

Mayor Dammeyer called the Council meeting to order at 7:01 p.m.

Roll call found the following Council Members present: Mr. Paulus, Mr. Griesdorn, Mr. Steinbrunner, Mr. Gigandet, Mrs. Dieringer, and Ms. Shaffer. Also present were Village Administrator Francis, Fire Chief Pearson, and Village Attorney Tom Guillozet. Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird in addition to Ted Lyons with the Friends of Hole Field were also in attendance. Fiscal Officer Ording was absent due to training.

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

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

- Approval of Agenda
- Approval of Minutes from February 13, 2024 Regular Meeting
- Approval of List of Expenditures for March 27, 2024

Mrs. Dieringer seconded the motion. Vote: all yeas. Motion carried.

Under Public Discussions/Requests/Decisions, Mayor Dammeyer invited Mr. Ted Lyons to discuss with Council information related to improvements of the high school football practice field area on Village property near the former water treatment plant. Mr. Lyons explained that the Friends of Hole Field in conjunction with the Athletic Dept. at Versailles Schools is wanting to regrade the current football practice field area. The grading work has multiple purposes in that it would improve safety related to the numerous low-spots currently on the field, get the field away from the recent raw water main installation work and wooded area along the railroad, improve drainage of the area, and to create a flatter surface to practice on. Mr. Lyons stated that there is 5'3" of elevation change from east to west on the current field. Mr. Francis further explained that he has been in conversations with Athletic Director Scott Broerman and Joe Raterman with Brumbaugh Construction regarding the grading work and that the entire area is in a flood plain. He explained that he had spoke with Darke County Engineer Jim Surber about the work and that as long as dirt was not hauled in to the site and the existing ground grades are only adjusted to where a net increase in elevation did not take place in the flood plain area that there was no issue with the proposed improvements. Mr. Lyons stated that work would hopefully take place if all worked out as soon as Brumbaugh Construction was complete with the raw water line project and could fit the work in their schedule. Mr. Lyons explained that all work would be paid for by the Friends of Hole Field and that no cost would be incurred by the Village for the improvements that also include grass seeding of the graded area. Council members thanked Mr. Lyons for coming to explain the project and that they were supportive of the project.

Moving on to new business, Resolution No. 24-09, a resolution to improve North East Street in the Village of Versailles, Ohio by reconstructing the roadway, curbs, gutters, sidewalks, and approaches, and declaring an emergency was read by title only for the first reading. 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 Ms. Shaffer. Vote: all yeas. Motion carried. The resolution was then read by title only for the second and third readings. Mr. Paulus made a motion to adopt Resolution No. 24-09, Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried.

Next was consideration of a motion to approve, regular, full-time employment of Mr. Mitch Kremer as Street Foreman. Mr. Francis provided to council a copy of a memo from Utilities Superintendent Darrin Mumaw recommending Mr. Kremer be approved for full-time status as Street Foreman. Mr. Francis went on to explain

that Mr. Kremer is doing a great job of acclimating to the position and Village practices. Mr. Kremer did not have public employment experience prior to coming to the Village, but has caught on quickly to routine activities and has been a great asset on improvement/repair projects. Mr. Kremer is well-respected by those in his department and has proven himself to be a leader. Mr. Paulus made a motion to approve the regular, full-time employment of Mr. Mitch Kremer as Street Foreman, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Next was consideration of the resignation of Mr. Tim Wehrkamp as Water/Wastewater Plant Operator effective April 5, 2024. Mr. Francis explained that Mr. Wehrkamp was resigning as a plant operator to pursue a different career path outside of water/wastewater away from the Village. Mr. Griesdorn made a motion to approve the resignation of Mr. Wehrkamp as a Water/Wastewater Plant Operator II, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next was a consideration of a recommendation from the CRA Housing Council for the cancellation of CRA Agreement #15-001 with JMJ Investments, LLC. Mr. Francis explained to council members that JMJ Investments, LLC is the company that owns the property currently occupied by JB Hunt on Marker Rd., which was formally BNSF Logistics. The CRA Agreement is with JMJ Investments, LLC with the job creation requirement in the agreement being based off of the tenant of the facility. This CRA Agreement has been under watch for a few years now as 45 jobs were to be created over 15 years. As of the 2023 report, no jobs have been created at the facility and the existing employment count went from 54 employees to 32. The Darke County Tax Incentive Review Council (TIRC) recommended that the agreement be terminated for failing to meet the job creation requirement set forth in the agreement at their March 19th meeting as did our local CRA Housing Council on March 20th. Both councils stated that due to no jobs being created, and the total count of employees being what they are as of the 2023 reporting year that they did not see how they could hire that many employees in the remaining term of the agreement. Ms. Shaffer made a motion to terminate CRA Agreement #15-001 with JMJ Investments, LLC due to failing to meet the employment creation requirement of the agreement, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next was a consideration of a recommendation from the Personnel and Policies committee in regards to mutual aid pay and direct legislation be prepared. Mr. Francis explained that during recent mutual aid to the City of Celina related to tornado damage, Village linemen responded to their mutual aid request, making straight time and overtime whereas linemen from other AMP communities were making double-pay. In an effort to keep our personnel on equal footing with other AMP communities for employee retention and personnel morale, Mr. Francis explained that the current AMP and APPA Mutual Aid Agreements in place currently allows for such compensation to be completed with no additional non-reimbursable expense to the Village. He went on to recommend that language allowing for double-pay meeting certain conditions be placed in the annual compensation ordinance. This allows for updates on a more frequent basis as agreements change without having to change the personnel and policies manual. Per the recommendation from Tom Guillozet, a statement would need to be added in the personnel and policies manual, Section 4.06 Overtime stating the following: "Overtime compensation for non-exempt employees with regards to mutual aid shall be set forth in the Village's Annual Payroll Ordinance." After further review and discussion, Mrs. Dieringer made a motion to recommend legislation be created to add language for mutual aid-double pay as presented be included in an amendment to the Annual Payroll Ordinance, add the necessary overtime language as presented in an update to the Village's Personnel and Policies Manual, and to make double-pay retroactive to the Village personnel who completed mutual aid assistance to the City of Celina. The motion was seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Next was a consideration of a motion to approve or disapprove the 9-1-1 Final Plan submitted by the 9-1-1 Program Review Committee, the Board of Darke County Commissioners, and direct that legislation be prepared. Mr. Francis stated that he saw no issue with the plan provided. Ms. Shaffer made a motion to approve the submitted 9-1-1 Final Plan as submitted and direct the preparation of legislation, Mrs. Dieringer seconded. Vote: all yeas. Motion carried.

Consideration of a motion to approve the purchase of 2 in-car police cruiser computers from Parr Public Safety Equipment at a cost of \$12,516 which includes installation and removal of the old computers was next under new business. Mr. Francis explained to Council members that the replacements were originally submitted last fall by Chief Bolin during the budget process, but were omitted from the final 2024 Capital Improvements Plan. The existing Microsoft Surface laptops that are currently in use are having issues and cannot be repaired. The Surface units are very susceptible to heat and cold which is resulting in the cruisers having to be left running depending on the temperature if an officer needs to leave the vehicle. The proposed replacements are “Toughbook’s” that the department had used prior. These laptops are extremely rugged and Chief Bolin feels will last much longer than the current Surfaces based on his research with other jurisdictions and personal experiences. Mr. Griesdorn made a motion to approve the purchase of the 2 in-car police cruiser computers as submitted, Mr. Steinbrunner seconded. Vote: all yeas. Motion carried.

Fire Chief Pearson was in attendance and distributed the current Village escort policy to those in attendance. Mr. Pearson explained that he has had several instances over the past year or so in which he has been contacted for fire truck escorts for individuals and groups from the school. The current Village policy is that any school team who wins a state championship may be provided an escort. He is requesting a review of this policy by all applicable parties to more clearly define what is and is not acceptable for an escort. After further discussion, a recommendation from Council members was made to direct the Personnel and Policies Committee to schedule a meeting with representatives from the Versailles Schools to further discuss the topic, and if needed, make a recommendation to council for such consideration for updates.

With all new business complete, Mr. Griesdorn made a motion to enter into executive session to consider compensation of a public employee(s), seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered executive session at 7:57 p.m. The executive session ended at 8:08 p.m. Upon coming out of executive session, Mr. Griesdorn made a motion to allow for rest period pay as outlined in the APPA Safety Manual be issued to Scott Riley, AJ Magoto, and Luke Schlater totaling six hours on March 15, 2024 with such compensation to be issued retroactively, seconded by Mr. Gigandet. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Village Administrator Francis distributed his Village Administrator’s Report to members and reported on the following items: Street personnel continue to haul some raw well water to the WTP from the Reed Rd. wellfield as needed to supplement daily water production. Output from the existing two wellfields near the water plant have come back some from the record low levels experienced over the winter months, but we are still nowhere close to where we should be for this time of year. The final piece of 8” PVC raw water main was installed by Shinn Bros. on Phase II of the Reed Rd. Raw Water Transmission Project before noon on March 25th. Shinn Bros. will be working now to fill their section of raw water main with well water for testing. They also have to install the air release mechanisms in the air release manholes along the pipeline path. Restoration work still remains on their contract as well. Brumbaugh Construction on the Phase I segment of the Reed Rd. Raw Water Transmission Project has completed connection work on both sides of the railroad/creek bore. They have also completed the directional bore under Greenlawn Ave. in front of the Greenlawn Cemetery. Their crew is currently continuing to install 8” PVC main along N. West St. between Jackson St. and Baker Rd. They likely have at 2-3 weeks of pipe installation yet to go with testing to follow. The pipe installation through Greenlawn Cemetery has resulted in the entire north/south section of asphalt driveway to be removed as it fell apart under the weight of the excavator and dump trucks. This was planned as part of the project and the driveway will be repaved as part of the restoration work. We are identifying needed areas of curb and sidewalk repairs along W. Main St./Grand Ave. from West St. to W. Wood St. We are looking to have Village personnel make necessary curb repairs in areas where the concrete is in poor condition from past pavement milling activities and vehicle wear into alleys and driveways. There are also areas with sidewalks that are in bad condition due to concrete spalling. Areas where the sidewalks are in poor condition due to concrete spalling or other issues that warrant repairs/replacement will be assessed to property owners along the route. We are working to identify the sidewalk repair/replacement areas, tabulate costs, and will be presenting to Council a necessity for assessment on these areas at a later date. The curb replacement work will need to be completed prior to the asphalt resurfacing work that is slated for this area as part of the

2024 Street Maintenance Project. This work is in addition to the catch basin top replacements that are needed in multiple areas along this stretch. On the evening of March 21st severe storms and tornadoes came into our area. The Village was fortunate to avoid most of the severe damage with only one utility pole on Kelch Rd. breaking in the wind that served two customers. Electric personnel worked that evening and into the early morning hours to replace the pole, transformer, and reconnect lines. A request for electric mutual aid came from AMP that evening from Celina which took a direct hit from an EF1 tornado. Linemen Derek Meyer and Luke Cox traveled to Celina on Friday morning and worked all day and evening Friday March 22nd and Saturday March 23rd. St. Marys also took heavy damage that same evening with crews from Minster, New Bremen, and New Knoxville going there to assist. The AMP member with the worst damage was Lakeview that took a direct hit from an F3 tornado. A mutual aid request for transformers was sent from AMP last week with Versailles providing two 25 kVA and two 75 kVA pole-mount transformers. We will be preparing our invoice to Celina and Lakeview for our mutual aid assistance per the AMP Mutual Aid Agreement. It is possible that we may be asked to travel to Lakeview at some point to assist via mutual aid as work continues to rebuild their electric system to reconnect customers that are able to be reconnected. AMP members have been rotating in and out thus far to assist Lakeview. We had a meeting with the Ohio EPA on March 26th to survey around the Village and outlying areas as part of updates to the Village's required Drinking Water Source Water Protection Plan for the existing wellfields here in Versailles as well as the new water production wellfield on Reed Rd. The survey is done to identify any potential drinking water hazards to the groundwater supply in the influence zones of the wellfields. The Ohio EPA conducted a sanitary survey of the Village's water plant, water towers, water distribution system, and wellfields on March 20th. No issues were identified by the Ohio EPA and a follow-up letter stating compliance will be issued by them soon. They did state that they will be wanting to see a sustainability plan provided by the Village for drinking water resources going forward. We informed them that such a review is planned in 2025 with Eagon and Associates to identify potential well replacements in the existing water wellfields near the plant. They were pleased to hear this and said such a review would be acceptable to meet the sustainability plan request. Eagon & Associates has finalized their Residential Water Well Survey for nearby properties to the Reed Rd. Wellfield. We are currently reviewing that report and will be following up with them on necessary items identified in the reports. Eagon & Associates has provided a proposal for Hydrogeologic Consulting Services for Reed-Day Road Area Groundwater-Level Monitoring as previously discussed. Eagon will work with us to select private water wells in the area to collect groundwater levels based on information collected from the recent well survey report that was performed within 1.25 miles of the new well field. They will collect three rounds of water levels in 2024 to identify trends in drawdown associated with the Village's new well field pumpage. I have included with my report their proposal document which outlines a fee of \$13,968.00 to complete the work. I am recommending to move forward with their services as outlined in their proposal. Utilities Superintendent Darrin Mumaw has prepared an Asphalt Crack Sealing Plan as part of the 2024 Capital Improvement Plan in which \$12,000 was budgeted. This year we are targeting approximately 2.49 miles of Village streets to crack seal. The streets slated for asphalt crack sealing include: N. West St. (Jackson St. to Baker Rd.), Progress Way, Main St. (West St. to CSX Railroad), Second St. (E. Wood St. to dead end), and Grand Ave. (WWTP bridge to Marker Rd.). Western Ohio Asphalt Sealing will be performing the work as part of the project. A budget allotment of labor and material has been provided and work will go as far as those funds allow with each street being assigned a priority level based on conditions and traffic volume. Asphalt crack sealing is essential for us to extend the life of our asphalt roadways as it helps protect the asphalt from water intrusion, freezing damage, and makes for a smoother ride for motorists. Work on this project would be starting soon as the cooler temperatures are best for material to be placed. I met with Kameron Anderson with Senator Sherrod Brown's office on March 19th to discuss our concerns with train traffic safety in and around the Village in addition to other Village projects. Senator Brown's office reached out to the Village in addition to the Village of Ansonia in regards to this topic. Mr. Anderson took back with him information related to the recent train/truck accidents that have taken place over the past few years. In addition, discussions were had regarding trains stopping in the middle of town at various times with the frequency of such stoppages increasing. Not only are such stoppages a nuisance to residents and businesses, but is a life-safety concern with the Fire/EMS Station being located on one side of town with volunteer responders in some cases coming from different areas that could be delayed with blocked crossings. Electric Dept. personnel are beginning work along Baker Rd. for the Stoneridge Development. The existing overhead pole line across the

frontage of the Stoneridge Development will be removed and conductors placed underground. The existing poles are in bad condition and it was agreed several years ago as part of the development construction that electric facilities would be placed underground. This work will also include installation of metal street light poles along this section of roadway. Electric Dept. personnel will be working Good Friday to finish the final connections needed to place the overhead section of Circuit #8 along Greenlawn Ave. underground in front of the Midmark complex. This project was requested and paid for by Midmark. A planned outage has been arranged with Midmark for this work to take place. Once the new underground facilities are in service, linemen will work to start decommissioning the overhead power lines and poles. New metal street light poles will be installed along Greenlawn Ave. from Warren St. to Progress Way this spring to replace the wooden pole-mounted street light arms that are currently present along this stretch of roadway. With Tim Wehrkamp's resignation as a Water/Wastewater Plant Operator II at the treatment plants, we have placed job postings with Hometown Opportunity, Village website, Village Facebook page and will be placing ads in local newspapers such as the Daily Advocate, Sidney Daily News, and Celina Daily Standard. The new pool filtration equipment has now all arrived. Shinn Bros. has installed the concrete flatwork around the new filtration building. They will be starting soon on installing the new equipment inside of the building and completing the necessary piping. Electrical work inside the new building remains to be completed as of this writing. At this time, we do not expect a completion delay for this project. ReSource Recycling has completed the yard waste grinding at the facility near the WWTP. All ground material was removed from the site by ReSource. The provided price by ReSource Recycling for the work was \$3,600.00. There will be another need for grinding in the second half of 2024 due the volume of material that is brought to the site. Flory Landscaping advised March 26th that they are looking to start on the 2024 Electric Line Tree Trimming Project likely yet this week. They anticipate work taking no more than two weeks to complete with favorable weather conditions. Brad Grilliot is wrapping up work on the Street R/W Tree Trimming Project in the north quadrant of the Village. He has a few remaining stumps and trees to finish in the very near future. I took part in the Darke County Auditor's Tax Incentive Review Council (TIRC) annual review of Village CRA Agreements on Tuesday, March 19th. All agreements with the exception of the CRA Agreement with JMJ Investments, LLC was recommended for continuance. The agreement with JMJ Investments, LLC was recommended to be terminated. The CRA Housing Council met on March 20th at 6:30PM at the Versailles Fire/EMS Station. The council reviewed the commercial CRA agreement annual reports. A recommendation was provided to Village council to continue with all of the CRA agreements with the exception of the JMJ Investments, LLC agreement. The council recommended that the JMJ Investments, LLC agreement be terminated. As of this writing, there will likely not be a Planning Commission meeting for April as there currently is no business to tend to. The Board of Zoning Appeals met March 18th at 6:30PM at the Versailles Fire/EMS Station. The meeting pertained to a fence variance request by Chris Streib at 107 Morgan St. The variance request was to allow for the construction of a 6' tall fence along the east side of the property which is also the right-of-way line of Brandon St. whereas Village regulations stipulate a maximum fence height of 36". This was a fence replacement project. The variance was approved by the board. As of this writing a BZA Meeting will be needed in April at a date and time yet to be determined to discuss a variance request for a sign installation by Keystone Cooperative, 9368 McGreevey Rd. and for a variance request related to the construction of a new commercial building at 306 E. Main St. by Platfoot Seamless Gutters.

Committee and Board reports were as follows:

- Finance & Audit – meeting April 10, 2024 at 6:15 p.m.
- Personnel & Policies – met March 27, 2024 at 6:15 p.m.
- Board of Zoning Appeals – met March 18, 2024 at 6:30 p.m.
- Cemetery Board – met March 19th, 2024 at 9:00 a.m. April 16th meeting has been cancelled.

Village Administrator Francis informed those in attendance that representatives from AMP will be at the April 10th regular council meeting to discuss the AMP EcoSmart Program. Village Attorney Guillozet

advised that he would be absent from the next council meeting with Mr. Pierron being in attendance in his place.

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

Mayor Dammeyer adjourned the meeting at 8:31 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer