

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

**May 14, 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. Guests in attendance were Adam & Carson Schwartz and Wendi Van Buren.

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

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

- Approval of Agenda
- Approval of Minutes from the April 23, 2025 Regular Meeting
- Approval of List of Expenditures for May 14, 2025

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

Mayor Dammeyer read the EMS Week proclamation, proclaiming the week of May 18-24, 2025 as Emergency Medical Services Week in the Village of Versailles.

Carson Schwartz, along with his father, presented to council his proposed Eagle Scout project. His project is to document and preserve headstones at Greenlawn Cemetery by photographing them and uploading the images and accompanying information to the cemetery's dedicated website. The scope of the project includes cleaning the headstones before photography with safe, non-toxic solutions that will remove biological growth, dirt, and stains and will help to keep stones cleaner over time. He would also identify and update placement of military markers and record veterans with military markers in the cemetery system. He hopes to start the project sometime in June or July. The duration of the project will depend on the number of volunteers he can obtain. Council members were supportive of the project and asked that he consult with Gary Condon, Greenlawn Cemetery Board member, for recommendations in cleaning solutions. Village Administrator Francis will help to identify the number of headstones at the cemetery. Council requested he return to a future meeting with updates to the project.

Urban Forester Wendi Van Buren presented to the Village the Tree City USA Award. She said this is the 27th year that Versailles has received the award. To qualify, the Village must achieve four core standards of urban forestry management: maintaining a tree board, having a community tree ordinance, a community forestry program with an annual budget of at least \$2 per capita, and the celebration of Arbor Day.

Moving on to new business, Attorney Guillozet read by title only, the first reading of Resolution No. 25-23, 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. Mr. Francis said that the Park Board met on May 7<sup>th</sup> and they recommended that any grant dollars received be used towards the improvement of the Indian Creek ball diamond. The plans are to upgrade the dugouts from cement blocks to the newer aluminum style. 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. 25-23 was read by Village Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to accept Resolution No. 25-23 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the first reading of Resolution No. 25-24, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

Ordinance No. 25-25, an ordinance amending Ordinance No. 24-67, The 2025 Annual Appropriation Ordinance, and declaring an emergency was read by title only, the first reading. Fiscal Officer Ording requested appropriations be amended for the General Fund and Parks Fund. 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 Mr. Weaver. Vote: all yeas. Motion carried. Ordinance No. 25-25 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-25 as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Next on the agenda was discussion of adding two (2) full-time personnel, either paramedic or EMT's to the EMS roster. Administrator Francis presented hourly information for the current roster showing the average number of hours worked by each employee thus far in 2025. Based on those figures and discussion with EMS staff regarding scheduling, it is apparent that additional full-time personnel are needed soon to ensure proper coverage and reduce overtime expenditures. At the Emergency Services Committee meeting held in January, EMS/Fire Chief Pearson reported that the number of EMS personnel available to work is down throughout west central Ohio. He went on to explain that the number of certified EMT's and Paramedics in the area are also down. Since most EMT's and Paramedics in the area are part-time, they work at multiple departments for income. While the current staff has worked very hard to meet the 24/7 scheduling demands, it is apparent that the department needs a plan that includes additional full-time personnel to ensure coverage for those that we serve. Chief Pearson provided information to Council members for the hiring of additional full-time personnel. Employees would work full-time at Versailles EMS, receiving full-time benefits, with a set schedule. Having employees with the availability of a set schedule with full-time status would help to eliminate others from having to fill open shifts and hopefully attract additional talent seeking full benefits. After a lengthy discussion, Ms. Shaffer made a motion authorizing Fire/EMS Chief Pearson to hire up to four full-time EMT's or Paramedics for Versailles EMS, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

For the last item of new business, Council members reviewed the information provided by Fire/EMS Chief Pearson concerning the revenue generated by the current levies and amounts needed for future operations. Since the Ohio House of Representatives have voted to annul the availability of replacement levies with the action currently in the Ohio Senate, additional revenue

needs have to be placed on the ballot as a new levy. Legislation will be presented to Village Council at the next meeting to begin the process for the November election.

With all new business complete, Mr. Paulus made a motion to enter into executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried. Members entered executive session at 8:43 p.m. The executive session ended at 9:12 p.m.

Upon returning to the regular meeting, Ms. Shaffer made a motion to allow up to 3 days, if needed, of unpaid leave in the month of May for a Village employee, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: The Ward Park Swimming Pool will have its annual inspection by the Darke County Health Dept. on May 21<sup>st</sup>. The pool is set to open on Memorial Day, May 26<sup>th</sup> for the 2025 season. The pool has been filled and the filtration system was started on May 12<sup>th</sup>. The new aluminum fencing material is in from Superior Aluminum and is set to be delivered this week. Shinn Bros., Inc. is looking to begin installation work the week of May 19<sup>th</sup>. Street Dept. personnel poured a new section of pool deck on May 5<sup>th</sup> near the five and six foot end of the pool. This new pool deck area will allow for additional pool furniture placement and for the swim team shed to be relocated away from the new shade canopy for better use and better safety sight lines. The restroom floors at Ward Park will be coated with a rubberized epoxy coating as planned in the 2025 Five-Year Capital Improvement Plan. Jutte Excavating will perform the installation later this summer after softball is complete but while temperatures are still up. The total cost is quoted at \$2,550 for both restrooms. Village personnel will also cut out the existing cast iron floor drains and replace them with new PVC drains to improve the appearance of the restrooms. The new Bucket Truck C (2024 Ford F550 with 37' Versa-Lift Bucket) and Electric Foreman truck (2024 Ram 2500) are nearly ready to be placed into service. Mirrors have been ordered and delivered for the Indian Creek Park Restroom Buildings. Mirrors were added at Ward Park over the winter. These additions were made based on public input. Vandalism of the mirrors is still a concern, so we ask the public to keep an eye out for any issues in the restrooms. New LED restroom lighting has been added at the Indian Creek Park Restrooms and have greatly improved lighting for users. The Jackson St. Shelter House Restrooms at Indian Creek will also be converted by the Electric Dept. at some point this summer. A new pedestal style drinking fountain and bottle filler will be added at the Indian Creek Ball Diamond behind the first base dugout along the sidewalk. The existing drinking fountain is about to fall off the restroom building and the water supply line leading to it has had issues this spring. Installation of the new drinking fountain will take place this summer as the Street Dept. schedule allows for install. If this unit does well, we are looking to replace the one at Ward Park's restrooms with such a unit and hopefully add one near the playground as well potentially in 2026 as a Capital Improvement Project. I met with Adele Evans with ODOT Jobs & Commerce on April 30<sup>th</sup>. We discussed the N. West St. Phase I Extension Project and potential ODOT funding. I am currently working with her on obtaining a \$250,000 grant towards this approximate \$1 million project. I have also made contact with the Ohio Department of Development who has a 629 Funding Program that assists municipalities with economic development transportation projects. We will look to apply for potentially \$250,000

from the 629 Program as well as applying this summer for 0% OPWC loan monies for a portion of the project. A coordination meeting was had on May 9<sup>th</sup> with AMP Transmission in regards to 69 kV routing options for the eventual new connection between the Versailles Municipal Electric System and the AES Transmission System at their Russia Transmission Substation location. This eventual project will further bring reliability and capacity to all Village electric customers. Asphalt crack sealing of selected Village streets has been completed with Western Ohio Asphalt Sealing. PAB Construction completed concrete work on the new curb and sidewalks along Grand Ave. in front of the bowling alley on 5/9. Street Dept. personnel will perform the asphalt repairs in the area at some point in the next few weeks. This work is dependent on base asphalt being made by Walls Bros. Asphalt Plant in Ft. Jefferson that is not ran all of the time. Street Dept. personnel are planning to make various asphalt trench repairs in the Village in the next few weeks as weather and schedule allow. One critical repair that needs to be made is on Greenlawn Ave. west of the Greenlawn/N. West St. intersection where a gas company asphalt patch is failing and has created an inverted speed bump. We plan to have Western Ohio Asphalt mill this area out and our personnel place new surface mix. Electric Dept. personnel have changed out the spring banners for Poultry Days over the past week. They have also installed Veteran's Banners on N. West St. between the CSX Railroad and Greenlawn Ave. as discussed and agreed upon between the Village and the Vet's Club. The remaining Veteran's banners will be installed around the first week of July and will remain up through Veteran's Day in November. Utilities Superintendent Mumaw and I have started training on the new CodeRED one-call notification system that the Village will be transitioning to over the next month or so. Further information on the new program will be distributed to utility customers and residents as we get further along with the implementation. Customers and residents who are already enrolled in One Call NOW with the Village will automatically be transitioned to the new notification service, CodeRED. The Electric Dept. completed an underground primary power relocation project requested by Weaver Bros. at the Dew Fresh Farm on Christian Rd. the week of May 5<sup>th</sup>. This work is in relation to the large renovation and construction project ongoing at that location. Electric Dept. this week are replacing two utility poles adjacent to Midmark Plant B. One pole is at the end of its useful life and another was hit accidentally hit by a truck servicing the Midmark facility. Utilities Superintendent Mumaw and Electric Foreman Riley attended the AMP Technical Conference in Columbus April 29<sup>th</sup> and 30<sup>th</sup>. The conference is a great way to meet with vendors, engineers, and AMP staff as well as numerous presentations on up and coming products, project information sharing, and mutual aid updates. Village administration and plant operators met virtually with engineers from Jacobs Engineering on 5/7 to discuss and refine scope on both the water and waste water plant studies and preliminary engineering. They are working to finalize their engineering services proposal and submit that to us for review and eventual council consideration. The main intent is to generate a comprehensive engineering study of both plants to look at capacity needs for now as well as the future, major equipment replacements and/or additions needed, improve resilience and redundancy that is lacking in some processes, and to generate cost estimates for actual design and funding securement for the eventual needed projects. Sawvel & Associates has finalized the Electric System Distribution Study. This study looks at the current capacity, provides substation and feeder circuit load forecasts, makes recommendations for future system improvement projects, and provides estimated costs for future improvements and replacements needed. The Village last had a major comprehensive plan done in the late 1990's and was utilized over the past 15-20 years. This new study will assist Village Administration and operations continue to improve, strengthen, and have adequate capacity for current and future electrical needs for the next ten years. Increased

electric capacity rates will take effect on the June 2025 power invoice to the Village for customer usage. Versailles is interconnected with PJM who saw capacity prices for 2025-2026 go up seven-fold versus 2024-2025 capacity rates. The increased capacity costs are due to power plant retirements (primarily coal), tight electric capacity constraints due to lack of new plants coming online, all while electric demand continues to go up in large part due to data and AI centers. While there has been increases in solar power generation within the PJM footprint, this is intermittent power generation source with a capacity factor typically between 20% and 30%, whereas a coal plant is 95%-98% and natural gas in the 65%-75% range. Capacity factor equates to the availability of a particular power generation resource to be available to provide power to the grid. Every utility within PJM will see their capacity rates going up including municipals, cooperatives (Darke Rural, Pioneer, etc.) and investor-owned utilities (AES, AEP, etc.). Versailles is blessed to have ownership stake in several power generation projects which affords us capacity rate credits to offset these increases. Utilities such as AES will see major cost increase implications as they only own approximately 6% of their own power generation, whereas Versailles sits at approximately 86%. AES residential retail rates are expected to be 17-18 cents per kWh starting in June and were 15.4 cents/kWh 2024-2025. Versailles in-town residential electric customers using 1000 kWh's/month currently pay \$0.15/kWh that includes all customer, distribution, and State of Ohio kWh tax charges. It is very possible that the Village may need to use our PCR (power cost rider) to recover power supply costs that are beyond our control related to the increased capacity rate charges. The Village had to last use the PCR a few years ago when power supply costs went up dramatically related to high natural gas prices. To compound things even further, natural gas prices are once again increasing as the US is exporting more and more natural gas to the rest of the world. Brian Bros. has started making Dryvit repairs around the Village Admin Building and painting the exterior as of last week. They continue to work as weather conditions allow. The Village will have two GovDeals auctions listings this week which include a 2011 Case Backhoe as well as a 2008 Standby Generator. These auctions will run until May 29<sup>th</sup>. The Case Backhoe was utilized by the Street Dept. in the past as well as digging graves in Greenlawn Cemetery. The generator was taken out of service approximately a year ago at the Fire/EMS Station due to ongoing mechanical issues. The Village has recently approved two zoning permits for new homes at 31 Vertie Ln. (Horner Estates) and 449 Gallus St. (Rosecomb Estates Phase I). Several exterior property maintenance and tall grass/weed complaints have been made against properties in the Village. I have been tending to them as they come in and as they are observed during routine trips around the Village. This is typical for this time of year as grass and weeds take off quickly and properties typically must be mowed more than once per week to keep up. It should be noted that the Village's tall grass/weed/vegetation ordinance requires grass to be 10" in height before a Notice of Violation can be placed and the property owner has five (5) days to abate the violation(s) before the Village contracts to have the abatement performed at the property owner's expense. Thus far, we have had to contract to mow one property that failed to mow within that timeframe with five properties in total posted with violation notices in the past two weeks.

Fiscal Officer Ording provided a summary of the 2022 – 2023 audit report.

Committee and Board reports were as follows:

- Board of Zoning Appeals – met May 7th to discuss BZA Case No. 25-05, a variance request filed by AJ & Danielle Magoto, 166 Heritage Ct., for a rear-yard setback variance

request. The side-yard setback variance request is for a proposed addition onto the existing home that would be ten (10.00') feet from the west property line, whereas Village zoning code requires a twenty-five (25.00') foot setback. The property is zoned R-1 Single-Family Residential District. The variance was granted.

- Cemetery Board – meeting May 20, 2025 at 9:00 a.m.
- Park Fund – met May 7<sup>th</sup> to discuss planned Darke County Parks Grant Project, discussion on ongoing park improvements, 2025 pool operations, and discussion on donation amounts for park projects
- Tree Commission – met April 25th for the Arbor Day tree planting ceremony. The 2025 tree lottery selections were made at the 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 9:42 p.m.

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Todd M. Dammeyer, Mayor

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Kathy Ording, Fiscal Officer