

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

August 13, 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, 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 with the addition of 2 items under new business. Item 8. F. Consideration of Resolution No. 25-40, a resolution authorizing the Fiscal Officer to advertise for bids for the S. Center Street Area Sanitary Sewer Improvements project and declaring an emergency and item 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 27-28, 2025.

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 23, 2025 Regular Meeting
- Approval of List of Expenditures for August 13, 2025

Mr. Weaver seconded the motion. Vote: all yeas with Mr. Steinbrunner abstaining from vote of minutes. Motion carried.

Under old business, Mr. Paulus made a motion to have 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 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 Ordinance No. 25-35. Mr. Steinbrunner made a motion to approve Ordinance No. 25-35 as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Mr. Paulus made a motion to have Ordinance No. 25-36, an ordinance adopting amended policies and procedures for the provision of electric services by the Village 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 Ordinance No. 25-36. Mr. Steinbrunner made a motion to approve Ordinance No. 25-35 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Moving on to new business, Village Attorney Guillozet read by title only the first reading of Ordinance No. 25-39, an ordinance amending Ordinance No. 24-67, the 2025 Annual Appropriation Ordinance and declaring an emergency. Village Administrator Francis explained that the increase in appropriations for the Swimming Pool Fund are for the inspection and possible expenses for the repairs to the pool liner. He said that there has been some water leakage. The liner is still within the warranty period and repairs should be covered. The appropriated money would not be spent. 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. 25-39 was read a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-39 as read, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Fiscal Officer Ording informed Council members that an opioids settlement agreement has been reached with Purdue through the National Opioids Settlements. The Village has the option to participate in the Purdue Direct Settlement. To participate, settlement documents must be executed by October 8th. Mr. Weaver made a motion to approve the participation in the National Opioids Settlement with Purdue and authorize the mayor to execute the Opioid Settlement Agreement under OneOhio Subdivision Settlement Agreement previously adopted by the Village, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Mrs. Dieringer made a motion to grant rest period time to Village Street Department personnel for the emergency water main break repairs on July 24-25, 2025. Ms. Shaffer second the motion. Vote: all yeas. Motion carried.

Next, Mr. Weaver made a motion to approve the annexation agreement between the Village of Versailles, Ohio and Wayne Township pertaining to a 6.782-acre tract of land, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Village Administrator Francis explained that in June of 2024, Council approved to participate in a green energy program named EcoSmart Choice Program through American Municipal Power, Inc. (AMP). The program provides for the purchase of green/renewable energy electric products. He said that rates for the program need to be established. Credit rates also need to be established for the Electric Solar Policy. Mr. Steinbrunner made a motion to approve the rate revisions to the Village's Electric Rate Ordinance for the EcoSmart Choice Program and the Electric Solar Policy and for legislation to be created. Mrs. Dieringer seconded the motion. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Resolution No. 25-40, a resolution authorizing the Fiscal Officer to advertise for bids for the S. Center Street Area Sanitary Sewer Improvements project 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 Ms. Shaffer. Vote: all yeas. Motion carried. Resolution No. 25-40 was read by Attorney Guillozet a second and third time, by title only. Mr. Steinbrunner made a motion to approve Resolution No. 25-40 as read, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

For the last item of new business, Mrs. Dieringer made a motion to grant rest period time to Village Electric Department personnel for the emergency electric system repairs due to the power outage of July 27-28, 2025. Ms. Shaffer second the motion. Vote: all yeas. Motion carried.

With all new business complete, Mr. Steinbrunner 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, seconded by Ms. Shaffer. Vote: all yeas. Motion carried. Members entered executive session at 7:33 p.m. The executive session ended at 7:46 p.m.

Upon returning to the regular meeting, Mr. Paulus made a motion to retain Capstone student Mason Smith for the 2025 – 2026 school year, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer reported that 2 of the 4 EMS employees who had been authorized to be appointed for full-time positions have accepted. Kimberly Baker and Malachi Hughes will begin full-time duties on September 1, 2025.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: We have reviewed the 30% design drawings for the McGreevey Rd. Substation and had a Teams meeting with GPD Group and Sawvel & Associates on August 12th. We are flipping the layout of the substation based on the original layout provided by GPD to better line up with the incoming and outgoing transmission lines and to allow for better connection back to our feeder circuits. We are also looking at some further enhancements with the addition of a buss breaker in the new substation that would help protect our equipment and customers out on the distribution feeders in the event of storm damage, lightning, vehicle accidents, and animal attacks. We will likely be presenting to council the official engineer's estimate and request to go out for the equipment-only bid at the August 27th council meeting. GPD intends to be ready to advertise for bids starting on Sept. 3rd and allow a month for the bidding process, with bids to be opened October 2nd. They have warned us that the equipment suppliers will likely ask for a time extension on the bid opening. The equipment we will be bidding out is extremely long lead time and custom made to our application in some cases. The full construction labor bid, excavation, and remaining components will bid out later this fall likely before Christmas. S. Center St. Sanitary Sewer Project is ready to go out for bid's pending council approval 8/13. This project looks to slip-line existing clay sanitary sewer mains in the area along the east side of S. Center St. from the Hickory Dr. area to the Woodland Dr. area. Work also includes manhole rehab with many of the existing manholes being block construction that are prone to groundwater leakage. The project also includes alternate bids for Hickory Dr. and Stevenson Dr. If good pricing is obtained during the bidding, we can look to include the alternate areas into the final contract with the awarded contractor. This area has faced root intrusion issues for numerous years in the mains in addition to high levels of inflow and infiltration that takes away capacity for the collection system in the area as well as costing the Village more to treat storm water. Mayor Dammeyer and myself attended the VAPPA meeting on August 6th providing updates and information on current and future Village projects, initiatives, happenings in and around the Village. July saw a continued string of above normal temperatures combined with high humidity for the area. AMP has advised that Versailles customers consumed a large amount of electricity during the month in the attempt to stay cool. For the month of July, electricity usage topped 8.5 million kWh for the entire Village system. This was the highest one-month total ever in the Village in its 124 years history. July power demand was 14% more than June and 40% higher than May. Customers will notice the increased usage on their utility invoices that are due September 10th. Late in the afternoon of July 26th a severe thunderstorm came through the area and resulted in an electric outage on two circuits that supply power to areas on the south, southeast, and east side of the Village going out into the township. Circuit #10 that supplies power to the east and southeast of the Village locked out due to a lightning strike. Personnel have since found the insulator that was struck and damaged on Christian Rd. and we suspect caused the outage for that area. As the storm was winding down, a large tree fell out of a woods on the east side of Klipstine Rd., fell across the roadway, and crashed into our three-phase electric lines on the West side of the roadway. Electric personnel with assistance from the Versailles Fire Dept. cleared the tree from the lines and made the necessary repairs to the lines. Upon attempting to restore power at the feed point on SR 185 near the south corporation line, further damage was found on the Village's equipment due to the tree causing the lines on Klipstine Rd. going phase-to-phase. The damaged equipment had to be replaced and repairs made that extended the power outage timeframe for the affected customers. We are planning to disconnect and do away with the former Channel 18 setup in the Village Hall Building. Channel 18 was a recurring notifications service from the Village that Time Warner Cable provided to the Village at no cost and would show up basic cable Channel 18. Time Warner converted to digital cable well over five years ago and Channel 18 was moved to some far-out channel that no one knew about. Time Warner was then sold to Charter Communications many years ago and today we have no idea if this is even in their lineup. NKTelco has since come into town and as of their last report to us, now have approximately 50% of all households in the Village with either internet and/or TV video service. With this change and with folks migrating to social media for such notifications, the value of Channel 18 is gone. We stopped loading content into the service well over 4 years ago and the audio portion of the service (CD disc changer) broke before that with no options for replacement. The equipment will be removed from the office that it is stored in and will allow additional storage space for the Police Dept. On the evening of July 24th sometime around 11:00 PM a large water main break took place on

Steffin St. just north of E. Main St. Water tower descent alarms notified the on-call water plant operator around 11:20 PM with Street Dept. personnel being dispatched to the scene at approximately 11:25 PM. Water to the break location was shut-down at approximately 12:15 PM. The break is estimated to have lost approximately 250,000 gallons of water. The water plant was able to catch up and replace the lost water in storage overnight and into the next day. Street Dept. personnel worked until approximately 7:30 AM the next morning make the repair on the existing 10" cast iron water main that resulted in approximately 15 feet of main being replaced due to a section of pipe blowing out the size of two fists and another crack found further down the pipe. The cast iron main in this area is believed to be from the 1960's. A second leak was found on this same section in May of 2022. The break caused severe damage to the asphalt roadway resulting in approximately 35' of street the entire width having to be removed and gravel replaced. We have obtained pricing from Buehler Asphalt to repair this area as part of other work that they are performing in the Village later this month. Steffin St. was slated for reconstruction in 2028 in addition to the water mains in this area being replaced. Due to the poor condition of the existing 10" water main in this area, this project will now need to move up immediately. The water main in this area between Water St. and Main St. must be replaced as soon as possible to ensure that another such catastrophic break does not take place and cause issues for the entire water distribution system. This same water main also goes under the railroad crossing at Steffin St. and behind the Worch Lumber buildings on the North side of the railroad tracks which is also very concerning. These large, old water mains are in these locations due to the former water tower that was located along Water St. between Second St. and Steffin St. In review of the situation and locations of the existing Village water mains internally and with the assistance of Access Engineering Solutions, we have decided that a new railroad jack and bore at Second St. would be the best way forward. This would allow connection into a good 10" ductile iron water main near the utility office at the north end and connect to the existing 10" water main on E. Wood St. by using Second St. There is no water main currently in Second St. in this area. The Steffin St. railroad crossing is too tight and too risky with the existing 10" cast iron water main being live in the area. It would close down complete access to all Worch Lumber facilities for over a week while the jack and bore process takes place. Access Engineering Solutions began 8/12 on topographic survey work on this future water solution. They will be providing a proposal for engineering work on this needed emergency project in the near future. They are currently working on some preliminary engineer's estimates for the necessary construction work. Water and Wastewater personnel in addition to Utilities Superintendent Mumaw are working to pull various pieces of information, operational reports, and other related information to the treatment plants for Jacobs Engineering Group who continues to work on the treatment plant preliminary engineering studies. The Grand Ave. lift station that sits along Swamp Creek and moves all wastewater to the wastewater treatment plant has had a 1600 GPM pump fail and is not repairable. This station contains three such pumps in addition to two 500 GPM pumps that operate during heavy rainfall events when storm water gets into the sanitary sewer collection system from I&I as well as illegal storm sewer connections from customer locations. The station is designed to only run on two total 1600 GPM pumps at a time (in addition to the two 500 GPM pumps for heavy flows) due to the limitations of our screening capacity at the wastewater treatment plant. Each of these 1600 GPM pumps has been rebuilt at least twice already in the fifteen years that they have been in service since the 2010 WWTP expansion project. We are working on obtaining pricing right now on a replacement submersible pump of similar output to replace the damaged pump. It will likely take months to get a new pump due to manufacture lead time in addition to the work to replace the pump base elbow in the bottom of the lift station wet well, new guide rails, and control modifications. We obtained pricing on replacement Flygt submersible pump five years ago and the cost at that time was \$32,000 for each pump and the needed accessories. We will look to replace one of the pumps as soon as possible and build into the 2026 CIP for the other two pumps to be replaced as well. This work was originally going to be part of the planned WWTP expansion project, but due to the risk of these pumps failing with no other way to convey wastewater to the plant, they have become a top priority. Vaughn Industries was in on August 5th and 6th to install the new underground power cable for the Weaver Bros. Main Processing Plant new 480V three-phase service. Village electric personnel will soon be setting the new 1500 kVA transformer and finishing the remaining work to finish the service installation. The primary power extension and new electric service for the Weaver Bros. Cramer Rd. Pullet Farm is complete and is turned on. The Ward Park Swimming Pool will be closing for the season on August 16th. The pool has been following this closure schedule the past few years due to the Darke County Fair starting and sports starting to go into full-swing. Attendance at the pool plummets once all of those activities begin. Additionally, some of our lifeguards start heading off to college right around this time while those in high school participating in fall sports and activities will be starting their afternoon practices, games, matches, and meets. Without lifeguards, we are not able to have patrons in the pool. We have had a great year at the pool with regards to warm days and strong attendance. We will be working on the final financials for the pool season once things wrap up. Our lifeguards and managers did a terrific job this summer in which we never had to close due to lack of staffing. On Sunday, July 27th a power outage event took place around 4:15PM for electric customers in the Heritage Estates Phase I and II area south of Hubert Dr. Electric linemen began testing underground power cables and transformers in the area upon arrival at the site. This was the same area that an underground power cable failed under Hubert Dr. two weeks prior. Personnel worked until approximately 2:30AM in the morning with power to the last few customers restored around 12:45AM. Two padmount transformers were found to be suspect culprits and were replaced. In addition, two sections of direct burial underground power cable in Heritage Park failed testing. The underground power cable failure in the park likely caused the outage with the fault current causing issues with the transformers in the area. One section of underground power cable in the park has already been replaced. The last portion of the underground power cable in Heritage Park will need to be replaced over the next few weeks in advance of the Alumni Music Fest event. I am looking to not recommend leasing out the Baker Rd. 18-acre parcel in 2026. The field is currently planted in a cover crop by the prior renter and we have been able to land apply all of our spent lime on this property per established ODA agronomy rules. The property can actually take more lime in 2026. By us being able to land apply all of our lime on this property with our tractor and applicator, we saved the water fund around \$20k in 2025. We also land applied over thirty loads of biosolids from the wastewater plant onto this property in 2025. The total revenue from the farm ground lease in 2025 is \$292/acre. The actual acreage in the lease is 17.607 acres for a total revenue of \$5,141.24 with this money going into the economic development fund. In 2026, we also

plan to construct the new N. West St. Extension Phase II project that will take some of the farm ground away on the East side of the property. That project will not be awarded until the second half of 2026 at the earliest, meaning that we would need to reduce the lease area in advance that a lease holder could farm. Additionally, we are looking at putting in the central storm water retention basin for this new industrial development area (North Industrial Park II) that will result in approximately 1.5 to 2 acres being disturbed to construct the pond that will likely be situated at the southwest corner of the property. With all of this work looking to take place in 2026 and us being able use the ground to the benefit of our operations with regards to lime, I would recommend not leasing this area for 2026. The current lease on the property expired this year (2025). Planning Commission: Meeting scheduled for Sept. 3rd at 6:30PM. Preliminary agenda items include review of the planning commission and board of zoning appeals fee schedule, review of the new zoning code text, zoning assignment review of multiple new parcels related to annexation of those parcels into the Village. Park Board: Met August 4th at 6:00PM, Village Admin Building 1901 Conference Room. Update provided for the Indian Creek Dugout Shelter project, Ward Park Restroom Floor Coating Project, Ward Park Tennis Court Resurfacing Project for 2026, discussion on amending the pool pass policy related to babysitters/caregivers, and discussion on potential pool specials for future Craig Stammen Classic and Mini-MAC Softball tournaments. Board of Zoning Appeals: Meeting held August 4th at 6:30PM, Village Admin Building 1901 Conference Room to review BZA Case No. 25-07 and No. 25-08. BZA Case No. 25-07 was a building setback variance request filed by Scott Ward, 347 S. Olive St. The building setback variance request is to construct a home addition onto the existing home 3.5 feet and 5.67 feet off the South property line. This property is zoned R-3 Single-Family Residential District. BZA Case No. 25-08 was a building setback variance request filed by Brad Luthman, 653 E. Wood St. The building setback variance request is to construct an attached garage addition onto the existing home 2 feet off the West property line. This property is zoned R-2 Single-Family Residential District. Both variances were approved unanimously. There will be a BZA Meeting on Sept. 3rd at 6:00PM to discuss two BZA cases that are currently coming in, one for a fence height variance and one for a handicapped ramp for an existing building that would be located in public right-of-way in the downtown business district.

Fiscal Officer Ording reported that a copy of the 2025 Ohio Sunshine Laws Manual is available for view on the council computer drive.

Committee and Board reports were as follows:

- Board of Zoning Appeals – met August 6th. Meeting September 3, 2025 at 6:00 p.m.
- Cemetery Board –meeting August 19, 2025 at 9:00 a.m.
- Park Board – met August 4th.

Chief Pearson said that on October 9, 2025, the Versailles FFA is sponsoring a Community Fire Safety Program held at the EMS Facility from 6:00 p.m. to 8:00 p.m. He also proudly announced that he and Osgood Fire Chief Dan Albers have worked together to identify pig barns in the area that could have unsafe flooring. He explained that some of the older barns have floors that could easily collapse in a short period of time in a fire event. This is very dangerous for firefighters. A sign was designed that would be placed at the barns identified, warning firefighters to not enter.

Village Attorney Guillozet reported that he would be absent from the August 27th meeting. Attorney Matt Pierron will be in attendance.

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

Mayor Dammeyer adjourned the meeting at 8:33 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer