

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

March 12, 2025

Mayor Dammeyer called the Council Meeting to order at 7:02 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 and Village Attorney Tom Guillozet. EMS Captain Crystal Buteau and Danica Samara were also in attendance.

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

Ms. Shaffer made a motion to accept the consent agenda which included approval of the following:

- Approval of Agenda
- Approval of Minutes from the February 26, 2025 Regular Meeting
- Approval of List of Expenditures for March 12, 2025
- Approval of a recommendation from Fire/EMS Chief Brian Pearson to appoint Danica Samara as a part-time EMT Basic for Versailles EMS

Mrs. Dieringer seconded the motion. Vote: all yeas with Mr. Weaver abstaining from vote for the February 26th minutes.

Under old business, Mr. Paulus made a motion to have Resolution No. 25-06, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose be read by title only, the third reading, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 25-06 a third and final time by title only. Ms. Shaffer made a motion to accept Resolution No. 25-06 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Read for the second reading by title only, was Resolution No. 25-14, a resolution determining the necessity for the installation of certain sidewalks within the Village of Versailles and assessing the costs of the same against the lots and lands abutting the same.

Moving on to new business, Attorney Guillozet read by title only, the first reading of Resolution No. 25-16, a resolution adopting the Darke County Multi-Jurisdictional Hazard Mitigation 5-Year Plan update and declaring an emergency. 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. 25-16 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-16, as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Resolution No. 25-17, a resolution in support of State Issue 2 renewal of the State Capital Improvement Program on the May 6, 2025 statewide ballot and declaring an emergency was read

by title only, the first reading. Village Administrator Francis explained that this issue will be on the May 6, 2025 ballot for all voters in the State of Ohio. The issue is to renew the state funding of the State Capital Improvement Program (SCIP). The renewal of the program will not raise taxes for Ohioans. The SCIP provides essential grants and loans for infrastructure improvements. Over the last ten years, the Village of Versailles has benefited from the SCIP, receiving \$987,415.00 in grant funds. Village projects that received grant funds include the Woodland Drive Phase II project, Virginia Street Improvements project, Klipstine Road Improvements project, and the North Central Waterline Replacement project. Mr. Francis said the renewal of the SCIP is critical for funding of future Village infrastructure projects and urges voters to vote yes May 6th. 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. 25-17 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-17, as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Ordinance No. 25-18, an ordinance levying special assessments for the reconstruction of the roadway, curbs, gutters, sidewalks, and approaches in connection with the North East Street Reconstruction project within the Village of Versailles, Ohio was read by title only, the first reading.

Also read by title only, the first reading was Resolution No. 25-19, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

Mr. Griesdorn made a motion accepting the resignation of Mr. Adam Miller from the CRA Housing Council, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Weaver made a motion authorizing the appointment of Mr. Ken Phlipot to the CRA Housing Council, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Mr. Paulus made a motion authorizing the Village Administrator to place an order for a 2026 Freightliner/Terex Digger Derrick Truck Chassi from Terex Utilities on a Sourcewell Contract for \$99,359.00 which was approved per the Five-Year Capital Improvement Plan, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The last item of new business was consideration of a motion approving the proposal of repurposing the EMS 2019 Ford F-350 pickup truck. Mr. Francis stated that with the change in EMS administration and scheduled shifts of the captains, the use of the vehicle has dwindled. Fire/EMS Chief Pearson has proposed the vehicle be available for use by both EMS and Fire. The fire department could use the pick-up truck to respond mutual aid with the air compressor trailer. Currently, the fire departments grass truck is being used. The truck is then taken out of service. This leaves the district with no truck for field fires. The grass truck is also used at auto accidents since it carries a backup set of extrication tools. The EMS truck could also be used for responding mutual aid when only manpower is needed, keeping an engine in town and in service. The EMS department could continue using the vehicle for exchanging drug bags, meetings and responding with one certified in the occurrence of a second call for service. Fire/EMS Chief Pearson said the pick-up would be put to good use, benefitting both Fire and EMS within the

Village. Mr. Weaver made a motion to approve the proposal for the repurposing of the EMS 2019 Ford F-350 pickup, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer reported a portion of State Route 185 will be dedicated to Vietnam War hero, Gerald F. Subler, who was killed in action on September 30, 1968. The portion of St. Rt. 185 being dedicated is located at Progress Way/Jackson Street to south of Burns Road in Frenchtown. The dedication will take place at the K of C Hall on March 15th at 11:00 a.m. Mayor Dammeyer will be in attendance to proclaim the dedication. As the representative for the Village, he attended the Miami Valley Regional Planning Commission's board meeting. The MVRPC supports members in various capacities to include transportation, environmental and economic development.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: Christmas light removals are complete for the season from downtown streetscape trees. Several compliments were made this past season on how great our lights look and were very appreciate of us taking the time and effort to install these each year. The 2025 Street Paving Program is currently out for bids. Bid opening is slated for March 20th at 10:00AM at the Village Administrative Offices. As of this writing there are three plan holders on the project according to Access Engineering's website. This coming Friday March 14th is the advertised last day for pool lifeguards, assistant pool manager, and street seasonal laborers. We are very light on lifeguard applicants at this time and will likely need to re-advertise again for these positions. We did advertise this year that the Village will reimburse selected candidates for lifeguard certification. A water main leak was located on W. Wood St. near the S. Center St. intersection the morning of March 3rd. This main leak was on a 10" cast iron water main that was cracked across the top of the pipe. Village Street Dept. personnel were able to excavate the leak area and make the necessary repairs. Water loss on the Village's distribution system improved 10-15% after the break and is likely the culprit that we have been looking for over the past month. There is a large sanitary sewer trench with granular backfill directly adjacent to this location and was likely carrying away the leaking water before it finally came to the surface the morning of March 3rd. We have cancelled the system-wide water leak detection survey that had started the morning of the leak discovery. Village Electric personnel and administrative staff held a table-top exercise on Thursday, March 6th covering loss of transmission power to the Village and large-scale disaster events. Discussion involved coordination and communication within the department as well as partners and how the Village's Emergency Operations Plan and AMP Mutual Aid network comes into play. Lessons were learned by all during the exercise and was a great refresher for what to do when things go wrong. The Village took delivery of a 2025 Caterpillar 308 excavator on Friday, March 7th. Training was supplied by Ohio CAT on the machine on Monday, March 8th. The machine has been put to work immediately working on stump removals in the downtown business district area. Personnel are approximately half way through with removals and replacements of trees in the downtown business district area. Sidewalk repairs as needed will take place following the completion of the tree plantings. I attended the Versailles Area Chamber of Commerce Meeting on March 5th. The Chamber will be looking to further promote their revolving loan program to the general public. This loan program geared for businesses was announced publicly during the Chamber Banquet in January. The power outage that took place the morning of March 5th at approximately 9:22AM was due to a utility pole going down in the wind on McGreevey Rd. near HB Hole Rd. The pole going down caused the conductors to go phase-to-

phase and blew a 69kV fuse at the Water Street Substation. This caused a single-phasing event for all circuits going out of Water St. (north end of town, north of town, NE of town, east of town, SE of town). Our personnel were at the substation in under 5 minutes and turned all circuits from the substation off to prevent damage to customers. Personnel were able to refuse the substation in thirty minutes or so and get power on to all but Circuit 6 which is located on the east side of town and going out McGreevey Rd. Personnel also had to replace a switch that burned up near SR 47 and McGreevey Rd. This damage took place when the pole went down and added approximately an hour and a half of outage time to Circuit 6 customers during the event. The broken utility pole was replaced and the last single customer (Pohl Transportation tire building) was turned back on at approximately 10:30PM that evening. Personnel worked on all of the necessary repairs in 20-30 MPH sustained winds with gusts up to 40 MPH. The broken pole was owned by BrightSpeed as we are attached to their pole line along McGreevey Rd. This pole we believe was only 19 years old but was rotten at the base and let go in the high winds that morning. Over 35 years ago Versailles took over the electric in the area east of town from DP&L at the request of the customers in the area. DP&L would not let us take over their pole line at that time, thus the town worked with the phone company to use their pole line that was existing on the south side of the roadway. On Thursday, March 6th we had our electric engineer from GPD Group come to the Water St. Substation the day after the power outage and download outage event information from the substation reclosers to analyze the data to see why the reclosers did not all trip off when the single-event took place. We will provide further information on their findings once they become available. We worked with GPD last summer to reprogram our substation reclosers to better react during damage events to the Village's electric system. Utilities Superintendent Mumaw and I are currently exploring changing our One Call Notification service from One Call NOW to CodeRED. Both programs are owned by the same parent company. The benefit to CodeRED is that we can select geographic areas with a mapping feature to better isolate and coordinate such notifications instead of doing an all-user call or selecting street by street like the current system. Darke County currently uses the CodeRED system for county-wide mass notifications. CodeRED allows for email notification, text, and voice. The migration to text and email notifications is ever increasing in the industry. With that being said, we have heard plenty of input from older residents of the Village that they like the personal voice recording from "someone they know." Work on the new conference room area at the Administrative Building is complete and the room is now in service. The first BZA, planning commission, and CRA Housing meetings will be taking place in the new space this coming Monday, March 17th. Fire/EMS Chief Brian Pearson and I met with the Wayne Township Trustees at their regular meeting March 5th to inform them about the need to replace the three township EMS levies and Fire levy. It was explained to the trustees that there would be no increase to millage for any of the levies or additional levy/levies added, but rather approval would be sought to replace the tax evaluation year to the most recent that would result in increased collections for fire and EMS services to operate from. Fred Groff is currently making brick wall repairs to the south side of the former Street/Electric Garage Building at 137 N. Center St. This work was budgeted in 2024, but was held over from last year due to weather conditions in the fall. Moeller Door & Window will be replacing the Ward Park Concession Stand door as part of the 2025 CIP. The existing steel door is shot and the door locking mechanism is cumbersome at best. A new commercial grade steel entry door slab, steel door jamb, and digital lockset will be installed. The cost of this work is \$3,226.13. Electric personnel have upgraded the electric service at the Reed Rd. Carry-Out location. They will be adding hot food at the facility soon and needed a larger service. The Versailles S&G Marathon location will be changing their price board signage from

Marathon branding to S&G soon. A sign company recently obtained a zoning permit to change out the signing for the owner of the facility. No information was provided about branding change of the station itself in regards to the fuel canopy. We have recently approved two zoning permits for new homes to be built at 237 Wayne St. and 492 Grand Ave. The new NO TRUCK SIGNS have been installed at Main St. and Center St. The existing overhead signage has been removed from the intersection entirely. The Electric Tree Trimming Clearance Project started last week with Fitzwater Tree Service. Courtesy letters have been sent to nearby property owners along the project paths. Electric Foreman Scott Riley, Electric Linemen Luke Schlater, and myself will be attending the Versailles High School career day this Friday, March 14th. We were invited to present to students in regards to careers in electric utilities as well as public service. The property closing on the Town Hall building will take place this Friday in which the Village will be purchasing the 2/7th's interest in the building from the Wayne Twp. Trustees. The Wayne Twp. Trustees are currently working on a building addition to their facility on N. West St. which will result in their township office moving to that facility. Board of Zoning Appeals: Meeting to be held March 17th at 6:30PM at the Versailles Administrative Offices Conference Room. BZA Case No. 25-04 will be heard which is a side-yard setback request by Jordan Staugler, 79 Elmwood Dr. for an addition project onto his home. Planning Commission: Meeting to be held March 17th at 7:00PM at the Versailles Administrative Offices Conference Room. Two annexation plats will be reviewed for 6.782 acres and 16.408 acres on the north side of the Village. CRA Housing Council: Meeting to be held March 17th at 7:30PM at the Versailles Administrative Offices Conference Room. The annual business CRA agreement review will be taking place at this meeting.

Committee and Board reports were as follows:

- Planning Commission – meeting March 17, 2025 at 7:00 p.m.
- Board of Zoning Appeals – meeting March 17, 2025 at 6:30 p.m.
- Cemetery Board – meeting March 18, 2025 at 9:00 a.m.

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

Mayor Dammeyer adjourned the meeting at 7:47 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer