug on board. We are still awaiting property corner stakes on Chateau Phase II subdivision so that underground power can be installed this fall. The developer's engineer is responsible for the staking. The Electric Department personnel have been going through and checking Christmas lights this week with installation of the lights uptown set to begin next week. Work continues on the new electric feed for circuit #2 that will be near NAPA and the Greenlawn Substation at the end of Franklin St. Work has been hampered due to the existing power cable under the CSX railroad at the North end of Franklin Street breaking while crews attempted to remove the cable from the conduit for the installation of a new cable. We have had discussion with CSX on boring a new electric conduit under the tracks to install the underground cable in which they were very receptive to. Pricing is being obtained for the directional bore as well as for two new electric manholes

that would be needed. Street Department personnel recently replaced approximately 220 lineal feet of 18” storm sewer North of the E. Water St./Williamson St. intersection on the North side of the railroad tracks. Crews also repaired a connection to an existing circa 1850 square storm sewer conduit under the CSX railroad. Personnel coordinated the repairs with CSX as the connection work took place inside of CSX right-of-way. At the annual AMP Conference Awards Banquet held on Wednesday, September 27th, the Village received a System Improvement Award for the Circuit #1 12kV Conversion & Substation Improvements Project. The project received the top award for an electric system of our size. We are hoping to get a press release from AMP for publication. A site plan sheet has been provided by Eric Paulus of Preferred Design for Dr. Ruhenkamp’s new facility on Marker Road. GPD Group, an electrical engineering firm, has provided pricing for materials only related to the re-route of electric around Midmark’s planned expansion. The estimated price for materials on the overhead option is \$170,000.00 and the underground option is \$408,000.00. GPD’s price assumes that the Village will be installing the infrastructure and no engineer’s plans would be needed for such an arrangement.

Committee & Board Reports are as follows:

- Cemetery Board – Next meeting scheduled October 17, 2017 at 7:00 p.m.
- Tree Commission – will be scheduling a meeting for the fall tree purchase recommendation

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

Mayor Subler adjourned the meeting at 8:04 p.m.

Jeffry A. Subler, Mayor

Kathy Ording, Fiscal Officer