

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

August 14, 2024

Mayor Dammeyer called the Public Hearing to order at 6:50 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, Village Attorney Tom Guillozet, Fire/EMS Chief Brian Pearson, and EMS Captain Crystal Buteau. Fiscal Officer Ording was absent. Guests in attendance were Meladi Brewer, reporter for the Greenville Daily Advocate & Early Bird, resident Ron Marshall, in addition to representatives with the Versailles Vets Club including Tim Wagner, Tom Hole, Shane Weaver, Richard Coffield, and Gary Davidson. Mike Bowers from the Darke County Economic Development Office was also in attendance.

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

Mr. Griesdorn made a motion to accept the consent agenda which included approval of the following:

- Approval of Agenda with the removal of New Business, Item A
- Approval of Minutes from the July 24, 2024 Regular Meeting
- Approval of List of Expenditures for August 14, 2024

Representatives from the Versailles Vets Club who were present to discuss the Veteran Banners in the Village. Mr. Tim Wagner with the Vets Club addressed those in attendance on how the Veterans Banner program began, how it is currently being ran by the Vets Club, and the partnership that they have had with the Village. Mr. Wagner went on to explain that they are continuing to have interest from family members of veterans who are requesting new, additional Veterans Banners. Mr. Wagner stated that they have 116 banners up on display right now and that they had ten additional banners made this year that currently do not have banner arms to be displayed on. Mr. Wagner stated that there are currently 116 banners out in display which equates to 232 veterans being displayed as they are double-sided. Mr. Wagner went on to inquire about the availability of additional banner arms to display the additional ten banners as well as future requests that may come forward. Village Administrator Francis explained that currently all of the banners in the Village are displayed on the decorative light poles that are along the main thoroughfare routes in the Village. He informed everyone of the banner display schedule that has been set since 2019 by Village Administration in coordination with the Vets Club. Mr. Francis explained that the Village recently installed new metal street light poles on Greenlawn Ave. between Warren St. and Progress Way that could have banner arms added to them. In addition, existing metal light poles on Progress Way could also have banner arms added to them as well as six metal light poles in the 700 and 800 block of E. Main St. These additions would equate to 25 new light poles and 50 veterans that could be added to the program. The Village Electric Dept. currently handles all banner change-outs throughout the Village. The cost for the additional banner arms is estimated at \$2,681.82 and does not include Village labor and equipment costs. Mr. Griesdorn and Mr. Steinbrunner asked how long it currently takes

Village personnel to perform a banner change out and what this addition of banners would add for placement time. Mr. Francis stated that it takes approximately two working days to perform a complete change out. The proposed addition would equate to approximately an additional half-day. Mr. Hole asked for specific dates to be provided to the Vets Club for when the Veteran's Banners would be put up and taken down as they are contacted by family members inquiring. Mr. Francis stated that this schedule was provided to Mr. Coffield with the Vets Club in 2019 and has remained the same for the past five years. The Veteran's Banners are put up each year around the first week of July and taken down after Veteran's Day in November. He further explained that sometimes due to critical electric projects, work deadlines, outages, etc. the exact placement of the banners is delayed, but that placement is typically very close to those timeframes. He stated that he would resend this schedule to the Vets Club. Mr. Wagner went on to ask if Veteran's Banners could be displayed during Memorial Day weekend at the N. West St. Bridge over Swamp Creek. Mr. Coffield from the Vets Club stated that he had spoken with Poultry Days several years ago and they were agreeable to their banners being replaced by the Veterans in this area. Mr. Francis stated that Poultry Days paid for those banners many years ago and that past discussions between the Village and the Vets Club have taken place about this arrangement several years prior. Upon further discussion amongst Council members and those in attendance, Council members voiced their support for the Village to purchase the required banner arms for the light posts that are currently available and for Veterans Banners to be displayed on N. West St. near the Swamp Creek bridge for the Memorial Day weekend events.

Moving on to old business, Mr. Paulus made a motion to have Resolution No. 24-37, a resolution estimating the amount of active Village Monies and setting the date of a meeting for designation of depository or depositories for these funds be read by title only, the third reading. Mr. Weaver seconded the motion. Vote: all yeas. Motion carried. Attorney Guillozet read by title only, the third reading of Resolution 24-37. Mr. Steinbrunner made a motion to approve Resolution No. 24-37, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

The first item of new business was consideration of a motion to create legislation for the zoning of annexed properties to R-1 owned by Nicholas & Timri Nolte, Alex & Malorie Cox, and James & Donna Monnier. Mr. Francis explained that all three properties were annexed into the Village earlier this year and are proposed to be assigned similar zoning to the neighboring properties around them that all are single-family residential dwellings and that no complaints nor comments have been provided contrary to the recommendation from the Planning Commission. Mr. Paulus made a motion to create legislation for the zoning of annexed properties to R-1 owned by Nicholas & Timri Nolte, Alex & Malorie Cox, and James & Donna Monnier. Mr. Griesdorn seconded the motion. Vote: all yeas. Motioned Carried.

Next, was consideration of a motion to approve the scheduling of a Public Hearing to present the Planning Commission's written recommendation to approve the Planned Unit Development (PUD) final application for Edgewood at Versailles Phase II Residential PUD files by Jems Homes, LLC along Reed Ave. for August 28, 2024 at 6:50PM. Mr. Francis explained that Jems Homes, LLC has submitted a revised PUD plan that includes the originally approved four-unit condo dwellings to zero lot-line double dwellings similar to what they have done elsewhere on Reed Ave. Mr. Paulus made a motion to approve the scheduling of a Public Hearing to present the Planning Commission's written recommendation to approve the Planned Unit Development

(PUD) final application for Edgewood at Versailles Phase II Residential PUD files by Jems Homes, LLC along Reed Ave. for August 28, 2024 at 6:50PM. Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried.

For the last item of new business, Council members reviewed and discussed a water and sewer rate plan as provided by Sawvel & Associates. Mr. Francis provided documentation to Council members outlining a recommendation from Sawvel & Associates whom the Village contracted to perform a water/sewer rate study to evaluate operations and maintenance expenses as well as planned capital improvements projects going forward. Included in the documentation provided was an executive summary containing recommendations to increase water rates 10% and sewer rates 4%. Mr. Francis explained that the intent of the water/sewer rate study by Sawvel is for a multi-year rate recommendation. The multi-year study includes several large capital improvement projects that the Village have recently completed plus plans for capital improvements in the next several years. The Water Fund currently is paying debt on the AMI Meter Reading/Information System, making payments for the Kettler property purchase at Reed/Day Rd., and a future large water treatment plant improvement project. The Sewer Fund is also looking at some large expenses related to the eventual needed expansion of the wastewater treatment plant. In discussions with Trey Shepherd of Sawvel & Associates, the recommendation is to implement the recommended rate increases as presented for the next year which will allow the Village to work with engineers on planning/preliminary engineering studies for both needed treatment plant projects. Those studies will provide more information related to the scope and engineer's estimates for those future projects that can then be incorporated as part of a forward-looking water and sewer rate structure. Mrs. Dieringer made a motion to have legislation prepared for the next council meeting for the recommended water rate increase of 10% and sewer rate increase of 4%. Seconded by Mr. Weaver. Vote: Mr. Paulus – Yea, Mr. Griesdorn – Yea, Mrs. Dieringer – Yea, Mr. Weaver – Yea, Mr. Steinbrunner – Yea, Ms. Shaffer – Nay. Final vote 5-1 in favor, motion carried.

Mayor Dammeyer addressed Mr. Mike Bowers with the Darke County Economic Development Office. Mr. Bowers explained that he wanted to stop by to update Council on recent happenings related to the Economic Development Office. Mr. Bowers explained that they have backfilled an open position within his office with Olivia Schmitmeyer who is replacing Todd Schilling who recently left. Mr. Bowers also updated Council members with current programs and offerings that his office has in place and are working on to help build and retain talent here in Darke County.

With all new business complete, Mrs. Dieringer made a motion to enter into executive session to consider the purchase of property for municipal purposes, to consider the sale of property no longer needed for municipal purposes, and to consider the compensation for a public employee. Mr. Weaver seconded the motion. Vote: all yeas. Motion carried. Members entered executive session at 8:07 p.m. The executive session ended at 8:49 p.m.

Upon returning from executive session, Mr. Paulus made a motion to authorize the Village Administrator to continue negotiations for the purchase of property for municipal purposes, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. No decision was reported related to the sale of property no longer needed for municipal purposes. Mr. Paulus then made a motion to authorize the Village Administrator to negotiate compensation and employment for a

Capstone Program student with the Village, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer reported that the last day of the 2024 Pool Season will be this Saturday, August 15th. He stated that they have had a great year at the pool once again this year.

Mr. Francis distributed his Village Administrator's Report to member and reported on the following items: Trevor Jacobs and Tim Wehrkamp started as water/wastewater plant operators on July 29th. Electric linemen worked last week to finish the replacement of the primary electric feed conductors in new conduit to Classic Carriers' facility on Industrial Parkway. A segment of underground power cable that was direct-buried in the 1990's for the facility failed in July. On the evening August 1st, a severe thunderstorm came through the area with a direct lightning strike on a three-phase feeder pole on Long Rd. just West of Rehmert's Run resulting in a power outage on Circuit #7 that supplies power to the unincorporated areas to the north and northeast of the Village. Two conductor spans and the neutral were burned through in multiple areas east and west of the utility pole in addition to pole hardware damage. The outage started shortly after 6PM that evening. Linemen were able to isolate a portion of the circuit with half the customers restored with power at 8:05PM. Repairs were completed to the damaged area and power restored at 11:11PM that evening. I have had some discussions with Choice One Engineering about traffic signal improvements on Main St. and Center St. to help traffic flow and modernize the signals/supports. The intent would be to eventually install traffic signal mast arms, new controls, and new traffic signal fixtures. These improvements would also include detection equipment to keep traffic flowing by sensing a waiting vehicle and primarily keep traffic moving through on SR 47 that sees the most traffic volume. These traffic signals would also be integrated with the nearby railroad crossings just as the current crossings are. By better controlling traffic flow, we can decrease vehicles stopping and accelerating in the central business district area that would help reduce traffic noise and long lines of vehicles idling. In the discussions with engineers from Choice One, they advised that a traffic study would be needed to verify that the traffic signals are warranted per Ohio Manual of Uniform Traffic Code (OMUTCD) standards in order to apply and obtain funding for improvements. Choice One has provided a price of \$7600 to perform the traffic signal warrant analyses. I am recommending to perform the traffic signal warrant analyses so that our signals are warranted and that we can explore potential future funding options. The preliminary engineer's construction estimate for the Main/Center St. intersection is \$435,205.00 and the West/Main St. intersection is \$418,600.00.

We are looking to do a mass mailing with new Village utility magnets. These magnets will have a Village logo with all utility emergency phone numbers and office phone number. It has been over ten years since such a mass mailing has taken place. We have seen an uptick in utility customers not knowing the emergency utility contact phone numbers in a time of need. We do several postings in traditional media, Progress Reports, and social media with these numbers each year. However, our utility clerks and utility personnel continue to hear comments about customers not knowing these key phone numbers. Our hope is that these magnets end up on refrigerators and will be useful in a time of need. The mass mailing will include a magnet and supporting letter outlining the proper numbers to contact for certain utility emergencies. VPP offers this turn-key service in which they will produce the magnets, run letter copies, and mail

everything. We typically mail 1550 utility invoices each month. We currently have just shy of 2000 total electric customers. A quote for 2000 letters equates to a cost of \$2,213.53. We will look to fine tune the actual mailing count once things progress further with proof design of the magnet. Wagner Paving is slated to begin asphalt street milling and asphalt resurfacing work August 26th as part of the 2024 Street Maintenance Project. Centerline paint crews with Aero-Mark may be in town in the next few weeks to retrace existing centerline painting as well as add centerline to S. Olive St. (Fairview to Main) and Greenlawn Ave. (West to Center). This work is through the Darke County Engineer's annual project in which Versailles is a participant. New handicapped parking signs have been installed in the Second St. Parking Lot and the Village-owned parking lot area West of Park National Bank off W. Main St.

The North Central Waterline Improvement Project is winding down with the overall project now approximately 90% complete. The remaining water services are currently being completed on Morgan St. Final water main connections on N. Center St. in addition to new fire hydrant installations will start next week with several live taps being performed on the existing 10" ductile iron water main that will remain in service. Asphalt trench patching is tentatively planned to start the first week of September. Concrete and lawn restoration will take place once all pipe work is complete. Several water service line leaks and poor condition mains have been discovered on this project. The Village's overall water loss is now at just 5% for the first time in years. The Ohio EPA views anything below 15% water loss as acceptable. Electric Dept. personnel began this week setting new steel street light poles on Greenlawn Ave. between Progress Way and Warren St. If all goes well, these new street light posts should be illuminated yet this week. This project was part of the 2024 CIP. The existing wooden poles will be removed when time allows. The existing street light mast arms that were on the wooden poles will be relocated to the West to illuminate SR 47 out to the K of C Hall entrance. This work will likely take place this winter. A virtual meeting with GPD Group engineers was held on August 1st to review preliminary findings from their coordination study of the Village's electrical system protective systems. They have identified needed improvements at both substations in recloser settings. They are currently working to finish their programming updates and we will be working with them to have their personnel come back onsite to re-program the substation reclosers accordingly to improve reliability. Village linemen continue to work in the Oak Meadows Subdivision (Cambridge Dr. area) on the underground primary electric replacement project. All of the new conduit has been installed via directional bore where possible. Linemen are working on bring up the conduit into the existing transformers that will remain. They are near being ready to start pulling conductor through the conduit and scheduling outages with customers in the area for the switch-overs. A few transformers will be replaced in the area, new fiberglass transformer tubs will be installed under existing transformers that will remain, and some transformer locations will be completely removed and replaced with electric pedestals in some situations. AMP Power Supply provided the Village information on the current 2024 peak electrical data. The Village peak thus far for 2024 was on June 17 between 1PM and 2PM with a system peak of 15.90 MW with a temperature during that peak time of 92 degrees. The system's all time peak still stands at 16.32 MW that occurred on August 29th, 2022. Street Dept. personnel are currently working in the Greenlawn Cemetery on headstone foundations. The foundations are slated to be poured this week. The first Hometown Christmas Committee planning meeting took place this morning on 8/14. The event is slated for November 8th and will run from 5PM-8PM the same as last year. With football playoffs, the event time has been moved up to accommodate. We have received several comments that patrons liked the early

start time. The Ward Park Swimming Pool new shade canopy was ordered this week that will be constructed near the deep end of the pool. The swim team shed will also be relocated to the West away from this area to allow for additional pool deck to be poured and reduce congestion in the area. This shade canopy was made possible with a Darke County Parks Grant. Lucas Subler with Classic Carriers has graciously agreed to pick up the new shade canopy at the factory in Georgia as a donation towards the project saving the project \$1,179.00 in delivery fees. I am working to get a price on approximately 140 feet of new black aluminum picket fencing from Superior Aluminum like what is at the facility currently to replace the last remaining section of chain-link fencing along the South side of the pool complex. This replacement project would look to be a 2025 CIP project. A Park Board meeting is scheduled August 21st at 6:00PM at the Indian Creek Park Jackson St. Shelter House. A Street and Safety Meeting is scheduled for August 21st at 7:00PM at the Versailles Fire/EMS Station Conference Room. A Tree Commission Meeting is scheduled for August 23rd at 12:00PM at the Village Administrative Office Conference Room.

Committee and Board reports were as follows:

- Street and Safety – meeting August 21, 2024 at 7:00PM at Versailles Fire/EMS Station
- Planning Commission – Planning Commission met on August 7th and recommended to council the withdraw of the approved 2022 residential PUD for Edgewood at Versailles Phase II by Jems Homes, LLC, the re-plat of Lot 1040 of the Edgewood at Versailles Phase II Residential PUD, and the final submission approval of the Edgewood at Versailles Phase II Residential PUD.
- Board of Zoning Appeals – A Board of Zoning Appeals meeting is scheduled for August 28th at 6:00PM at the Versailles Fire/EMS Station to consider a variance request from the Wayne Twp. Trustee, 539 N. West St. to construct an addition onto their existing building. The proposed addition would be constructed 1.83’ from the front property/right-of-way line of Jackson St. where Versailles Zoning Regulations require a 25-foot setback. This property is zoned B-1 General Business.
- Cemetery Board – meeting August 20, 2024 at 9:00AM at Village Administrative Office
- Park Board – meeting August 21, 2024 at 6:00PM at Indian Creek Park, Jackson St. Shelter House
- Tree Commission – meeting August 23, 2024 at 12:00PM at Village Administrative Office
- Town Hall Property Trustee Board – met July 31st.

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 8:59 p.m.

Todd M. Dammeyer, Mayor

Kyle Francis, Village
Administrator