

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

April 9, 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. J. Review and discuss the EMS and Fire levies.

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

- Approval of Agenda as amended
- Approval of Minutes from the March 26, 2025 Public Hearing and March 26, 2025 Regular Meeting
- Approval of List of Expenditures for April 9, 2025

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

Mayor Dammeyer presented an Arbor Day proclamation, proclaiming April 25, 2025 as Arbor Day in the Village of Versailles.

Moving on to old business, Mr. Paulus made a motion to have 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 be read by title only, the third reading, seconded by Ms. Shaffer. Vote: all yeas. Motion carried. Village Attorney Guillozet read Ordinance No. 25-18 a third and final time by title only. Mr. Steinbrunner made a motion to accept Ordinance No. 25-18 as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have Resolution No. 25-19, 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 Mrs. Dieringer. Vote: all yeas. Motion carried. Village Attorney Guillozet read Resolution No. 25-19 a third and final time by title only. Mr. Steinbrunner made a motion to accept Resolution No. 25-19 as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Moving on to new business, Attorney Guillozet read by title only, the first reading of Resolution No. 25-21, a resolution authorizing participation in the ODOT Road Salt Contracts awarded in 2025 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 Ms. Shaffer. Vote: all yeas. Motion carried. Resolution No. 25-21 was read by Attorney Guillozet a

second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-21 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Ordinance No. 25-22, an ordinance amending Ordinance No. 24-67, The Annual Appropriation Ordinance, and declaring an emergency was read by title only, the first reading. 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 Ms. Shaffer. Vote: all yeas. Motion carried. Ordinance No. 25-22 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-22 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next was consideration of a recommendation from Sawvel & Associates regarding the Water and Wastewater Plant Request for Qualifications for professional engineering services for preliminary design engineering studies at both the Water and Wastewater plants for improvements and expansions. Sawvel received three responses; Jacobs, Jones & Henry Engineers, and Wessler Engineering. While it appeared that each of the firms had relevant project experience including rural Ohio wastewater and water treatment expansion projects, Jacob's project understanding appears to be greater since they had worked previously with the Village for the water and wastewater plants. Mr. Griesdorn made a motion to approve the recommendation from Sawvel & Associates to pursue an agreement with Jacob's for preliminary design engineering study related to the Water and Wastewater Treatment Plant improvement and expansion project, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to authorize the Village Administrator to approve Change Order #1 for the 2025 Street Maintenance Project with Barrett Paving Materials, Inc. for an increase of \$126,775.00, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Administrator Francis said the Versailles Girls Softball Association has received donations to purchase a field groomer. An agreement between the Village and the Versailles Girls Softball Association states that the Village would purchase the equipment with the Association paying back the total cost to the Village. The Association will operate and maintain the equipment to care for and improve the diamonds at Ward Park. The equipment would be owned and stored by the Village. The Village received two quotes through Sourcewell. Deere & Company quoted a price of \$20,130.48 and Turf & Irrigation quoted \$30,323.83. Mr. Weaver made a motion to authorize the Village Administrator to purchase the John Deere 1200 Field Groomer for \$20,130.48, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to authorize the Village Administrator to purchase a 1500 kVA 277/480V padmount transformer from Sunbelt-Solomon at a cost of \$47,060 for an electric service extension deemed an economic development emergency, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The next two items of new business pertain to an electric extension for Weaver Bros. main processing plant on E. Main St. The current facility is fed 120/240V three-phase power at the front of the plant. They have requested a 277/480V three-phase power extension to the rear of their plant for a new air compressor and future needs. This new service will also allow for them to upgrade their existing and future plant equipment to 480V three-phase power which makes machinery more efficient and typically less-costly to source and operate. Due to the 2025-2026 Electric Department schedule, the Village is not able to perform this electric extension in-house. The bulk of the work will need to be performed by outside contractors. Upon discussion with the Village's electrical

consultant, Sawvel & Associates, is to require Weaver Bros. to pay for the contracted services for the extension project of \$103,675.75 with the Village handling the other related expenses of materials and the new service transformer. An Electric Service Application and an Agreement of Understanding has been provided from Weaver Bros. The electric extension project is deemed as an economic development emergency with regards to expenditures as Weaver Bros. needs upgrading for their processing plant air compressor needs. They are asking for their service to be operational within six months.

Ms. Shaffer made a motion to authorize the Village Administrator to contract with Ruhenkamp Boring at a cost of \$52,478.10 for conduit installations for the electric service extension deemed an economic development emergency, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to authorize the Village Administrator to contract with Vaughn Industries at a cost of \$49,697.65 for electric installation services for the electric service extension deemed an economic development emergency, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

With the Village's purchase of Wayne Townships portion of the Town Hall facility, Mr. Griesdorn made a motion to disband the Town Hall Property Trustee Board Committee, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

With state legislators' movement to eliminate the authority to levy replacement property tax levies within the state, it is necessary that the Village place its efforts in obtaining new EMS and Fire levies. It has been established that additional revenue is essential in meeting operational costs and equipment needs. Village administration will work with the Darke County Auditor to establish what a new levy needs to generate to cover the operational expenses of both departments. Further information will be provided at a future meeting.

Moving on to Administrative Reports, Mayor Dammeyer reported that he attended the AMP Regional meeting which was hosted by the Village of Versailles on Tuesday, April 8th.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: The E. Water St. Substation is undergoing routine maintenance and testing currently with our contractor, UIS. The substation was turned off Monday morning for testing and maintenance. It is hoped that work will be completed on Thursday with the substation and circuits placed back into service Thursday afternoon. Each substation is taken off line and tested once every three years. The new electric foreman truck is complete at Knapheide in New Carlisle where a truck service body was added to the Ram 2500 chassis. This new truck is set to be picked up this Friday. This truck replaces a 2012 Ford F-250 that has been recommended for auction on GovDeals.com. Roger Frey will once again be handling the seasonal landscape position that takes care of all of the Village's flower pots and landscape flowers for the 2025 growing season. I was contacted by the Versailles Garden Club a few weeks ago as they were working on placing their 2025 flower order for all of the various flower pots. The garden club has selected their flowers for this year and have submitted their pricing. The total cost for flowers for the pots is \$3,549.10. All Downtown Streetscape trees have been replanted as planned. Street personnel performed the last stump removal and planting on 4/7. All new trees have been staked. A few spots of remaining concrete sidewalk and brick paver work remain where the prior trees caused damage. Plant operators have begun to work on the pool for the 2025 season. The Versailles area saw torrential rainfall events over the past week starting on the evening of 4/2. The Village did experience a momentary power outage that evening (4/2) as the AES

Ohio transmission system experienced system damage to their facilities to the West and North of the Village due to the passing storms. The night and morning hours of 4/4 and 4/5 saw heavy rains pound the area resulting in Swamp Creek coming out of its banks in some areas. Grand Ave. was closed to all traffic the morning of 4/4 and N. West St. near the Feed Mill was closed to all traffic from approximately 10:30AM to just after 3:00PM due to high water. The wastewater treatment plant bridge was topped over with flood water from Swamp Creek which has not occurred in years. We were very fortunate that the forecasted heavy rains on Saturday afternoon and evening did not come to fruition as it allowed Swamp Creek to catch up and start receding that afternoon. Asphalt crack sealing of various Village streets will be starting this spring. The following streets are slated for complete asphalt crack sealing: Williamson St. (Water St. to Ward St.), Park Blvd. (Olive St. to East St.), S. West St. (Marker Rd. to W. Wood St.), Subler Dr., Kley Rd. & Ploch Pike, Chestnut St. (Greenlawn to Morgan St.), Oak St. (Warren St. to N. Center St.), Brandon St. (Greenlawn to Morgan St.), and Morgan St. Some other streets will also be crack sealed where cold-seams have opened up and a few minor joints/cracks in areas will be addressed. Western Ohio Asphalt Sealing will be performing the work this year with a budget allotment for labor and material of \$12,000. This work was outlined in the 2025 Five-Year CIP. The park restrooms at both parks will be opened to the public later this week. We originally planned to open them last week, but the extended forecast low temperatures prevented this from happening. The Village's consulting civil engineering firm, Access Engineering Solutions, has been purchased by Garman Miller out of Minster effective April 1, 2025. Access Engineering will continue to do business as Access Engineering offering the same services and personnel to assist the Village with our various projects as they have for the past numerous years. This new partnership between Access and Garman Miller will likely provide further offerings for services to the Village on current and future project needs. The Village hosted the Western AMP Member Power Supply meeting on 4/8 at the Versailles Fire/EMS Station Conference Room. AMP member community representatives and AMP personnel met to discuss current power supply topics, projections on where power supply costs are going, drastic capacity rate increases that will be taking hold in the PJM zone this summer, and a legislative update on happenings at the Ohio Statehouse that involve municipal power systems like ours. I have been advised from the owners of The Rails of Versailles that their official grand opening will be April 24 with hours that day being 4-8PM. A ribbon cutting event with the Versailles Area Chamber of Commerce will be taking place in advance of grand opening at a date and time yet to be determined as of this writing. The Village of Versailles Electric Dept. personnel have been awarded with an American Public Power Association Safety Award of Excellence, achieving Diamond designation which is the highest designation possible for utilities with 15,000 to 29,999 worker-hours of annual worker exposure. This award is based on 2024's safety metrics. The Village operations have achieved this award for many successive years in a row. Electric Foreman Scott Riley and Lineman Derek Meyer traveled to UTE in Circleville where the Electric Dept's new Ford F-550 bucket truck is currently being built. The visit was part of the final customer inspection before the final installation work takes place. The chassis has been mated with the aerial unit, all paint work is complete, and the aerial unit is waiting to be wired and powered by the truck's engine. We anticipate that this truck will be delivered sometime in May. The truck was originally ordered in March of 2023. The Revitalization District (RD) application was submitted to the State of Ohio Liquor Control office last week. The RD, once approved, will allow for up to four D5-L liquor licenses in the established RD area which comprises the central business district area of the Village. The annual Spring Cleanup Day took place on 4/8 with any remaining items to be collected on 4/9. The columbarium has been placed in Greenlawn Cemetery. This unit was ordered in 2024 as part of the five-year CIP. Additional sidewalks around the unit will be installed later this year as the Street Dept. schedule allows. Street Dept. personnel have been working as time allows to relocate the existing gravel bunks from behind the Admin Building on N. Center St. to the Jackson St. facility. We will be reusing the existing concrete blocks for each bunk. Moving these will greatly improve efficiency in getting material for

jobs at their main location. I recently met with the Darke County environmental testing contractor at the former WTP where they took samples of various items in the building. In all, they didn't feel that there was much hazardous material at the site of concern based on what they saw. We will see what their final report comes back with. All CRA Agreement information for 2024 has been submitted to the Ohio Department of Development as required prior to the March 31st deadline. Utilities Superintendent Mumaw is working with our GIS vendor, GIS Landmark, to have the Village's water and sanitary sewer system included into our master GIS drawing that also includes our electric. This mapping will help us keep better records of our systems. all while greatly improving the accuracy of our prior utility maps that are for general representation only. This work was budgeted in the 2025 five-year CIP.

Committee and Board reports were as follows:

- Street & Safety – a meeting will be scheduled to discuss potential speed limit signage
- Cemetery Board – meeting April 15, 2025 at 9:00 a.m.
- Tree Commission – meeting April 25, 2025 at 1:45 p.m. at Ward Park Concession Stand/Restroom for Arbor Day tree planting ceremony.

Attorney Guillozet reported he would be absent from the next meeting. Attorney Pierron will be present.

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 8:00 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer