

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

May 22, 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, and Village Attorney Tom Guillozet. Guest in attendance were Phillip Poepelman and Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird was also in attendance.

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

Mayor Dammeyer requested that the agenda be amended under new business, item 8. A. The resolution to be read for the first reading is Resolution No. 24-26.

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

- Approval of Agenda as amended
- Approval of Minutes from May 8, 2024 Regular Meeting
- Approval of List of Expenditures for May 22, 2024

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

For the first item of old business, Mr. Paulus made a motion to have 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 be read by title only, a third time, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Village Attorney Guillozet read, by title only, the third reading of Ordinance No. 24-15. Mr. Steinbrunner made a motion to approve Ordinance No. 24-15, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have 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 be read by title only, a third time, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried. Village Attorney Guillozet read, by title only, the third reading of Resolution No. 24-16. Ms. Shaffer made a motion to approve Resolution No. 24-16, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have 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 be read by title only, a third time, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried. Village Attorney Guillozet read, by title only, the third reading of Ordinance No. 24-19. Mr. Steinbrunner made a motion to approve Ordinance No. 24-19, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have Ordinance No. 24-20, an ordinance adopting amended policies and procedures for the provision of electric services by the Village be read by title only, a third time, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Village Attorney Guillozet read, by title only, the third reading of Ordinance No. 24-20. Ms. Shaffer made a motion to approve Ordinance No. 24-20, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to have Ordinance No. 24-21, an ordinance adopting amended policies and procedures for the provision of refuse services by the Village be read by title only, a third time, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Village Attorney Guillozet read, by title only, the third reading of Ordinance No. 24-

21. Mr. Steinbrunner made a motion to approve Ordinance No. 24-21 seconded by Mrs. Dieringer Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to have Village Attorney Guillozet read by title only, the third reading of Resolution No. 24-22, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose, seconded by Mrs. Dieringer. Resolution No. 24-22 was read by title only, the third reading. Mr. Griesdorn made a motion to approve Resolution No. 24-22, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

For the last item of old business, Attorney Guillozet read by title only, the second 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.

Moving on to new business, Attorney Guillozet read by title only, the first reading of Resolution No. 24-26, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

With all new business complete, Mr. Steinbrunner made a motion to enter into executive session to consider the appointment of a public official, to consider the employment of a public employee, and to consider the purchase of land for public purposes. Mr. Griesdorn seconded the motion. Vote: all yeas. Motion carried. Members entered executive session at 7:17 p.m. The executive session ended at 7:33 p.m.

Upon returning from executive session, Mr. Paulus made a motion to authorize the Village Administrator to enter into a contract to purchase land for public purposes, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Mr. Paulus then made a motion, seconded by Mr. Steinbrunner, to hold a Special Council Meeting on May 29, 2024 to begin at 6:15 p.m. to conduct interviews of candidates interested in the vacant Council seat. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mr. Francis distributed his Village Administrator's Report to members and reported on the following items:

Fiscal Ording distributed the April YTD Fund Report and Report of the Tax Department to Council members. She reported that income tax collections are down \$263,415 from 2023. She also informed Council members that a transfer of \$3,300,000 was made from the ICS DDA account to Star Ohio. Star Ohio currently is paying an annualized yield of 5.58%. Earnings from Star Ohio are made into the General Fund.

Committee and Board reports were as follows: The Ward Park Swimming Pool has been filled for the season. The pool fill started on 5/15 and was complete on 5/19. Plant operators are wrapping up the remaining small items to get the pool ready for the season. The new pool filtration system had start-up on 5/20 with representatives from OP Aquatics, Shinn Bros., and the Village present. The new filtration system is working well with an increased filtration rate, an automatic chlorine feed system that is connected to a water analyzer, and backwashing the filters takes minutes to perform instead of hours of labor like the old filter system. Pool Manager Chris Lennon and office staff finalized concession stand pricing and placed orders for the pool concession stand supplies. Deliveries are starting to come in this week in advance of the pool opening for the season on Memorial Day. We will be instituting a 30-minute pool shut down each day from 5:00PM-5:30PM for a supper break. This allows us to maintain compliance with minor labor laws that require a break after five hours of work. In addition, we will be very tight on lifeguards all summer due to lack of applicants, especially certified applicants. This will be communicated out to the public. The 2024 Darke County Health Dept. pool and concession stand inspection took place on 5/22. No issues were identified as part of the inspection that also included logging all of the new filtration equipment at the facility. Shinn Bros. has completed the dirt/lawn restoration work along Reed Rd. as part of the Phase II Raw Water Project. All driveway restoration is also complete. A final punch list will be tabulated by Village staff shortly. Brumbaugh Construction has completed most of their lawn restoration work on the project with the exception of the back part of the cemetery where the bores took place under the railroad and Indian Creek. A final punch list will be completed by Village staff shortly. Shinn Bros. began work the week of May 13th on the North Central Waterline Improvements Project. Work began on Greenlawn Ave. between Warren St. and West St. where a new 8" water main is being installed to replace an aging 4" cast iron/transite main. With transite being non-traceable, the main

was accidentally hit by the excavator bucket on 5/20 as the existing main came across unknowingly into the proposed main alignment that was being installed. Village personnel were able to valve the area down with minor water customer disruption while Shinn Bros. made the repairs to place the existing 4" main back in service. These types of situations will likely take place on this project as the existing water mains in this area are some of the oldest in the Village dating back to the early 1900's in some areas. Mark "Tank" Voisard has started this week Monday on the project as the Resident Project Representative through Access Engineering Solutions. Tank will be keeping notes, performing inspection duties, and working with residents as needed as work progresses. Quinter Well Drilling has completed all twelve of the well pump lowerings as identified in the Eagon & Associates Reed Rd. Residential Well Survey Report. In most of these cases, the well pumps were originally placed shallow in the well casings when installed in which the report from Eagon recommended that they be lowered to minimize disturbance with the new Village municipal wells in operation at Reed/Day Rd. The two replacement residential wells will be installed in the very near future by Quinter Well Drilling. The new Reed Rd. wellfield continues to work as designed and expected. We are currently pumping at 225 GPM from one Reed Rd. well at a time, with four existing wells running in the existing wellfields near the water plant for an approximate incoming rate at the plant of 425 GPM. In this configuration, the intent for both aquifers is to equally pump out of both without putting a major strain on either one. Plant operators have been making adjustment at the water treatment plant to dial in the desired water chemistry. Customers may have noticed the water being a little harder than normal over the past week. This increased hardness will not hurt anyone and the water is safe to drink as it meets OEPA requirements. The water that is coming from the new Reed Rd. wellfield has different characteristics than what we have seen historically from the wells in town in regards to the type of hardness. Adjustments are being made slowly and carefully to dial things back into normal standing. The first round of residential well monitoring will begin the week of May 28th out around the Reed Rd. Wellfield. This well monitoring network will be utilized to collect data on how the new municipal water production wells are influencing the aquifer in the area. Notification letters will be sent out today to the locations that Eagon & Associates selected for monitoring locations. Approximately 28 wells will be monitored. Street Dept. personnel continue to make curb and catch basin top repairs on W. Main St. in advance of this summer's asphalt resurfacing in this area as part of the Street Maintenance Project. Ruhenkamp Boring is in this week installing new underground power conduit for new metal street light poles that are slated to be installed along Greenlawn Ave. between Progress Way and Warren St. Electric Dept. personnel have finished the install of the new primary electric conduit along Baker Rd. in front of the Stone Ridge Development in addition to pulling all of the new power cable through and terminating. They are working to get permanent power to the new duplex condo in the development and will then continue with switching the existing overhead power to underground in the area after Poultry Days. Grading work and concrete work is complete between the Village Hall Building and the CLGS Properties building uptown. The CLGS Properties owners have installed their new entry steps into the brick paver area and all the existing landscaping areas have been filled in with concrete. This was a joint project with the CLGS Properties owner and the Village both using Luthman Concrete to perform our various portions of the project. Additional paver bricks are currently being sourced through Wayne Builders Supply and Gehret Nursery will be reinstalling the brick pavers soon. The intent is to have this area completely done by Poultry Days. The application to the Darke County Parks Grant was sent in the week of May 20th for a new Shade Canopy Structure at the Ward Park Swimming Pool. The total requested grant is \$7,956.00 which would go towards the purchase of the shade canopy. All labor and equipment would be provided with by the Village in addition to concrete with these costs/efforts to be counted as local match towards the grant. The total estimated improvement cost, including Village labor and equipment, is \$15,083.90. Street Dept. personnel continue to remove years of coatings in the fountains uptown. Groff Masonry is looking to start this week on masonry joint repairs on the fountains. Once repairs are complete, a new epoxy coating will be installed by Village personnel and the fountains placed back in service. Replacement furniture and appliance prices have been obtained by EMS personnel for the Fire/EMS Station. The existing furniture is from the original construction of the facility in 2008. New mattresses for sleeping quarters and furniture in the living room at the station will be ordered through Francis Furniture (Greenville) at a cost of \$3,615.00. A replacement range and dishwasher will also be ordered for the station kitchen that have started to experience issues. The two new appliances will be ordered through Hansbarger Home Solutions (Greenville) at a cost of \$1,072.48. These items were included in the 2024 Capital Improvement Plan (CIP) for the station. As part of the 2024 CIP, the Ward Park Swimming Pool Parking Lot is being asphalt black-sealed currently by Western Ohio Asphalt Sealing. Once all sealing work is done, they will also be re-striping the entire parking lot for handicapped markings, parking stalls, and directional arrows. Utilities Superintendent Darrin Mumaw and myself completed project warranty inspections on Klipstine Rd. and the Homer/Wood St. projects from 2023. A few minor warranty repairs will be needed in a few

locations with those notifications going to the original project contractors who will be required to tend to those items. PAB Construction was in 5/20 to perform follow-up lawn restoration work on the Homer/Wood St. Project area. This project was finished late in the fall and was in need of some topsoil in areas where settlement occurred as well as some over-seeding of lawn restoration areas. Brian Bros. has completed the Municipal Services Building painting project. The entire exterior of the building was recoated with fresh paint, all corner trim was painted, in addition to all safety bollards around the facility. Brian Bros. did a wonderful job and were great to work with. This project was part of the 2024 CIP. Village personnel are picking up the 2018 Freightliner/Vac-Con Vac/Flusher Truck from the City of Greenville 5/22. This unit is being purchased through an inter-governmental agreement between the Village and Greenville that will replace a 2002 unit that the Village currently uses.

- Finance & Audit – a meeting was scheduled for June 26, 2024 at 6:00 p.m. for the review of the 2025 Tax Budget
- Personnel & Policies – met prior to the meeting to discuss training expense reimbursement for seasonal employees, clothing expense for EMS personnel, and to review and recommend to Council an Ordinance prohibiting adult use recreational marijuana dispensaries, cultivators and processors within the Village of Versailles. Mrs. Dieringer made a motion to approve the recommendation from the Personnel & Policies Committee to prepare legislation prohibiting adult use recreational marijuana dispensaries, cultivators and processors within the Village of Versailles, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.
- Planning Commission – meeting tentatively set for June 5, 2024 at 6:30 p.m. to review a proposed site plan for a building addition at the BowlerStore.
- Board of Zoning Appeals – meeting tentatively set for June 17, 2024 at 6:30 p.m. for a variance request.
- Cemetery Board – met May 21st. Discussions included columbarium burial pricing.

Mayor Dammeyer reported that he has received applications from four candidates for the EMS Administrator position. He will be working to set up interviews.

With no further business to conduct, Mr. Griesdorn 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