

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

May 8, 2024

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, and Ms. Shaffer. Also present were Village Administrator Francis, Fiscal Officer Ording, Fire Chief Pearson, Police Chief Bolin, and Village Attorney Tom Guillozet. Members of Versailles Boy Scout Troop 79 were also in attendance.

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

Mayor Dammeyer requested that the agenda be amended, adding under new business, item 8.I. Consideration of a recommendation from the Park Board to use grant funds, if awarded through the Community Parks Improvement Grant Program, for the installation of a shade canopy at the Ward Park Swimming Pool.

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

- Approval of Agenda as amended
- Approval of Minutes from April 24, 2024 Regular Meeting
- Approval of List of Expenditures for May 8, 2024

Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried.

Mayor Dammeyer recognized members of the Versailles Boy Scout Troop 79 in attendance. They introduced themselves and explained they were in attendance, as a requirement of earning the Citizenship in the Community Merit Badge. The badge is among the list of badges required to become an Eagle Scout.

Mayor Dammeyer read the National Skilled Nursing Care Week Proclamation, proclaiming the week of May 12, - May 18, 2024 as National Skilled Nursing Care Week in the Village of Versailles.

Mayor Dammeyer also read the Emergency Medical Services Week Proclamation, proclaiming the week of May 19 – May 25, 2024 as Emergency Medical Services Week in the Village of Versailles.

For the first item of old business, Mr. Paulus made a motion to have Resolution No. 24-14, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose be read by title only, a third time, seconded by Ms. Shaffer. Vote: all yeas. Motion carried. Village Attorney Guillozet read, by title only, the third reading of Resolution No. 24-14. Mr. Steinbrunner made a motion to approve Resolution No. 24-14, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the second reading of Ordinance No. 24-15, an ordinance for the continuation of a one-half (1/2%) additional levy on income for a period of five years for street construction and major repair purposes, consisting of storm drainage improvements, sanitary sewer improvements, waterline improvements, and street maintenance.

Resolution No. 24-16, a resolution specifying a date of election for a continuation of an additional one-half percent (1/2%) levy on income for street reconstruction and major repair purposes for a period of five years commencing January 1, 2025 and directing the Board of Elections to conduct said election was read, by title only, for the second reading.

Attorney Guillozet read by title only, the second reading of Ordinance No. 24-19, an ordinance adopting amended policies and procedures for the billing and collection of payment for the provision of utilities services by the Village.

He then read by title only, the second reading of Ordinance No. 24-20, an ordinance adopting amended policies and procedures for the provision of electric services by the Village.

He also read by title only, the second reading of Ordinance No. 24-21, an ordinance adopting amended policies and procedures for the provision of refuse services by the Village.

For the last item of old business, Village Attorney Guillozet read by title only, the second reading Resolution No. 24-22, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

The first item of new business was consideration of the resignation of Mr. Ralph Gigandet as Council Member, effective May 1, 2024. Mayor Dammeyer explained that Mr. Gigandet has moved out of the Village, therefore, is unable to fulfill his term. He explained that Council has 30 days from the date of resignation to fill the position. If Council does not fill the vacancy within the time frame, the Mayor will then be obligated to make an appointment to fill the position. Mayor Dammeyer went on to say that Mr. Gigandet was a retired, long-time employee of the Village and as a Council member, his knowledge was very valuable. Village Administration can continue to rely on his experience and past knowledge of the Village. Ms. Shaffer made a motion to approve the resignation of Mr. Ralph Gigandet as Council Member effective May 1, 2024, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Resolution No. 24-23, a resolution approving the Final 9-1-1 Emergency Telephone Number System Plan proposed by the Darke County Commissioners 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. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried. Resolution No. 24-23 was read by title only the second and third readings. Mr. Steinbrunner made a motion to adopt Resolution No. 24-23, Mrs. Dieringer seconded the motion. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the first reading of Ordinance No. 24-24, an ordinance approving the participation in the EcoSmart Choice Program and providing for corresponding electric system rates and requirements.

Resolution No. 24-25, a resolution authorizing the Village Administrator to file a grant application with the Darke County Park District for the purpose of acquiring grant funds through the Community Parks Improvement Grant Program, 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. Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried. Resolution No. 24-25 was read by title only the second and third readings. Mr. Steinbrunner made a motion to adopt Resolution No. 24-25, Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried.

Next for consideration was the approval of the Village Administrator to enter into a contract for professional electrical engineering services with GPD Group, Inc. for an Electric System Coordination Study for \$30,000. Village Administrator Francis explained that the study is needed in making improvements to the substation reclosers and other components to minimize outage risks to customers. He said that there have been several incidents where system damage has occurred due to vehicle accidents and storm damage on the electric system feeder circuits that come directly out of the substation and have resulted in system-wide momentary outages (blinks). The study would provide recommendations and updated information to re-program, if possible, the existing substation reclosers to minimize outage exposure to all customers. He informed Council members that there is money within the 2024 CIP budget that can be used for the expense. Ms. Shaffer made a motion to approve the Village Administrator to enter into a contract for professional electrical engineering services with GPD Group, Inc. for an Electric System Coordination Study for \$30,000, seconded by Mr. Steinbrunner Vote: all yeas. Motion carried.

Mr. Paulus made a motion to approve the Village Administrator to purchase a 2018 Freightliner/Vac-Con Truck, as approved with the 2024 CIP, from the City of Greenville for \$225,000, through an inter-governmental agreement. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried.

Next, Police Chief Bolin informed Council members that he was notified that there is a 2023 Dodge Durango available to purchase. Chief Bolin said that the 2024 budget was approved for the purchase. He went on to say that the 2024 budget was approved for the purchase of a new vehicle with the delivery expected in early 2025. The dealership had said there is no guarantee a 2024 model will be available. If the Village were to purchase the 2023 model, the Village would save \$987.00. The new vehicle would replace the 2018 Ford which is currently being used for road patrol. The 2018 Ford would be moved to replace the 2015 Ford that is currently being used at the school. Mr. Paulus made a motion to approve the Village Administrator to purchase a 2023 Dodge Durango Pursuit vehicle, as approved with the 2024 CIP, from Jim Shorkey Chevrolet for \$44,329.20. Mrs. Dieringer seconded the motion. Vote: all yeas. Motion carried.

Village Administrator Francis then recommended to Council members for the approval of full-time employment of Mr. Ryan Thien as Water/Wastewater Operator II. He said Mr. Thien has done a fantastic job over the past 6 months. His background in the water and wastewater field has allowed him to shorten the learning curve and he was able to adapt to everyday tasks quickly. He is a great asset for the Village. Mr. Paulus made a motion to approve regular, full-time employment status of Mr. Ryan Thien as Water/Wastewater Operator II, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Paulus made a motion to accept the recommendation from the Park Board to use grant funds, if awarded through the Community Parks Improvement Grant Program for the installation of a shade canopy at the Ward Park Swimming Pool, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

With all new business complete, Mr. Steinbrunner made a motion to enter into executive session to consider the appointment of a public employee, seconded by Ms. Shaffer. Vote: all yeas. Motion carried. Members entered executive session at 7:36 p.m. The executive session ended at 8:32 p.m. Upon returning from executive session, Mayor Dammeyer stated that no decisions had been made.

Moving on to Administrative Reports, Mr. Francis distributed his Village Administrator's Report to members and reported on the following items: The new Reed Rd. Wellfield went into operation Monday, May 6th with pumping water from the wellfield to the water plant. The final bacteria sample came back clear on Sunday, and the line was clear to be put into service. Operators ran the new wells through their paces with the remote-control capability and things are running as expected. They will continue to work this week to fine tune the correct well configurations to reach the appropriate gallons per minute into the plant. We are trying to run the two wellfields here in Versailles in addition to the Reed Rd. field at a similar flow rate so that we are not running one harder than the other to spread out the water withdraw. The mandatory water restriction against lawn watering and pool fills that was put into place October 12th, 2023 will be lifted by the end of this week. We wanted to go a few days with the new Reed Rd. wellfield to ensure everything was working properly before lifting the restriction too early. Public notice via One-Call and social media will be sent out Friday. Shinn Bros. has completed the dirt restoration work along Reed Rd. as part of the Phase II Raw Water Project including grass seeding that took place yesterday by Village administration. There are some minor lawn areas to be touched up yet in addition to a final punch list being created. Private driveway repairs and the asphalt patch on Industrial Parkway are slated to be completed today. Brumbaugh Construction has completed most of their lawn restoration work on the project. The asphalt trench patches were completed last week including the full depth pavement replacement of one of the cemetery driveways. A final punch list will be completed by Village administration shortly. The football practice field area improvements adjacent to the former water plant have been completed. This project was handled by the Friends of Hole Field and the Versailles Schools Athletic Department. All grading work is complete, irrigation lines supplied with water from Swamp Creek, and seeding work has taken place. The final building/electrical inspections for the new pool filtration building/system were completed earlier this week. Lawn restoration work has begun with Village personnel performing the final grading and lawn restoration as weather conditions allow. Village operators will begin filling the swimming pool for the season the middle of next week. The filtration system is slated to be started up on May 20th. I am currently working to schedule the Ohio Department of Health and Darke County Health Department inspection the week of May 20th as required by the Permit to Install (PTI) for the project. So long as the start-up and inspections go well, we should be good to open Memorial Day, May 27th as planned. We are still short on lifeguards compared to years past. We currently have 14 lifeguards who have applied, with seven as of this writing currently being certified. With several of the applicants being of minor age, State of Ohio Labor Law requires a

break for such workers after five hours of work. We will likely need to resume the supper break from 5:00PM-5:30PM to be in compliance. This will result in the pool being cleared and all patrons leaving the facility during the supper break. Quinter Well Drilling is currently working to finish lowering the remaining well pumps for the twelve locations that were identified in the Eagon & Associates residential well survey around the Reed Rd. Wellfield. Two locations have been identified out of the twelve that will require full well replacements. One existing well has a steel casing and the existing pump is lodged in it with no solution but to replace the well. The other well is of an age, condition, location, and output level that also requires a full replacement. Quinter Well Drilling will be used to install the new wells and handle the complete reconnection process including permits. The new SmartPayWorks program through SmartBill for online utility bill credit card payments was implemented on April 26th. No major complaints or issues from customers have been experienced. The new program provides more options and features for customers. The new service also automatically updates payments daily into our CMI utility billing software and customer account balances are updated daily on the SmartPayWorks program. Street Dept. personnel have started making curb and catch basin repairs along W. Main St. in advance of the upcoming paving projects. Tom's Construction, Inc. has completed a sanitary sewer main extension for the new home being constructed by Ryan & Liz McNeilan at 8764 Stratford Place. This extension was paid for by the McNeilan's to serve their property. Several street lights repairs are currently being made in the Heritage Estates area that were damaged by Ruhenkamp Boring during the NKTelco fiber optic installations in the area. In some cases, new underground power supply lines have to be installed due to the damage. New concrete light pole bases have been installed along Greenlawn Ave. for metal street light poles to be constructed from Warren St. to Progress Way. We are currently waiting on the directional boring contractor to install the new power supply conduit for the light posts. The Street Dept. has removed all of the brick pavers behind the Village Hall/Police Station. This is being done to change elevation of the patio area for a new door access into the former VPP Building, now owned by CLGS Properties in addition to landscaping areas that have been eliminated in the area for better pedestrian access. A standby, natural-gas fired generator has also been added in this area for auxiliary power to the Village Hall building. This generator will also power three of the four traffic lights in the Village in the event of a power outage. In the past, portable generators had to be used to power the traffic lights during a power outage event. The pool cover was removed a few weeks ago and the entire pool scrubbed by Street Dept. personnel and Wate/Wastewater operators. Operators continue to get the pool ready for the 2024 pool season. Street Dept. personnel are currently working to remove years of caked on coatings in the two fountains uptown. Leaks became an issue last year on the fountains. The fountains are of a modular construction method that constantly move through the winter months and create leaks and issues with joints and grouting. Issues with some of the masonry joints were found yesterday and we are trying to reach out to Groff Masonry to make repairs as they have done so in the past. A new epoxy coating will be applied once the masonry repairs are completed to make the fountains water-tight once again and placed into operation. The fountains will be out of commission until all of the repairs can be made. Electric Dept. personnel worked the past two Saturday mornings at King's Command Foods to install a new electric recloser for their two main electric services at the plant. This recloser will protect the two 3750 kVA transformers at the customer's private services at that end of the facility from unforeseen events such as loss of phase, power surges from lightning strikes on lines, and other such electric issues. We are working with GPD Group currently to have them create the proper setpoints for this new piece of equipment for such protections. GPD Group is also currently working on engineering for a new capacitor bank to be installed near the King's Command facility due to their increased power load in the area which will be of a benefit to all electric customers on that circuit. Two additional reclosers have also been obtained with one slated to be installed at the main Weaver Bros. processing facility on E. Main St. and the A-1 Egg Farm on SR 47. These recloser installations are capital improvement projects to help protect Village and customer electrical equipment. Electric Dept. personnel have completed the conduit installation along Baker Rd. in front of the Stone Ridge Development Area for primary electric to be installed for the new condo in addition to the circuit power supply in the area. The existing overhead power lines and poles will be removed as part of this project in conjunction with the development as previously agreed upon. The existing poles are at the end of their useful life. Linemen II Luke Schlater has completed another module of Linemen Training at the AEP Training Facility in Fort Wayne 4/15-4/25. The Street and Electric Departments are being inundated with utility locates due to all of the construction and utility installation work that is going on in our area. NKTelco continues to work on their fiber optic installation, Spectrum is now installing telecommunication conduits along rural roads at the south end of electric territory, and countless other construction projects of various sizes. The utility locates are a critical part of our utility business to protect our facilities and the lives of others. However, we are devoting an enormous amount of time to this work that is resulting in less improvement and repair work taking place with our personnel. In a joint project with the Darke

County Engineer, a large asphalt base repair is being made today on N. Center St./Reed Rd. in front of the Weaver Truck Wash Facility. We did another such repair project with them a few years ago to the South of this area. As part of the agreement, the physical work is being completed by the Darke County Highway Department. The Village is paying for all of the materials such as gravel and asphalt for the repair. Later this summer, the entire stretch of roadway is slated to be resurfaced by the Village's Street Maintenance Project from the south property line of King's Command to Baker Rd. That work will include milling the existing asphalt surface course, relaying new asphalt surface, new centerline, new white edge-lines, and gravel berm improvements. The asphalt surface course installation cost is being split between the Darke County Engineer and the Village as the county currently has maintenance on the East half of the roadway, and the Village with the West half. We are currently working with Jim Surber, Darke County Engineer, to take over full maintenance and ownership of this segment of N. Center St./Reed Rd. The annual Arbor Day Tree Planting event took place on Friday April 26th. An October Glory Maple was planted near the new pool filtration building in Ward Park where a mature maple tree had to be removed last year due to it being hollow and a safety hazard to the public. 6th Grade Students from the Versailles Schools along with VMS teacher Mr. Mark Pleiman participated in the tree planting event. The tree planting event was also a full Tree Commission meeting in which it was discussed about necessary, selective tree removals being needed in the downtown streetscape area due to their size and the damage that is being caused to sidewalks and paver areas. Further information on this project and tree replacements will be provided soon. I was contacted by a CSX Contractor earlier this week about planned CSX railroad crossings being closed in and around Versailles for railroad tie replacements. I am currently working with them to obtain a more detailed timeframe for this work and are pushing them to keep at least two crossings open in the Village during their work for life/safety concerns in regards to Fire/EMS/Police coverage of the Village. We also want to keep at least two open for our residents and businesses that cross those tracks daily. I will provide further information once it becomes available. A new restaurant is slated to enter operation at 39 E. Main St. where the former Endless Pint was located. A local developer has purchased the building and will be making improvements to the building over the next few months in advance of the restaurant opening. A retail business is also slated to open at 10 E. Main St. in the former House of Flowers space. The same developer who purchased 39 E. Main St. is working with the current owners of 4-10 E. Main St. to bring further businesses and opportunities to the downtown area. The flooring improvements project in areas of the Village Admin Building have been completed by Creative Carpet. In addition, vinyl graphics have been installed on the entrance door on the front of the building including the Village's logo, operating hours, phone number, and address number. The vinyl graphics were created and installed by VPP. Asphalt crack sealing work for the 2024 program is nearing completion. We were not able to get as far as hoped due to the amount of material it took to fill asphalt cracks on the slated streets. The monthly Planning Commission meeting will be held at 6:30PM on May 8th at the Versailles Fire/EMS Station with the agenda set to discuss updates to the Village's Zoning Map with the recent annexation of three properties into the Village. A future planning commission meeting will likely include review of a proposed site plan drawing from H.A. Dorsten, contractor for the BowlerStore expansion slated to take place this summer on Kley Rd. This expansion is an addition onto their existing building. There is currently no slated Board of Zoning Appeals meeting for May as there is no business to discuss. However, there will likely be one soon for two building projects proposed by residents that I am awaiting applications and further information on currently.

Committee and Board reports were as follows:

- Cemetery Board – meeting May 21, 2024 at 9:00 a.m.
- Tree Commission – met April 26th for the Arbor Day tree ceremony

Village Administrator Francis reported there are some problems with the 2012 Masi Tractor. Depending on how expensive the repairs are, talks may be needed to replace it. He will know more by the next meeting.

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 9:00 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer

