

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

July 23, 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, Mrs. Dieringer, Ms. Shaffer, and Mr. Weaver. Mr. Steinbrunner was absent. Also present were Village Administrator Francis, Fiscal Officer Ording, Assistant Fiscal Officer Apple, Fire/EMS Chief Pearson, and Village Attorney Tom Guillozet.

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

Mayor Dammeyer requested that the agenda be amended by adding items under new business: 8. E. Consideration of a recommendation from the Personnel & Policies Committee to approve an amended 2025 Hourly Employees Compensation Table and for legislation to be prepared and presented, 8.F. Consideration of Ordinance No. 25-38, an ordinance revising and adopting an updated Hourly Employees Compensation Table for the Village of Versailles and declaring an emergency, 8. G. Consideration of a motion to grant rest period time to Village Electric Department personnel for emergency electric system repairs due to power outage on July 17 - 18, 2025, 8.H. Consideration of a motion to approve the appointment of Jeffrey Sides to an EMS EMT-Basic position for a one-year probationary period, 8.I. Consideration of a motion to approve the appointment of Kimberly Baker to an EMS EMT-Intermediate position for a one-year probationary period, 8 J. Consideration of a motion to approve the appointment of Malachi Hughes to an EMS EMT-Paramedic position for a one-year probationary period, and item 8.K. Consideration of a motion to approve the appointment of Alena Flory to an EMS EMT-Paramedic position for a one-year probationary period.

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

- Approval of Agenda as amended
- Approval of Minutes from the July 9, 2025 Public Hearing and July 9, 2025 Regular Meeting
- Approval of List of Expenditures for July 23, 2025
- Acceptance of a \$100.00 donation from Eric Biggs State Farm Insurance for the Community Pool Party

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

Under old business, Village Attorney Guillozet read Ordinance No. 25-35, an ordinance adopting amended policies and procedures for the billing and collection of payment for the provision of utilities services by the Village, by title only, the second reading.

He also read by title only, Ordinance No. 25-36, an ordinance adopting amended policies and procedures for the provision of electric services by the Village, the second reading.

Moving on to new business, Village Attorney Guillozet read by title only the first reading of Resolution No. 25-37, a resolution authorizing the Village Administrator of the Village of Versailles, Ohio to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to execute contracts as required and declaring an emergency. Village Administrator Francis explained that the application is for a 0%, \$250,000 loan to be used towards the N. West Street Extension Phase II project. Additional funds for the estimated \$1,000,000 project will be requested from ODOT and the Ohio Department of Development. 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. 25-33 was read a second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-33 as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to approve the recommendation from the Village Administrator to waive the training reimbursement requirement for Village lifeguards Kayla Magoto, Daniel Waymire, Chloe Steinbrunner, Annabelle Armstrong, and Violet Armstrong, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Next, Village Administrator Francis informed Council members that there are a couple of Capstone Program students interested in working for the Village in the water/wastewater department and the electric department. A student who worked for the Village during the 2024-2025 school year is interested to continue for the 2025-2026 school year. Another student has shown interest in the electric department. Mr. Griesdorn made a motion to authorize the Village Administrator to employ the students through the Capstone Program, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to authorize the Village Administrator of the Village of Versailles, Ohio to prepare and submit an application to participate in the Ohio Department of Development Roadwork Development (629) Funds for the N. West Street Extension Phase II project, second by Mr. Weaver. Vote: all yeas. Motion carried.

The Personnel & Polices Committee made a recommendation to approve an amended 2025 Hourly Employees Compensation Table and for legislation to be prepared and presented. Mr. Weaver made a motion to approve the recommendation, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 25-38, an ordinance revising and adopting an updated Hourly Employees Compensation Table for the Village of Versailles and declaring an emergency. 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 Mrs. Dieringer. Vote: all yeas. Motion carried. Ordinance No. 25-38 was read by Attorney Guillozet a second and third time, by title only. Mr. Weaver made a motion to approve Ordinance No. 25-38 as read, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Mrs. Dieringer made a motion to grant rest period time to three Village Electric Department personnel for the emergency electric system repairs due to the power outage on the night of July 17 – 18. Ms. Shaffer second the motion. Vote: all yeas. Motion carried.

Mrs. Dieringer made a motion to approve the appointment of Jeffrey Sides to an EMS EMT-Basic position for a one-year probationary period, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to approve the appointment of Kimberly Baker to an EMS EMT-Intermediate position for a one-year probationary period, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to approve the appointment of Malachi Hughes to an EMS EMT-Paramedic position for a one-year probationary period, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Lastly, Ms. Shaffer made a motion to approve the appointment of Alena Flory to an EMS EMT-Paramedic position for a one-year probationary period, contingent upon results of the pre-employment drug screening test, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer expressed appreciation for the dedicated electric department employees who worked through the night to restore power during the July 17-18 event.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: GPD Group has provided us 30% design drawings for the new McGreevey Rd. Substation for review. They also provided their first preliminary engineer's estimate at \$3,815,808.00 for the new substation. This includes 15% for contingency built into that estimate figure. This initial cost is below the original \$5M-6M that we have been planning for over the past several years. AMP Transmission had a call with AES Ohio this past week Wednesday and AES should be reaching out to the Village directly in regards to property needed for the Baker Rd. 69 kV breaker substation that will need to be located near the intersection of N. West St. and Baker Rd. We have proposed to AES Ohio prior to use the open grass lot that the Village owns at the southeast corner of the intersection of N. West St. and Baker Rd. as this is directly adjacent to the existing AES Ohio 6625 69 kV line that runs across the north side of the Village in the area. This would be an ideal location as it would allow easier routing of a 69 kV line to the Greenlawn Substation where it would connect to the existing 69 kV line that connects the Greenlawn Substation to the E. Water St. Substation location. We will be meeting with Craig Knapke with Access Engineering Solutions this coming Thursday (7/31) to review and discuss the sanitary sewer main relining project and design for the S. Center St. Area project. This project aims to line existing clay sanitary sewer mains that run parallel with S. Center St. in a rear right-of-way area on the east side of the street. This area has a history of tree root intrusions in addition to inflow and infiltration issues of storm water getting into the sanitary sewer collection system. The intent is to bid this project late summer/early fall and to allow construction to take place over the winter months and into spring 2026. This project is slated in the 2024 five-year CIP and is being funded 100% locally through the Village's ½% income tax fund and sewer fund.

Additionally, design is nearing completion for the Greenlawn Water Improvements project that will see the existing 10" cast iron water main replaced between the former water treatment plant area and Greenlawn Ave. as it runs through the bottom of Swamp and Indian Creek under the 1919 railroad bridge. Village Street personnel last week hydro-excavated existing valves and water mains near the Swamp Creek water main crossing near the football practice field to locate mains for Access Engineering to verify design routing of the new main and needed connections. We will be looking to construct a new 12" water main from the former water treatment plant area, under the railroad through a bore we installed during the raw water project, and running under one of the Greenlawn Cemetery driveways connecting back into the existing water main along Greenlawn Ave. Again, this project is being funded 100% locally through the Village's ½% income tax. The same type of timeframe is planned for the Greenlawn project with bidding late summer/fall and construction possible through the winter and into the spring of 2026. The Greenlawn Cemetery driveway will be completely repaved once all work is completed. The 2025 Street Maintenance Project slated to repave several Village streets is now backed up to early September as of this writing. The on and off rain this summer has likely played havoc on paving schedules. Even with this date being backed up from originally planned, work should still be able to be completed without any issue by the original contractual completion date. Barrett Paving Materials is the awarded contractor for this year's project. Village Street Dept. personnel continue to make repairs along Grand Ave. on sixteen total catch basins along that street in advance of its planned asphalt resurfacing later this summer. This is a very slow, cumbersome process. I recently placed an article in the Versailles Policy and online outlining Village electric rates remaining unchanged for the rest of 2025 and likely the first half of 2026. The article outlined the increasing costs in the US wholesale power supply market due to a plethora of reasons including increasing fuel costs, increasing electric demand, transmission costs, and capacity costs that have gone up seven-fold from just a year ago. The next capacity rate auction for 2026-2027 power delivery should have just taken place with those results available for review any day. It is likely that capacity rates will remain high for the next several years going forward due to increasing power demand and shrinking power supply resources. We are providing notice in the Versailles Policy and on Facebook for customers in regards to elevated power consumption by Village electric customers during the billing period that just closed. AMP has advised us that power consumption by the Village system and customers is up 40% compared to that of May 2025. The continued stretch of hot weather has greatly increased electric consumption by customers and will likely result in some sticker shock when they open their utility invoices. Electric rates and fees remain unchanged since January 2024. Jacobs Engineering Group made a site visit and walk-thru with Village personnel at the water and wastewater plant on July 15th to kick-off the preliminary engineering study for both plants. This was a great opportunity for personnel to meet with Jacobs' engineers and explain to them what is going well and not so well at both plants. In addition, the need for expansion of the wastewater plant for increased capacity was further explained as well as the need for redundancy at the water plant in regards to a second clarifier and aerator. Jacobs has already started the information gathering phase of the study as they were the original engineering firm of both treatment plants. They intend to have preliminary cost estimates and scenarios together with the study in October of this year so that rates and budgets can be set accordingly for the needed future projects. Ruhenkamp Boring installed the new conduit for the Weaver Bros. Main Processing Plant power extension to provide them 480V three-phase power at the rear of the building. Easements have been obtained from the neighboring property owners for the installation. Vaughn Industries will be in town in the next few weeks to perform the electric installation work

as planned. The new 1500 kVA, 480V transformer for this service arrived this week from Sunbelt-Solomon. Electric linemen are currently installing the new primary power extension and service for the Weaver Bros. Cramer Rd. farm where two new pullet barns have been constructed. The new 1000 kVA, 480V transformer for this extension as set earlier this week. During the late evening on July 17th, a primary underground power cable failed between Callaway Ct. and Hubert Dr. in the Heritage Estates subdivision. Linemen worked through the night to establish where the failure took place and a temporary primary power cable was installed on top of the ground to restore power to residents in the area. The outage lasted approximately 5.5-6 hours. Half of the electric department staff switched out at 6:30AM with two linemen in addition to street department help worked through the day that Friday to install a new riser pole and overhead power feed along Klipstine Rd. to back-feed power into the Heritage Estates area. The original linemen came back into work at 2:30PM and worked until almost 8PM that evening to provide power to the south half of the Heritage Estates area and remove the above-ground temporary power cable so that Hubert Dr. could be reopened for the weekend and make the area safer for residents and pedestrians. The existing underground primary power cables in the Heritage Estates area were mostly installed in 1989-1990 when the development was constructed and are direct burial cable, meaning there is no conduit. Without conduit, these lines cannot be replaced easily. In last year's budget planning, we began to plan for the eventual replacement of all direct buried power cables in the Heritage Estates area within the next five years. This project will now become a higher priority with this recent failure. We will be working with Ruhenkamp Boring in the next few weeks to install power conduit from Callaway Ct. to Hubert Dr. to replace the damaged section of failed underground power cable. The original power layout for the development was not looped like we have done in more recent subdivision areas. Treatment plant operators continue to haul lime on the Village's 18-acre property on Baker Rd. New treatment plant operator Nathan Weigel will be starting with the Village on July 28th. Wayne Township moved out of the Town Hall building on July 22nd and into their new office addition at 539 N. West St. I attended the AMP Board meeting at AMP HQ in Columbus July 16th and 17th. The morning of July 17th I arrived early to AMP HQ and was able to watch our lineman Shane Weaver participate in linemen training at the AMP Training Center. AMP is currently constructing a large addition onto the current AMP Training Center to allow for training to take place year-round and due to the large increase in AMP communities sending their apprentice linemen to them for training. The electric linemen trade is very needed with available linemen in very short supply. The training center addition will help reinforce future training needs for the Village as well as other municipal electric providers into the future. Street personnel ran the street sweeper in North Star in advance of the North Star Picnic as is customary each year. North Star will be invoiced for our time and equipment for the services. The Community Pool Party took place the evening of Monday, July 21st from 6-9PM at the Ward Park Swimming Pool. The event was originally slated for Sunday evening, but was called off due to inclement weather. Over 200 people attended the event and was enjoyed by all. A very special thank you to our Pool Manager Chris Lennon and all of our lifeguards for helping out and making this event possible in addition to several donations from local individuals and businesses. On July 15th representatives from Garman Miller visited the current Village Hall building uptown as well as the Fire/EMS Station for a facility review of both facilities. The facility review is to determine the feasibility of keeping the Police Dept. in the current Village Hall building uptown or if an addition onto the Fire/EMS Dept. building would be possible. If the Police Dept. is to stay in the current location, major renovations to both the inside and exterior of the facility will be needed. The facility study will provide information on the limitations and possibilities for both options.

The study will also provide preliminary engineer's costs for the needed renovations at the Village Hall building and potential new construction costs at the Fire/EMS Station. The major limitations at the Village Hall building is that the building is on the national historic register and all exterior renovations have to meet those guidelines which will greatly increase costs and complexity of the project. Additionally, the interior of the building is made up of several load bearing, brick walls with hallways, doorways, and entrances with many not likely meeting current building code and ADA requirements. Additionally, a tornado shelter structure would be required in either location per the most recent Ohio Building Code according to discussions with Garman Miller. At a minimum we will need to perform exterior renovations of the current Village Hall building whether the Police Dept. uses the building going forward or not to maintain the structural integrity and appearance of this historical building. Board of Zoning Appeals: Meeting held July 9th at 6:00 PM pertaining to a fence height variance request by Mitchell Harshbarger, 210 S. Center St. BZA Case No. 25-06. Due to proposed changes by the property owner, no variance was needed for the case as they moved the proposed location back behind the front projection of the home.

Fiscal Officer Ordning provided and reviewed with Council members the June YTD Fund report and Report of The Tax Department. She also reported that the required paperwork for the EMS levy and Fire levy was submitted to the Darke County Board of Elections.

Committee and Board reports were as follows:

- Personnel & Policies – met July 21st.
- Board of Zoning Appeals – meeting August 6, 2025 at 6:00 p.m.
- Cemetery Board –met July 15th to discuss contracts for the columbarium. Next meeting August 19, 2025 at 9:00 a.m.
- Park Board – meeting August 4, 2025 at 6:30 p.m.

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

Mayor Dammeyer adjourned the meeting at 8:09 p.m.

Todd M. Dammeyer, Mayor

Kathy Ordning, Fiscal Officer