

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

January 22, 2025

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

Roll call found the following Council Members present: Mr. Paulus, Mr. Griesdorn, Mr. Steinbrunner, Mrs. Dieringer, Ms. Shaffer, and Mr. Weaver. Also present were Village Administrator Francis, Fiscal Officer Ording, Village Attorney Tom Guillozet and Fire/EMS Chief Pearson.

The Pledge of Allegiance and Invocation was led by Mayor Dammeyer.

Mayor Dammeyer requested that the agenda be amended by adding item 8.G. under new business: Consideration of a motion authorizing the Mayor and Fiscal Officer to enter into a contract with the Wayne Township Trustees for the purchase of their interest of the Town Hall Building. He also said that item 8.C. under new business needs to be amended for the consideration to approve full-time status.

Mrs. Shaffer 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 January 8, 2025 Regular Meeting
- Approval of List of Expenditures for January 22, 2025

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

Under public discussion, Mike Bowers of the Darke County Economic Development/CIC/Partnering for Progress was present. He explained that they continue to focus on Darke County's workforce development to create opportunities for business and industry to have access to skilled workforce it needs. Partnering for Progress is made up of investors of both public and private groups. The Darke County Economic Development assists as a Small Business Resource Guide to assist future small businesses to locate in Darke County. Locally, they work with the Versailles Chamber Commerce and Visitors Bureau in meeting the needs of Versailles.

Moving on to new business, Attorney Guillozet read by title only, the first reading of Resolution No. 25-02, a resolution of the Village of Versailles supporting the Ohio Municipal League's challenge of AT&T's tariff application at the Public Utilities Commission of Ohio and declaring an emergency. Village Administrator Francis said that the Village is joining multiple other municipalities in challenging AT&T's tariff application as the proposed tariff changes would require any municipalities in which AT&T is located in the municipality's public right-of-way to pay the full cost of any relocation or undergrounding of AT&T's facilities, regardless of the reason for the relocation. This would significantly negatively impact how the Village manages and administers its public rights-of-way. 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 Mrs. Dieringer. Vote: all yeas. Motion carried. Resolution No. 25-02 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-02, as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Ordinance No. 25-03, an ordinance amending Ordinance No. 24-67 the 2025 Annual Appropriation Ordinance and declaring an emergency was read by title only, the first reading. Fiscal Officer Ording explained the ordinance is to decrease the 2025 appropriations for the Electric Fund. Ordinance No. 24-67 along with Ordinance 25-03 are prepared for the Village's 2025 budget and need to be filed with the Darke County Auditor by March 31st. 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. Weaver. Vote: all yeas. Motion carried. Ordinance No. 25-03 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-03, as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to approve regular, full-time employment status of Tim Wehrkamp to a Water and Wastewater Plant Operator II position with the successful completion of the six-month probationary period, second by Mr. Weaver. Vote: all yeas. Motion carried.

Mr. Weaver made a motion to authorize the Village Administrator to enter into an inter-governmental agreement with the Village of Bradford for the sale of a 2007 Isuzu Chassis with a 2008 Tymco Street Sweeper, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next, the Street & Safety Committee made a recommendation to approve a restriction on truck turns at the intersection of Main Street & Center Street. Village Administrator Francis said new signage will be placed at all four corners to enforce the restriction. The Village has had multiple trees and Village property damaged due to trucks not following the no turn signs. Mr. Griesdorn made a motion to approve the recommendation from the Street & Safety Committee for the restriction of truck turns at the intersection and for legislation to be prepared. Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried.

The Street & Safety Committee also made a recommendation to remove and replace the existing damaged curb and sidewalk along W. Main Street/Grand Ave. where needed between Franklin St. and W. Wood St. and to waive the cost of assessment to the adjacent property owners due to evidence of failed concrete mix in the area from the original construction project. The replacement is for the curb and sidewalks around McBos parking lot. He said it is evident that the concrete mixture used in the previous project was defective and the property owners should not be subjected to the cost for replacement. He also stated that safety is concern. Mr. Griesdorn made a motion to approve the recommendation from the Street & Safety Committee, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Paulus made a motion authorizing the Mayor and Fiscal Officer to enter into a contract with the Wayne Township Trustees for the purchase of their interest of the Town Hall Building, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer reported that he recently attended the Lions Club meeting. He also mentioned that the Chamber Banquet will be held on Wednesday, January 29th.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: Plant personnel continue to land apply biosolids from the WWTP onto area farm fields so long as it isn't too cold to where equipment on the load-out at the plant or the applicator freezes. The Electric Dept. is finishing the primary electric extension work to the new Groff Mowing and Lawncare Building that is under construction currently on Subler Dr. The new three-phase transformer is set and linemen are currently working on terminating the underground power cables. This work has been slowed by the extreme cold conditions. The new extension should be energized by the end of the week, first of the week. A new electric service has also been requested across the street from the Groff property at Books by the Bushel for a new building that is currently under construction. I attended the AMP Board meeting in Columbus Jan. 15th and virtually in office on Jan. 16th. I had a meeting with MVRPC regarding their Regional Transportation Planning Organization (RTPO) funding opportunities that recently came about with the creation of an RTPO that includes Darke, Preble, and Shelby County. Funding opportunities with this new RTPO are possible for such improvements on properly classified roadways in the Village. Future planned projects where this funding would be possible would be for E. Main St. that has not yet been reconstructed between Monument St. and the Harrison St. area as well as improvements to the intersection of SR 47/E. Main St. and Kley Rd./Ploch Pike area. Planning and funding for these projects takes years to develop, but is definitely something that would be beneficial to the Village, businesses, and residents that use these routes each day. Discussions were also had regarding the planned N. West St. extension project to connect the intersection at Baker Rd. to Industrial Parkway. The RTPO funding process will not work for this project as this would be a new roadway, but there are potential avenues through the Ohio Department of Development that we can explore. During the discussion with MVRPC, I asked about the potential for applying for ODOT TRAC funding for the Truck Route Bypass that was applied for in 2023 through the program and whether it would be advisable from them to apply again in 2024 as we would need MVRPC's letter of support to apply like they provided in 2023. MVRPC's responded that they do not feel that the Village would likely be awarded ODOT TRAC funding as the program is geared for interstate highway improvements and major metropolitan areas. Street and Electric Dept. personnel are currently evaluating mid-size excavators from Deere, Komatsu, and Caterpillar that would replace the 2012 Case Backhoe. We are waiting on updated price quotes currently from a few of the reps and hope to have a recommendation on how to proceed at the first council meeting in February. This replacement is slated in the 2025 CIP. Electric linemen continue a systematic replacement of electric meters with AMI meters for customers located outside of the Village corporation limit as time allows. According to our supplier, requests for quotes for the 2025 Electric Tree Trimming Project have been sent out as of January 20th to tree trimming contractors qualified for such work. Those quotes are due back February 5th. We are currently working with Access Engineering Solutions to establish the 2025 Street Maintenance Project streets set for asphalt resurfacing. This year's projects will focus primarily on asphalt resurfacing activities. The goal is to have this project advertised and bids received in early March for paving work to not start until after Poultry Days at the earliest as is typical. Sawvel and Associates has finished our Electric System Distribution System Study and we are starting to review the document currently. The Village will be utilizing this plan to help layout for future

improvements to help with reliability, redundancy, and capacity going forward. With the current cold weather, we continue to monitor and receive updates from AMP on potential electric generation emergencies in the PJM transmission area that we are a part of that extends from the Ohio/Indiana line to the Atlantic seaboard. During extreme cold weather events, the electric grid can be stressed with the risk of some power generation assets tripping offline due to weather as well as limited output from renewable resources such as wind and solar that have poor capacity factors compared to thermal power generation such as coal and natural gas. In the Dayton Zone (AES Ohio) where we are located, no such generation emergencies have been issued as of this writing. However, the AEP Zone (AEP Ohio) they have set their highest peak-use loads for the year due to the cold. Versailles typically peaks in the summer months due to cooling load. Street personnel have been dealing with one small snow event after another that typically don't amount to a lot, but still require time due to blowing conditions to keep roads passable and safe. We are currently in good shape with our salt supplies for the rest of the season. Electric Foreman Scott Riley will be presenting with VHS students in regards to electricity at the request of Mrs. Dena Wuebker. We have been asked in the past to present and speak with students in regards to the electric grid, distribution, and basic electric principals. The Village took delivery of a new 2024 RAM 2500 pickup truck that will become the new Electric Foreman truck for the Electric Department. The truck was purchased through Gaiers in Ft. Loramie on fleet pricing at a cost of \$43,418.00. The truck was ordered in the fall of 2024 and was part of the 2024 CIP for equipment. The truck is currently at Knapheide in New Carlisle being fitted with a service body. The current Electric Foreman Truck is a 2012 Ford F-250 and we will look to auction this vehicle on GovDeals.com pending council approval at a future meeting. A 2013 Ford Explorer Police Interceptor is currently in auction on GovDeals.com. The unit was used as a police department cruiser, Village Administrator vehicle, and as a motor pool vehicle at the water/wastewater plants. Request for Qualifications (RFQ) for water and wastewater plant engineering services for preliminary engineering studies for each plant expansion project have been sent out and are being advertised. RFQ's are due back to the Village on February 14th for review. Request for Qualifications (RFQ) for electrical engineering services have been sent out and are being advertised. RFQ's are due back to the Village on January 31st for review. Tree stump removals and tree plantings began last week as weather conditions allowed in the downtown streetscape area. New trees were planted in several locations on S. Center St. Work will continue as weather conditions allow. Work cannot take place in the extreme cold temperatures we have been experiencing as the hydraulics on the backhoe don't work as well and we also need the vac truck to hydro-excavate around each location to expose electrical conduits. The new Tymco Street Cleaner was delivered on Thursday, Jan. 9th. This unit was purchased through Best Equipment Co. on a Sourcewell cooperative purchasing contract at a cost of \$219,766.00. This purchase was included in the 2025 CIP Equipment Plan. The unit is currently awaiting vinyl lettering installations from VPP before being placed into service. We currently plan to sell the existing 2008 street cleaner unit to the Village of Bradford with an inter-governmental agreement totaling \$50,000.00. We are also having misc. repairs made to the unit prior to the sale as part of the agreement. Fiscal Officer Ording and I had a Teams meeting with labor attorney/HR consulting firm Zashin Rich on Jan. 16th. We are currently providing them information on our current personnel and policies manual to ensure compliance with current labor rules and regulations. The Versailles Area Chamber of Commerce Banquet is slated for the evening of January 29th in which I will be presenting on behalf of the Village updates regarding events of 2024 and what is planned/in motion for 2025.

Fiscal Officer reported that the 2024 books will be soon closed with work to begin on the state's Annual Financial Statement. She also reported that she would be absent from the February 12th meeting.

Committee and Board reports were as follows:

- Street & Safety – met January 8th.
- Personnel & Policies – met prior to the meeting to review updated job descriptions for EMS personnel
- Cemetery Board – met January 21st.
- Tree Commission – meeting January 31, 2025 at 12:00 p.m.
- Emergency Services Committee – meeting January 27, 2025 at 6:00 p.m.

Mayor Dammeyer stated that he will be absent from the next meeting.

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

Mayor Dammeyer adjourned the meeting at 8:36 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer