

# VILLAGE OF RUSSIA

## VILLAGE COUNCIL MINUTES

October 11, 2017

The regular monthly meeting of the Village of Russia council was held Wednesday, October 11, 2017 at the Village office at 232 W. Main St. Mayor, Terence Daugherty called the meeting to order at 7:00 p.m.

### ROLL CALL

Present: Cindy Goubeaux  
Ron Simon  
Greg Borchers  
John Grogean  
Larry Platfoot  
Mary Jo High

Non-members present: Mark Shappie, Mary Jo Voisard, Adam Barga, Deputy Steve Schafner, Dale Armstrong, Craig Borchers, Justin Spillers, and Matt Hoying of Choice One Engineering.

- The minutes of the September 13, 2017 regular meeting were read, and a motion was made by Borchers, and seconded by Simon to approve the meeting minutes. All yea, motion passed.
- A motion was made by Platfoot and seconded by Goubeaux to approve the bills as presented. All yea, motion passed.
- A motion was made by High and seconded by Borchers to approve the financial reports for the previous month. All yea, motion passed.

### Paulus Subdivision

A public meeting was held regarding the annexation of approximately 10.010 acres of land for the Paulus subdivision. Property owners in attendance were Dale Armstrong and Craig Borchers. Craig Borchers said that he wanted to be sure that he will have access to the property needed to install sewer lines to his property. Shappie told him that this meeting was to annex the property into the village, but it is not yet being subdivided. Shappie told him that when it is plotted out, he will be notified.

A motion to suspend the rules was made by Goubeaux and seconded by High. All yea, motion passed.

Simon moved, and Borchers seconded the motion to approve **ORDINANCE 17-11 AMENDING THE OFFICIAL ZONING MAP OF, ADOPTING A ZONING ORDINANCE AND REGULATIONS FOR, AND ZONING CERTAIN REAL PROPERTY TO BE ANNEXED.** All yea, motion passed.

A motion to suspend the rules was made by High and seconded by Goubeaux. All yea, motion passed.

Grogean moved, and Simon seconded the motion to approve **ORDINANCE 17-12 ANNEXING CERTAIN TERRITORY CONTAINING 10.010 ACRES, MORE OR LESS, IN LORAMIE TOWNSHIP TO THE VILLAGE OF RUSSIA, AND DECLARING THE SAME TO BE AN EMERGENCY.** All yea, motion passed.

### Police

Council reviewed the police report for the previous month. The deputy reported that there the activity for the month was routine.

### Bridge Project/New Industrial Park/Liberty Street Repaving

Matt Hoying said that the OPWC Bridge Project in progressing, and the first disbursement request has been approved for \$66,117.18. He said that Barrett paving has changed the date for the Liberty Street repaving project to October 22. The project must be completed by October 31, 2017.

### **Well Field Project**

Sealed bids Well 3 and 4 Development were opened on October 5, 2017. Bids were as follows:

Moody's of Dayton: Well #3- \$148,495.00; Alternate for Well #4 -\$131,468.00 Total \$279,963.00

Jamison Well Drilling: Well #3- \$139,671.52; Alternate for Well #4 -\$107,480.14 Total \$247,151.66

The engineer's estimate was \$115,115.00 for the base bid, and \$102,845.00 for the alternate bid.

Since all bids were more than 10% over the engineer's estimate, all were rejected. Council decided to rebid for Well #3 only, with modifications in the specifications that will bring it closer to the engineer's estimate.

### **Playground**

Shappie said he still has not received the contract for the playground grant. He did however, received an email from Jim Jordan saying that he had information that Russia received the grant.

### **Industrial Drive**

A motion to suspend the rules was made by Goubeaux and seconded by High. All yea, motion passed.

High moved and Platfoot seconded the motion to approve **ORDINANCE 17-13 DESIGNATING CERTAIN PUBLIC LANDS AS BEING NOT REQUIRED FOR MUNICIPAL PURPOSES, AUTHORIZING THE VILLAGE TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT WITH CEMLEB PROPERTIES, LTD., AN OHIO LIMITED LIABILITY CORPORATION TO SELL SUCH PUBLIC LANDS AS AN AGENT FOR THE VILLAGE PURSUANT TO O.R.C. 1724.10, AND DECLARING THE SAME TO BE AN EMERGENCY.** All yea, motion passed.

### **Miscellaneous**

Shappie reported that the smoke testing went well. They identified about 24 leaks in the system. Six or eight have been repaired.

Adam Barga reported on the fundraiser for the Baseball field project. He said that the estimated cost of Phase I of the project is about \$21,800. He said that they have received about \$15,000 in donations, with the fund drive to end on October 31. They want to begin Phase I this fall, so it is ready for the spring baseball season. The Park Board plans to allot \$5,000. They also have Pledges of about \$20,000 that will be received over the next 4 years. The Park Board is requesting that the Village advance funds to cover the current shortfall, with the agreement that the Park Board will repay the advance when pledges are received. Council agreed.

Shappie again discussed entering into a maintenance agreement with the county for Russia-Versailles Rd., East of the Village. This agreement would make the Village responsible for the maintenance of Russia Versailles Rd. from the Village limit to Kelch Road. Currently the County is responsible for one side of the road, and the Village is responsible for the other. Council agreed that this would allow the Village to pave the road when needed, rather than waiting for the County to do their half. Shappie will County Officials to draft an agreement to be passed at a future meeting.

Shappie said that there is currently a rebate available that would allow the Village to replace the current decorative street light bulbs with LED bulbs. The final cost to switch to LED would be about \$20 per light. He said that this is about the same cost as replacing the current bulbs, and they are much more energy efficient. He had installed one on Raider Street, and several Council members said they liked it, because they felt that it was brighter. He said that Dickman supply told him the payback period should be about 2 months. Council told Shappie to go ahead with switching all decorative lighting to LED.

Trick or Treat was set for Thursday, October 26<sup>th</sup> from 6:00 to 7:30.

Shappie said that he was contacted by Tom Phlipot regarding the ownership of property that he has been farming for many years. The property in question is the Second Street and Phlipot Drive properties. These are dedicated streets, that have not been developed, so he has farmed the property along with his adjacent farmland. Tom Hemmelgarn owns property adjacent to Second Street, and wants to sew grass on what he considers to be his half of the Street. Justin Spillers said that the Village actually owns the property for both dedicated streets, but there may have been an agreement when the streets were dedicated, allowing the adjacent owner to farm the ground until the street was developed. Spillers said he has checked through the Village records at their office, and did not find any record of an agreement. Shappie said he would do further searching of records at the Village office, and see if there is any record of an agreement.

Goubeaux moved and High seconded the motion that the meeting be adjourned. All yea, motion passed.

Council President, Ron Simon \_\_\_\_\_

Clerk, Mary Jo Voisard \_\_\_\_\_