

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

June 11, 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. Guest in attendance was Mike Francis from Choice One Engineering.

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

Ms. Shaffer made a motion to accept the consent agenda which included approval of the following:

- Approval of Agenda
- Approval of Minutes from the May 28, 2025 Regular Meeting
- Approval of List of Expenditures for June 11, 2025
- Approval of the reappointment of Mr. John Wagaman to the Board of Zoning Appeals & CRA Housing Council

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

Mayor Dammeyer proclaimed June 13 – 15, 2025 as “Poultry Days, Where the World’s Largest Chicken BBQ Gets the Title” in the Village of Versailles as Poultry Days attempts to certify the sale of 40,000 chicken dinners.

Under old business, Mr. Paulus made a motion to have Resolution No. 25-24, 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 Ms. Shaffer. Vote: all yeas. Motion carried. Attorney Guillozet read by title only, the third reading of Resolution No. 25-24. Mr. Steinbrunner made a motion to approve Resolution No. 25-24 as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Moving on to new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 25-29, a resolution to proceed with submission of the question of levying a new levy tax in excess of the ten-mill limitation for the purpose of fire protection for the Village of Versailles, Ohio and declaring an emergency.

Village Attorney Guillozet read by title only, the first reading of Resolution No. 25-30, a resolution to proceed with submission of the question of levying a new levy tax in excess of the ten-mill limitation for the purpose of Emergency Medical Services for the Village of Versailles, Ohio and declaring an emergency.

For the last item of new business, Attorney Guillozet read by title only the first reading of Resolution No. 25-31, a resolution designating Greenville National Bank as the depository for direct deposit of dividend and/or proceed payments of MetLife stock owned by the Village of Versailles 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 Mrs. Dieringer. Vote: all yeas. Motion carried. Resolution No. 25-31 was read a second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-31 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Mike Francis of Choice One said he was in attendance to see what, if any services were needed by the Village for future projects. Village Administrator Francis said that the few projects scheduled for the summer had already been established.

Moving on to Administrative Reports, Mayor Dammeyer thanked Village employees for all their hard work in preparation for Poultry Days. Poultry Days has announced there will be a ceremony held Sunday at 3:30 p.m. to commemorate the certified sale of 40,000 chicken dinners to make Poultry Days achieve the largest chicken BBQ title.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: The Ward Park Swimming Pool was finally able to open for the season on June 2nd thanks to the warmer temperatures that finally arrived. Attendance thus far has been good during the week, with lower attendance over the first weekend. Village personnel finished the lawn restoration work around the pool complex from an area of bushes that were removed and the new fence installation along the south side. Dirt work was completed by Street Dept. personnel with Groff Mowing being utilized to hydroseed the area in place of straw that would have blown into the pool. A natural gas fired standby generator from the Fire/EMS Station was recently sold on GovDeals for \$5,600.00 in addition to the former Street Dept. 2011 Case backhoe for \$33,100.00. A 2012 F-250 pickup truck is currently on auction with bidding open until 6/18/2025 at 4PM. Electric Dept. personnel continue to prepare the grounds for the 2025 edition of Poultry Days. Work will greatly pick up between Wednesday and Friday of this week wiring all of the tents once they are set up. Street Dept. personnel have begun working on barricades for the festival and will be starting to drop them off at prescribed locations the remainder of this week as well as setting up the various detour signage locations. The fountain uptown has been filled and turned on after some interior recoating work that was needed due to leaks that were discovered under the precast walls of the fountain. The fountain basin is still slightly leaking, and further repairs will be needed after Poultry Days. The drinking fountain at the Indian Creek Park ball diamond restroom building has been removed due to continued leaks with no parts available for the existing fountain. A new pedestal style drinking fountain is currently on order and will be installed near the sidewalk along the first base line of the diamond. Street Dept. personnel have worked over the past week to make improvements to catch basins along N. Center St. south of Baker Rd. to improve drainage as well as reduce road shoulder damage from trucks going off onto the berm in areas. Information to residents and businesses will be going out in the next utility bill Progress Report at the end of this month as well as information on social media and the Village's website in regards to the transition by the Village to the mass notification service CodeRED that will replace One Call NOW. The CodeRED implementation is complete with all user contact information from the One Call NOW system being integrated into CodeRED. We are currently working on finalizing the enrollment link on the Village's website and posting enrollment information to aid new users to enroll in the system. The CodeRED system will be used in the same manner as One Call NOW in that it will be used for emergency information related to utility outages, road detours/closures, and other such important information. Ruhenkamp Boring has completed the installation of the primary and secondary electric conduits in the Edgewood Phase II Subdivision along Reed Ave. Village electric personnel have completed all of the conduit turn-ups for new transformer tubs along the south side of Reed Ave. for the continued development of the area. Installation of the underground power cable and transformers will continue over the next several weeks. Brian Bros. has finished all painting and DryVit repairs around the Village Administrative Office Building on N. Center St. Western Ohio Asphalt Sealing was hired by the Village to complete all of the white line striping of crosswalks, stop bars, and railroad crossing striping with all work currently wrapping up in advance of Poultry Days. In between larger projects, Electric Lineman Street Dept. personnel will be replacing an existing crossing culvert under Hickey Ave. in front of the YMCA the week of June 23rd. The roadway will be closed to all traffic between the YMCA driveway and Vertie Ln. while this work takes place. The side ditch across the front of the YMCA frontage will also be filled in with an underdrain being installed in the area. Filling the ditch in will improve the safety for motorists in the area with the elimination of this deep ditch that is close to the existing roadway. The existing crossing culvert is a 21" corrugated metal pipe (CMP) that is rusted out along the bottom of the pipe and will be replaced with new 24" reinforced concrete pipe (RCP). Sawvel & Associates has updated an electric rate comparison for Village electric customers versus other area electric utilities. For a residential customer using 750 kWh of electricity per month, an in-town Versailles Electric customer will pay \$117, AES Ohio customer will pay \$133, Darke Rural Electric Co-Op customer will pay \$152, and a customer based on the current 2025 Ohio statewide average rate would pay \$125. Versailles is also lower in cost for all other rates classes including commercial and industrial rate classes versus AES Ohio.

We continue to work to keep power costs down for all customers as increasing power costs across the country, especially in the PJM footprint that we are in, have been in the news a lot over the past year or so. There will likely be a lot of media coverage in the month of June and July about AES Ohio's rate increase that started June 1st due to the PJM capacity rate increases that all utilities in the PJM footprint are facing. Capacity rates within PJM went up seven-fold from the 2024-2025 to the 2025-2026 power supply delivery year. Versailles is fortunate that we have ownership stake and long-term agreements through AMP for our power supply and receive capacity credits back for our power supply resources. In discussion with Sawvel & Associates, it looks like rate increases related to power supply costs will not be needed in 2025 and going into 2026. The next capacity auction for PJM is scheduled to take place in the first half of July 2025 for the 2026-2027 delivery year. A better picture will be known after that auction for capacity rates in the second half of 2026. There continues to be concern and issues with having enough power generation within the PJM footprint to meet growing electric demand which is driving up power costs. A new retail store, Salt & Light Shoppe, has opened at 10 E. Main St. with their official grand opening taking place on June 7th. The former Brown's Sweet Shop building at 40 E. Main St. will be converted into a Mexican restaurant. There has been no timeframe provided yet for when this restaurant will be open to the public.

Attorney Guillozet reported that the annexation agreement between the Village of Versailles and Wayne Township pertaining to a 16.408-acre tract of land has been filed with the County Commissioners. Once the approval is received, there is 60 day wait period before legislation is prepared and presented to Council.

The May activity report prepared by Chief Bolin for the Police Department was distributed to Council members.

Committee and Board reports were as follows:

- Finance & Audit Committee –meeting June 18, 2025 at 6:00 p.m. to review of the 2026 Tax Budget
- Personnel & Policies – meeting June 18, 2025 at 6:45 p.m.
- Board of Zoning Appeals – met June 11th. They reviewed a fence height and setback variance request filed by Mitchell Harshbarger. One fence was approved. Committee members requested adjustments be made for the other request. Members will meet next month to review the revisions.
- Cemetery Board – meeting June 17, 2025 at 9:00 a.m.

Attorney Guillozet reported that he would be absent at the June 25th meeting. Attorney Matt 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 7:30 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer