

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

**March 26, 2025**

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

Roll call found the following Council Members present: Mr. Griesdorn, Mr. Steinbrunner, Mrs. Dieringer, Ms. Shaffer, and Mr. Weaver. Mr. Paulus was absent. 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.

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

- Approval of Agenda
- Approval of Minutes from the March 12, 2025 Workshop and March 12, 2025 Regular Meeting
- Approval of List of Expenditures for March 26, 2025

Mr. Weaver seconded the motion. Vote: all yeas. Motion carried.

Under public discussions/requests/decisions, members considered a notice from the Ohio Department of Liquor Control that all permits to sell alcoholic beverages within the community are scheduled to expire on June 1, 2025 and that each permit holder must file a renewal application. Ohio Revised Code Section 4303.271 (B) provides the legislative authority with the right to object to the renewal of a permit and to request a hearing. Council members reviewed and discussed the information provided in the notice sent from the Ohio Department of Commerce, Division of Liquor Control. It was determined that more information was needed in order to proceed. Mr. Griesdorn made a motion to table the decision to request a hearing on the renewal of liquor permits, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Moving on to old business, Mr. Griesdorn made a motion to have 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 be read by title only, the third reading, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 25-14 a third and final time by title only. Mr. Steinbrunner made a motion to accept Resolution No. 25-14 as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Read for the second reading by title only was 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.

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

Moving on to new business, Attorney Guillozet read by title only, the first reading of Ordinance No. 25-15, an ordinance establishing a Revitalization District and declaring an emergency. Mr. Weaver 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 Mrs. Dieringer. Vote: all yeas. Motion carried. Ordinance No. 25-15 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-15 as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Ordinance No. 25-20, an ordinance amending Ordinance No. 24-67, The Annual Appropriation Ordinance, and declaring an emergency was read by title only, the first reading. Mr. Griesdorn 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 Ms. Shaffer. Vote: all yeas. Motion carried. Ordinance No. 25-20 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-20 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion authorizing the Village Administrator to enter into a professional electrical engineering contract with GPD Group for the McGreevey Road Substation Project for \$495,600 per the Village's Five-Year Capital Improvement Plan, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next, Council members reviewed the bid tabulations provided by Access Engineering Solutions for the 2025 Street Maintenance Project. The Engineer's Estimate for the project was \$275,000. The base bid areas are for Industrial Parkway from West St. to Reed Rd, Jackson Street from West St. to Reed, Grand Ave. resurfacing from Ward St. to Franklin St, and alley reconstruction from Ward St. to Wood St. Four bids were received for the project:

<u>Contractor</u>	<u>Base Bid</u>
Barrett Paving Materials, Inc.	\$182,291.00
Buehler Asphalt Paving	\$219,515.00
Walls Brothers Asphalt	\$222,281.75
Wagner Paving, Inc.	\$225,989.25

Mr. Griesdorn made a motion to award the 2025 Street Maintenance project to Barrett Paving Materials, Inc. of Franklin, Ohio for \$182,291, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next, Council members reviewed the proposed annual employee health insurance premiums for May 1, 2025 – April 30, 2026. The current provider, Anthem BCBS provided a renewal plan with a premium increase of 4.5%. The plan benefits remain the same from the previous year. Anthem BCBS also proposed an alternative plan. The plan offered a lower deductible; however, the employee would have a 20% co-payment and the premium cost increased by 13.2%. Other

proposed medical plans were received from Aetna, Medical Mutual, and United Healthcare. The rate of increase ranged from 7.3% to a 58.8% for their various plans. As explained, the Village has been with Anthem BCBS since 2017. The rate increase over the years has been very competitive. After reviewing and discussing the various medical plans, Ms. Shaffer made a motion to approve the employee health insurance plan for the May 1, 2025 – April 30, 2026 period with the renewal plan offered through Anthem BCBS at a 4.5% increase, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Council members considered a motion authorizing the Village Administrator to enter into a professional engineering/architectural contract with Garman Miller for a Police Department/Village Hall Facilities Review for \$35,000 per the Village's Five-Year Capital Improvement Plan. Village Administrator Francis explained that the study performed by Garman Miller would be used in determining the next steps for improvements made to the Village Town Hall. The study will be performed over the next 4 – 6 months. Mr. Weaver made a motion to approve the Village Administrator to enter into a contract with Garman Miller for a Police Department/Village Hall Facilities Review, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Mrs. Dieringer made a motion to approve the Annual Report and recommendation submitted by the Darke County Tax Incentive Review Council (TIRC) and the Versailles CRA Housing Council concerning a Community Reinvestment Area (CRA) with: Midmark Corporation (12-001, 17-001, 20-001, 23-001), Mash Investments, LLC (10-001, 21-001), Versailles Savings & Loan (11-001), PFP Foam, LLC. (08-001), Renaissance Corporation (21-002), Kings Command Foods (16-001, 22-001), and Darnell Investments, Inc. (16-002), seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Lastly, Mr. Griesdorn made a motion to remove from the table, item 6.A. Discussion of whether to request a hearing on the renewal of liquor permits, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to waive the hearing and allow the liquor permits to renew. Mr. Weaver seconded the motion. Vote: all yeas. Motion carried

Moving on to Administrative Reports, Mayor Dammeyer reported that a new business, Salt & Light by Sami, will be coming to Versailles. The business hopes to open sometime late May/early June. He also reported that there was a large attendance for the memorial highway dedication last Saturday for LCpl Gerald Subler. The Mayor of Ansonia, Jim Buchy, and other dignitaries were present to honor the fallen war hero.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: We have received a letter from the Darke County Grants Office that the former water treatment plant demolition project is now moving forward. They have hired an environmental testing company that will come and do a survey of the building either this week or next according to their letter. They anticipate the actual demolition work to be complete by September 30th. I have advised the school's athletic director of the impending demolition as they use the small garage building behind the plant currently for football equipment storage for practices. The 2025 Street Paving Program bids were opened on March 20th at 10PM at the

Administrative Office. Barrett Paving Materials provided the lowest and best bid at \$182,291.00. The engineer's estimate was \$275,000.00. I have recommended to add some paving areas on Grand Ave. thanks to the low bid prices that were obtained. Work on this project will not start until after Poultry Days. We have obtained concrete curb and sidewalk replacement pricing from PAB Construction on Grand Ave. in front of the bowling alley and NAPA Auto Parts. This section of curb and sidewalk is in very rough shape due to defective concrete mix from the original construction project many years ago. PAB's provided labor and equipment price was \$44,588.25 to replace this approximate 535 lineal foot area of concrete curb/gutter, sidewalk, and three drive aprons. A concrete curb will also be added behind the sidewalk to prevent gravel from the adjacent parking lot spilling out onto the sidewalk to improve the safety for pedestrians in the area as well as prolonging the life of the concrete improvements. Utility Clerk Lexi Moorman and I have been working on updating and upgrading sections on the Village's website as time allows. Lexi has also worked to update the monthly Progress Report document with an appearance refresh for the upcoming edition that will go out with utility bills this week to customers. We have also created a link on the Village website to the monthly Progress Report document. We have received ten applicants for lifeguard positions this summer at the Ward Park Swimming Pool. It appears that we have enough to operate this year so long as they all have their lifeguard certifications in place. Additional candidate would still be welcomed if any would come in prior to the season starting to ensure we have adequate shift coverage. I recently had a meeting with Chris Lennon who will be returning this year as Pool Manager once again. We intend to keep the supper break as we did last year between 5:00PM-5:30PM to ensure compliance with minor labor laws. I have been in contact with Luke Subler with the Versailles Swim Team and they have three swim meets scheduled for this summer and will maintain the same practice schedule as years past. I have also researched pool pass and daily admission costs with area swimming pools and recommend keeping the rates the same for 2025. Versailles is currently right in the middle of admission fees compared to Coldwater, St. Henry, Minster, and New Bremen. Treatment plant operators this week have been starting to bring materials out of storage to the pool to begin the opening process for the season. They have been working on repainting work inside of the water treatment plant at the base of the soda ash and lime silos. Water Plant Manager Doug Jackson has met with PMG Consulting at the WTP to begin the study needed to permit the removal of the alum feed with the Ohio EPA at the water treatment plant as planned for in the 2025 five-year CIP. This removal has been discussed for numerous years as alum is not typically used in ground water treatment plants, but was designed and permitted for in the original water plant construction project. The final tree removals are wrapping up in the Downtown Streetscape Area. The last trees to be replaced are on West St. where former ash trees were removed. We anticipate the tree removal work to wrap up this week in this area. New trees will be staked once all work is complete. The new, larger excavator has been a game changer in having the additional power and reach to remove the old stumps from the downtown street plantings. Street personnel are also working to repour damaged areas of sidewalk in the downtown streetscape area where the existing trees buckled sidewalks and pavers. Paver re-installation work will also be taking place over the next week or so. The existing sidewalk areas did not have rebar in them. Three dead trees on N. West St. near the Swamp Creek Bridge will also be replaced. On Saturday, March 15th shortly after 3PM two BrightSpeed owned utility poles broke and went down along McGreevey Rd. between Christian Rd. and Darke-Shelby County Line Rd. due to high winds that afternoon. These poles have Village electric lines on them to serve customers in the area. McGreevey Rd. is the only area in the entire Village system where Village primary power is on utility poles owned by another entity. These poles were tested by a contractor

on behalf of BrightSpeed in 2023 according to the pole inspection tags that were found. Village electric personnel worked until approximately 11PM that evening to replace both single-phase utility poles and restore power to customers East of Christian Rd. BrightSpeed has been invoiced for the replacement utility poles that were used from Village inventory. We have required NKTelco to install wind diffusers on their fiber optic lines attached to Village utility poles in various locations outside of the Village corporation limits. During the recent high wind events, NKTelco's fiber optic mains have been found galloping in multiple locations. The wind diffusers will help keep the lines calm during high wind events and help reduce the risk of pole damage and power outages. As advertised, the Village is currently seeking applicants for the annual Tree Lottery. Applications are due back to the Village by April 18th. Any Village resident who did not receive a tree through the tree lottery last year is eligible. Last year we did not have enough applicants to draw with all applicants receiving a tree. We have received our first commercial and industrial AMI electric meters from Sensus. We have currently deployed them in select locations to see how they work and how they need tweaked to the customer information that we need and our customers want for their own use. We have been notified that another order of residential AMI meters is coming in April that will be enough to finish the remaining out of town residential electric customers who have not had their meters changed out to AMI. We will be transitioning to a new one call service called CodeRED. CodeRED is made and supported by OnSolve, the same company that has provided us One Call NOW for years. The new program is more robust and we can use addresses with GIS mapping information to select those that we need to contact in regards to a specific issue at a certain location rather than contacting all users or all users on a certain roadway like the One Call NOW System. The program also allows for easier text and email notifications. The annual fee for CodeRED is very comparable to that of One Call NOW. The Darke County Sheriff's Office and Darke County EMA have used the CodeRED notification system now for several years. Linemen are currently changing out the banners on the decorative street light poles from the winter banners to the spring banners. They have also been working to install the remaining new banner arms on the metal light poles on Progress Way to allow for additional Veteran's Banner placements this year. We have obtained pricing from Shinn Bros., Inc. to install approximately 144 feet of new aluminum black fence at the Ward Park Swimming Pool to replace the last segment of chain-link fence along the south side of the complex as planned for in the five-year CIP. Shinn Bros. is providing the equipment and labor to install the fence and the 24" wide concrete pad underneath the fence path at a provided cost of \$9,264.00. The cost of the aluminum fence material is \$9,289.77 through Worch Lumber. The fence material will be manufactured by Superior Aluminum in Russia, but they no longer sell direct from the factory as they have in the past. I attended the monthly AMP Board Meeting on March 19th in Columbus and virtually on March 20th. Fred Groff is wrapping up brick repairs to the south wall of the former Street/Electric Garage at 137 N. Center St. The Electric Tree Trimming Clearance Project has been completed by Fitzwater Tree Service. This year's project took approximately 2.5 weeks to complete. Electric Foreman Scott Riley, Electric Linemen Luke Schlater, and myself attended the Versailles High School career day on 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 took place on Friday, March 14th in which the Village purchased Wayne Township's 2/7th's interest in the building.

Fiscal Officer Ording provided the February YTD Fund Report along with the Report of the Tax Department. She also informed Council members that the budgeted addition to the finance

software has been installed.

The Versailles Police Department Monthly Activity Report prepared by Chief Bolin for January and February was distributed to Council Members.

Committee and Board reports were as follows:

- Planning Commission – met March 17th
- Board of Zoning Appeals – met March 17th
- Cemetery Board – met March 18th

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 8:24 p.m.

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Todd M. Dammeyer, Mayor

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Kathy Ording, Fiscal Officer