

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

June 12, 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, Mrs. Dieringer, and Ms. Shaffer. Mr. Steinbrunner was absent. Also present were Village Administrator Francis, Fiscal Officer Ording, Fire Chief Pearson, and Village Attorney Tom Guillozet. 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. H. should be Ordinance No. 24-28, an ordinance authorizing the purchase of real estate located within the Village of Versailles, Ohio and declaring an emergency.

Ms. Shaffer 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 22, 2024 Regular Meeting and May 29, 2024 Special Meeting
- Approval of List of Expenditures for June 12, 2024

Mrs. Dieringer seconded the motion. Vote: all yeas. Motion carried.

Mayor Dammeyer administered the Oath of Office to appointed Council Member, Mr. Dan Weaver.

Mayor Dammeyer then announced the following amended committee appointments for 2024:

Facilities Committee **Karla Dieringer - Chairperson**
Lance Steinbrunner - Member
Dan Weaver - Member

Finance & Audit **Kent Paulus - Chairperson**
Cory Griesdorn - Member
Erin Shaffer - Member

Park Board **Cory Griesdorn -Rep**
Erin Shaffer – Alt.

Personnel & Policies **Cory Griesdorn - Chairperson**
Kent Paulus - Member
Erin Shaffer - Member

Planning Commission **Kent Paulus - Rep**
Cory Griesdorn - Alt.

Tree Commission **Erin Shaffer - Rep**
Karla Dieringer - Alt.

Street & Safety **Lance Steinbrunner - Chairperson**

Karla Dieringer - Member

Dan Weaver - Member

Cemetery Board

Dan Weaver - Rep

Lance Steinbrunner - Alt.

Town Hall Property Board

Cory Griesdorn

Lance Steinbrunner

For the first item of old business, Mr. Paulus made a motion to have Ordinance No. 24-24, an ordinance approving the participation in the EcoSmart Choice Program and providing for corresponding electric system rates and requirements 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. 24-24. Mr. Griesdorn made a motion to approve Ordinance No. 24-24, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Attorney Guillozet read by title only, the second reading of Resolution No. 24-26, 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. 24-27, an ordinance prohibiting adult use recreational marijuana dispensaries, cultivators and processors within the Village of Versailles, Ohio.

Mrs. Dieringer made a motion to approve Change Order No. 1 decreasing the contract with Shinn Bros. \$1,292.93 in connection with the Ward Park Swimming Pool Filtration System Replacement Project, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to approve Change Order No. 1 decreasing the contract with Shinn Bros. \$40,010.70 in connection with the Reed Road Well Field Transmission Line Phase II Project, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Mrs. Dieringer then made a motion to approve Change Order No. 1 decreasing the contract with Brumbaugh Construction, Inc. \$31,230.00 in connection with the Reed Road Well Field Transmission Line Phase I Project, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

The Planning Commission made a written recommendation to Council to approve a re-plat survey for Lot 242 and part of Lot 510 owned by Debra Godwin, 339 W Ward Street. The property owner wishes to combine her two lots into one for the construction of a new garage for her residence. Ms. Shaffer made a motion to approve the recommendation from the Planning Commission, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

The Planning Commission provided a written recommendation to Council for a re-plat survey to add a 1.537 acre tract to an existing tract owned by the Village of Versailles off of McGreevey Road. Mr. Griesdorn made a motion to approve the recommendation from the Planning Commission, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

The Planning Commission also made a written recommendation to Council for an annexation plat for 6.464 acres in the Village of Versailles along Grand Ave. and State Route 121 right-of-way. Ms. Shaffer made a motion to approve the recommendation from the Planning Commission, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Ordinance No. 24-28, an ordinance authorizing the purchase of real estate located within the Village of Versailles, Ohio and declaring an emergency was read by title only for 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. The ordinance was then read by title only for the second and third readings. Mr. Griesdorn made a motion to adopt Ordinance No. 24-28, Mrs. Dieringer seconded the motion. Vote: all yeas. Motion carried.

Next for consideration was authorization for the Village Administrator to purchase two 167 kVA single-phase padmount transformers from T&R Electric Supply for \$32,904.00. Village Administrator Francis explained that one of the transformers will be put into use and the other will be for stock. Mr. Paulus made a motion to authorize the Village Administrator to purchase 2 transformers from T&R Supply for \$32,904, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

For the last item of new business, Village Administrator Francis updated Council members on the 2024 Street Maintenance Project. Due to concerns with needed concrete curb/gutter and sidewalk repairs needed on W. Main St. between Franklin St. and W. Wood St. on W. Main St., he is recommending to hold-off on asphalt resurfacing in this area as originally scheduled. The Village Street Department personnel were originally planned to make small concrete repairs in advance of the planned asphalt resurfacing work. With the extensive concrete damage to curbs in the area of this section of W. Main St, replacement cost would add an additional \$75,000 to the project. The plan is to remove this portion of the work and look to add this area to next year's project. With the asphalt contractor working in Versailles, he mentioned there may be an opportunity to use them for other additional work.

With all new business complete, Mr. Paulus made a motion to enter into executive session to consider the employment of a public employee. Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried. Members entered executive session at 7:32 p.m. The executive session ended at 8:31 p.m.

Upon returning from executive session, Mr. Paulus made a motion to authorize preparation of job descriptions for EMS Captain(s) and Fire/EMS Chief, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer congratulated Mr. Weaver becoming the newest member to Village Council. He also wished everyone a Happy Poultry Days.

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

The Ward Park Swimming Pool began the 2024 season on Memorial Day, May 27th. We have some cool days and bad weather days where the pool has had to close early. However, there was a few days last week where temperatures were up and attendance was high. We have received no complaints with going back to a supper break at previously discussed due to the minor labor laws. The swimming pool fill line broke the evening of Sunday, June 2nd between the fill port between the diving boards and the pool house. Water was found to be coming up through the pool deck concrete joints. Street personnel worked the following day to dig up the area and made the necessary repairs to get the fill line back in operation. The existing fill line in this area is 3" cast iron and we found another repair clamp on the pipe from a past repair. The pool fill line will need to be replaced in the off season by Village personnel due to the pipe's poor condition. This line is believed to be from the original pool construction in the early 1960's based on its age and appearance. I received several compliments from swim team and patron parents on how well our Street Dept. personnel did in working around people using the pool while they worked on the pool fill line repair and concrete repairs. Our goal was to not shut the pool down for these repairs. The Reed Road Raw Water Transmission Main Phase I Project is complete with Brumbaugh Construction and final costs established. The Reed Road Raw Water Transmission Main Phase II Project is complete with Shinn Bros. and final costs established. The WJ Bohman Water Tower located on the east side of town will be drained the week of June 17th in advance of the planned exterior tower recoating project. H2O Towers, LLC is set to arrive on site June 19th with them cleaning the exterior of the tank, spot sandblasting as needed, and the application of the new exterior coating which includes repainting VERSAILLES and logo. The tank needs to be drained down during the recoating work as condensation can

form on the exterior of the tank with humidity causing the coating material to not adhere correctly. While the tank is drained, CorrPro will come onsite at the end of the recoating work and install a new cathodic protection system inside of the tower. The cathodic system works to prevent corrosion to the tank itself. All work is part of the 2024 CIP project. Work is expected to take a week to ten days to complete. In discussion with ODOT officials during the month of May, we have decided not to apply for ODOT TRAC Funding as part of their 2024 submission cycle for the truck route bypass. Funding applications for TRAC were due at the end of May. An application was submitted in 2023 and the project was not awarded preliminary engineering and design development funding assistance. In the project application scoring, it was shown that the traffic count metrics were the major shortfall for funding consideration as was the lack of vehicles crashes in the Village on SR 47. The traffic count metrics and crash data are based on actual ODOT traffic count studies that are routinely performed by the agency on all state routes. We will look to reassess information on the project in early 2025 and follow-up with council at that time on whether we wish to apply for ODOT TRAC funding in 2025. I have provided with this report copies of the actual ODOT scoring and project award information.

The final project costs have been established with Shinn Bros. on the Pool Filtration System Improvement Project. The final grant reimbursement submission will be sent to the ODNR once Change Order #1 that results in a project deduct is approved by Village Council. Shinn Bros. continues on the North Central Waterline Improvements Project. All main installation as of this writing is complete on Greenlawn Ave. (West St. to Warren St.), Warren St., and N. West St. Final connections for the mains in this area will take place once all water services are transferred from the old mains to the new. This will take place over the next few weeks. They intend to perform the asphalt trench patching as soon as services and final connections are done due to the high traffic volumes in the area. Water main installation on Washington St. began today at the south end of the area with work progressing north. Plant operators since the new Reed Rd. Wellfield has come online have been working to dial in the water softening with the water coming in. The raw well water from the Reed Rd. wellfield has a different type of hardness characteristic from what we are used to with the shallow sand and gravel wells here in the Village. A higher soda ash volume is being fed into the water plant clarifier that softens the Village's water supply in order to get the water softness level back to more normal levels. As of this writing, water being produced by the water plant is getting back into the high end of the normal range that customers are used to. We have received approximately a half dozen calls asking about changes in the Village's water with all of callers being understanding of the operator's efforts on bringing things back to normal. Street Dept. personnel have finished cleaning and painting all of the yellow curb areas in the Village. All streets are also being swept with the street cleaner in advance of Poultry Days to clean up from the curb cleaning and other debris. Street Dept. personnel have completed various concrete sidewalk repairs in Ward Park from the recent Pool Filtration Project installations. They have also finished all trench/drive restoration areas with grass now coming up. Areas inside of the pool complex and on the south side of the complex fence were hydroseeded by Groff Mowing & Lawncare in an effort to keep straw out of the pool itself. Sidewalk repairs in other areas of the park that offset joints, sunken and/or broken areas will be repaired by Street personnel this summer as part of a planned CIP project in both Ward and Indian Creek Parks. Additional No Motor Vehicle signage will be installed at Ward Park and Indian Creek Park in the near future. We are seeing an increase in golf carts and UTV's being driven in Village parks where such use is prohibited. These prohibitions are for the safety of pedestrians in the park in addition to preventing grounds and sidewalk damage. Notifications will be placed online via social media, the Versailles Policy, and utility newsletter in the near future reminding residents and visitors that motor vehicles are prohibited in Village parks. The only exceptions to this rule are for special events such as the Craig Stammen Classic in which UTV's are used to move materials and food with the Versailles Youth Baseball Association asking for permission in advance as well as for Village service/maintenance needs in the park. New handicapped parking signage will be installed in the Second St. parking lot and the Village-owned parking lot west of Park National Bank. Western Ohio Asphalt Sealing was contracted to perform all of the white traffic paint re-coatings this year and are nearing completion of that project. Residents may notice what looks like sand in some of the painting areas. This loose material is actually glass beads that make the striping reflective at night per ODOT standards and will dissipate with traffic and weather. Electric Dept. personnel have been working on completing the conduit and wire installations along Greenlawn Ave. between Progress Way and Warren St. for the new metal light poles that will replace the existing wooden pole mounted lights that are being removed in the area. Gehret's Nursery has finished the

brick paver area improvements on the south side of the Village Hall building as of yesterday. Additional bricks had to be ordered for this project as the existing landscaping bed and tree planters were removed from this area that had become overgrown due to their age. The new Village Hall standby generator gas line installation is complete with Bill Ahrens Plumbing & Heating and are currently waiting on CenterPoint to set the natural gas meter for this installation. This generator will provide standby power to the Police Dept. and the Main/Center St., West/Main St., traffic lights in the event of an outage. Street Dept. personnel finished with the new epoxy coating on the Village Square Fountain on 6/10 and the fountain will be filled 6/12 for normal operation. Groff Masonry completed the necessary masonry joint repairs on the precast fountain walls. Per the 2024 CIP, a new electric range and dishwasher has been purchased from Hansbarger Home Solutions and installed at the Fire/EMS Station kitchen. Replacement furniture and mattresses have also been ordered from Francis Furniture (Greenville) and will have some lead time until those items are available for pick-up. As part of the 2024 CIP, the Ward Park Swimming Pool Parking Lot has been asphalted black-sealed and crack sealed by Western Ohio Asphalt Sealing. New white parking stall lines, handicapped emblems, and restricted parking areas have been repainted as well. The new 2023 Dodge Durango Cruiser purchase has been finalized with Jim Shorkey Auto Group at a cost of \$44,329.20 per council's approval and the 2024 CIP. According to Chief Bolin, Jim Shorkey Auto Group will handle the transfer of the unit from their facility in Pennsylvania to the cruiser upfitter in Bucyrus. The anticipated lead time will put delivery of the unit around the first of September. Electric Dept. personnel have recently completed two underground electric services installations at the new condo at 1031 Baker Rd., installed a new overhead power service at 41 Monument St. for a new CSX control box, installed a new underground electric service for a new home at 9942 Klipstine Rd., and replaced a failed underground service at 2146 Callaway Ct. Electric Dept. personnel began early last week with Poultry Days electric installations for the festival. Personnel will be starting 6/12 with wiring inside of the tents for lighting and power that will last through the rest of this week. GPD Group, our electrical engineering consultant, is wrapping up engineering work and recommendations for a new capacitor bank that is needed near King's Command on Circuit #5 with their increased power load. In addition, they are providing setpoint values for a new recloser that was recently installed near the facility on the lateral that supplies power to their two south transformers. Electric Foreman Scott Riley is coordinating with Weaver Bros. and their electrical contractor for a new electric service request at the Dew Fresh Farm on Christian Rd. This project has been planned for some time and we are nearing the start of the extension of primary power to the new transformer/service location. The Street Dept. has taken delivery of the new 2022 New Holland Boomer 40 utility tractor. This unit was put into service immediately with seasonal employees who have been mulching at all Village facilities, tree planters in the downtown streetscape area, and parks. The purchase of this tractor was the emergency authorization granted by council to replace a 2012 Massey-Ferguson utility tractor that had experienced major mechanical failures unexpectedly. EMS staff reported that the 2019 Ford/Braun Ambulance was experiencing electrical system issues in the medic unit early last week. Arrangements were made for the unit to be sent to Braun in Van Wert for evaluation and repairs. Braun evaluated the unit and recommended that an inverter be installed on the medic unit as it was not originally included in the unit when it was built per the specifications. An inverter has since been installed on the unit and it was returned to service late on 6/11. Fire Chief Pearson informed me on 6/9 that the 2012 Chevrolet/MedTec unit was experiencing mechanical issues and needed to head into the shop. The unit was taken out of service and taken to Classic Carriers for evaluation. We are awaiting word from them currently on the status of the needed repairs. With both units being out of commission for approximately 24 hours, Greenville Twp. EMS offered to Chief Pearson for us to use their standby unit so that we could continue coverage. Chief Pearson took them up on this offer and their unit was used for the approximate 24 hours until the 2019 Ford/Braun unit was brought back to service last evening. A very special thank you to Greenville Twp. EMS for helping us and our service territory out in our time of need! Village Solicitor Tom Guillozet will be working on a replacement zoning code that will be reviewed and revised by Village administration before being sent to the Planning Commission for formal review and comment including a public hearing. If Planning Commission moves to recommend to Village Council with the replacement zoning code, that recommendation will be made to Village Council for review and consideration. Planning Commission members were advised up this information during their last regular meeting on June 5th. Utilities Superintendent Mumaw and myself will be working to finalize the 2024 Sidewalk Maintenance/Replacement Program that will be primarily focused on finishing the north side of E. Ward St.

(Center to Maple St.) and the south side of E. Wood St. (Center to Maple St.) that were removed from the project in 2023 due to the CenterPoint gas line replacement project. In addition, there are a host of properties in the east quadrant area that did complete their repairs/replacement work from last year and they will be re-notified of their needed maintenance and/or replacement sidewalk areas. The monthly Planning Commission meeting was held at 6:30PM on June 5th at the Versailles Fire/EMS Station. Items discussed and ultimately approved was the review and consideration of a proposed site plan for a building expansion project at the BowlerStore, 10450 Kley Rd.; review and consideration of a re-plat survey for Lot 242 and part of Lot 510 owned by Debra Godwin, 339 W. Ward St.; review of a conceptual PUD layout for Edgewood Phase II along Reed Ave. which would replace the existing approved Edgewood Phase II PUD owned by JEMS Homes, LLC.; review and consideration of a re-plat survey to add a 1.537-acre parcel to an existing parcel owned by the Village of Versailles off of McGreevey Rd.; review and consideration of an annexation plat for 6.467 acres into the Village of Versailles along Grand Ave. and State Route 121 right-of-way. The board of zoning appeals will have a meeting in June 17th at 6:30PM at the Versailles Fire/EMS Station to discuss a variance request application filed by Dave and Mary Beth Berger, 431 Park Blvd. to construct an addition to the existing home. The proposed addition is for a covered front porch to be constructed 25.7' from the front property/right-of-way line of Park Blvd. where Versailles Zoning Regulations require a 30-foot setback.

Fiscal Ording reported that legislation recently approved by Council for the renewal of the ½% levy on income tax was submitted to the Darke County Board of Elections.

Committee and Board reports were as follows:

- Finance & Audit –meeting June 26, 2024 at 6:00 p.m. for the review of the 2025 Tax Budget
- Planning Commission – met June 5th.
- Board of Zoning Appeals – meeting June 17, 2024 at 6:30 p.m.
- Cemetery Board – meeting June 18, 2024 at 9:00 a.m.
- Park Board – meeting June 24, 2024 at 6:30 p.m. at Ward Park

Mr. Griesdorn reported he would be absent from the June 26th meeting.

With no further business to conduct, Ms. Shaffer made a motion to adjourn the meeting; Mr. Paulus seconded the motion. Vote: all yeas. Motion carried.

Mayor Dammeyer adjourned the meeting at 8:40 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer