

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

August 27, 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 Attorney Matt Pierron.

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 August 13, 2025 Regular Meeting
- Approval of List of Expenditures for August 27, 2025

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

Discussion was held to determine the date/time for Halloween Trick-or-Treat. Ms. Shaffer made a motion to schedule the Village's Trick-or-Treat for Sunday, October 26, 2025, 2:00 p.m. – 4:00 p.m., seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

For the first item of new business, Attorney Pierron read by title only, the first reading of Resolution No. 25-41, a resolution accepting the annexation of 16.408-acres of land, more or less into the Village of Versailles, Ohio and declaring an emergency. Village Administrator Francis explained that this is the final legislation required for the annexation. Wayne Township and the County Commissioners have approved the annexation. Property owners have also been in support of the annexation. 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 Mr. Weaver. Vote: all yeas. Motion carried. Resolution No. 25-41 was read a second and third time, by title only. Ms. Shaffer made a motion to approve Resolution No. 25-41 as read, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Attorney Pierron then read by title only, the first reading of Resolution No. 25-42, a resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor, and declaring an emergency. Fiscal Officer Ording explained that the resolution, prepared by the county, provides an estimate of revenues for rates of tax to be levied in the Versailles Corporation for village purposes on the general duplicate of 2025, collected in 2026. This is an annual resolution that Council considers and it must be approved by October 1st. 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 Mr. Griesdorn. Vote: all yeas. Motion carried. Attorney Pierron then read Resolution No. 25-42 by title only, a second and third time. Mr. Steinbrunner made a motion to accept Resolution No. 25-42 as read; seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Attorney Pierron read by title only, the first reading of Ordinance No. 25-43, an ordinance adopting adjusted rates, terms, and conditions for electric service provided by the Village of Versailles. Village Administrator explained that the changes as proposed to the Village's Electric Rate ordinance are related to the Renewable Parallel Generation Rider and the addition of a rate class for the AMP EcoSmart Choice program if a customer so chooses to participate. With regards to the changes for the Renewable Parallel Generation rider, this pertains to customers with customer-owned solar generation in which currently only two customers have such installations on the Village system. This rider outlines what the Village will credit back to a customer that

generates more power than what they consume and that power is sent into the Village's distribution system. The credit rate per kilowatt-hour (kWH) is analyzed by the Village's consultant, Sawvel and Associates, who establishes what solar power generation is worth on the open power market. Solar power's capacity factor is very poor, typically in the 20%-25% meaning that such installations only produce power that percentage of time each day. With that, solar power on the open power market is not worth as much as energy generated by coal, natural gas, or hydroelectric where capacity factors are typically 80%-95%. With the recent increases in electricity costs and increased capacity factor charges within PJM, the cost for solar power has gone up. The existing rate was \$0.05776/kWH. The proposed new rate is \$0.07004/kWH. This will equate to a greater credit and savings to a customer on their monthly utility invoice. We routinely check on this credit rate for such customers as this changes from time to time. The other update to the Electric Rate Ordinance is related to the adoption of the AMP EcoSmart Choice Program that took place in 2024. With this program, any Village electric customer can enroll into the EcoSmart Choice program and either receive 25%, 50%, 75% or 100% of their power from a renewable energy source. This can come into play especially with larger customers and/or industries who have "green energy" goals or requirements for their products. Residents can also opt into the program if they so choose. Once a customer is enrolled into the program, an additional fee of \$0.00400/kWH would be added to their electric rate class energy cost. This fee is the cost for AMP to administer the program on the customer's behalf with the customer then also receiving renewable energy credits stating that the power that they consume is from a renewable energy source. The Village power portfolio currently is around 25% renewable with solar and hydroelectric, but the Village sells the renewable energy credits from those generation sources to help lower the power costs for all customers. Once the renewable energy credits are sold, the Village and our customers can no longer legally claim that their power was from such renewable energy resources. With the adoption of revised Electric Rate ordinance, any customer at any time can now be enrolled in the AMP EcoSmart Choice Program. No other electric rate fees for any rate class are being adjusted as part of this revision to the rate ordinance.

Next, Resolution No. 25-44, a resolution authorizing the Fiscal Officer to advertise for bids for the McGreevey Road Substation – Major Equipment Project, and declaring an emergency was read by title only, the first reading. Village Administrator Francis explained GPD Group has provided us with a revised 30% design drawing and are continuing with the design for the new substation. At this time, bids will be accepted for major equipment only. This includes the substation transformer, structural steel, bussing, switching, a vacuum circuit breaker, vacuum circuit reclosers, voltage regulators, relays, and control panels. 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 Mr. Weaver. Vote: all yeas. Motion carried. Attorney Pierron then read Resolution No. 25-44 by title only, the second and third reading. Mr. Steinbrunner made a motion to accept Resolution No. 25-44 as read; seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

For the last item of new business, Fiscal Officer Ording provided Council members with the Darke County Budget Commissions notification to the Village for the apportionment of Local Government funds for 2026. The Village will receive \$89,333.82 which is a percentage share of 4.95%. The percentage has remained the same from previous years. Ms. Shaffer made a motion to accept the Village's apportionment of Local Government monies for 2026 as allocated by the Darke County Budget Commission, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

With all new business complete, Mr. Griesdorn made a motion to enter into executive session for a conference with an attorney for the public body concerning disputes involving the public body that are subject of court action, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered executive session at 7:53 p.m. The executive session ended at 8:55 p.m.

Upon returning to the regular meeting, Mr. Paulus made a motion to impose a moratorium on the enforcement of the Village's Zoning Ordinance, Section 517: Residential Design and Appearance Standards, Item C. Roof materials, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer reported that he and Village Administrator Francis attended a meeting with State Senator Susan Manchester and other leaders from area AMP member communities. He said the meeting was very informative.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: GPD Group has provided us the revised 30% design drawings and are continuing on with the project design. Pending council approval this week, we will move forward with major equipment bidding for the new substation that includes the substation transformer, substation structural steel, bussing, switching, a vacuum circuit breaker, vacuum circuit reclosers, voltage regulators, relays, and control panels. As discussed at the last council meeting, the full labor and equipment bid for construction will not take place until later this year. The current engineer's estimate for this project stands at \$4,104,404.00 at the 30% design stage. Mayor Dammeyer and myself will be attending a meeting with State Senator Susan Manchester and other leaders from area AMP member communities in Wapakoneta Wednesday, August 27th. This meeting was set up by AMP to discuss matters pertinent to Public Power in addition to other municipal topics. A high-power consumption notice has been posted on Facebook and will be in the Versailles Policy Sept. 6th regarding the record electricity consumption period that the Village electric system experienced July-August. As stated at the last council meeting, the Versailles electric system used more power in the month of July than ever before in our 124-year utility history due to the high temperatures that have gripped our area for an extended period of time this summer. These higher consumption totals will be reflected on the customer utility bills that are due Sept. 10th. The water main break area that damaged Steffin St. just north of E. Main St. was paved back in with Buehler Paving on August 14th. The area was too large for Village personnel to perform in-house by hand. Water and Wastewater personnel in addition to Utilities Superintendent Mumaw have provided all requested information to Jacobs Engineering for the WTP and WWTP preliminary engineering studies. Jacobs is currently focusing on the Grand Ave. lift station that moves all wastewater to the treatment plant due to a 1600 GPM pump that went down a few weeks ago and is not repairable. Treatment personnel were able to locate a spare 1600 GPM pump from another portion of the treatment plant to ensure adequate capacity in this lift station. Jacobs is working to establish a baseline influent flow rate to the station in addition to high-flow events during heavy rainfall periods and when the ground is extremely saturated and I&I issues become prevalent. They are also calculating growth projections for the Village to ensure that new replacements pumps in this wet well can handle customer needs for the next twenty years or so. It is looking like we will need to put together a full pump replacement project in this lift station that can be bid after the first of the year and have all three 1600 GPM pumps replaced. I have asked Jacobs Engineering to provide us a proposal for engineering services to create plans and specifications for this project that will need to be bid out. Street personnel are finishing the last few catch basin repairs on Grand Ave. in advance of the asphalt resurfacing of this street as part of the 2025 Street Maintenance Project. Barrett Paving has advised that they are looking at mid-September for paving work to commence on this year's project. We will likely be stockpiling nearly all of the asphalt millings from the paving project this year in various locations for use on future Village projects. These projects include driveway expansion for the McGreevey Rd. Substation, creating a building pad area for a potential new salt shed at the Municipal Services Facility property, and driveway repairs near the solar field that access the telecommunications tower from the yard waste area. The Village of Arcanum borrowed a 112.5 kVA padmount transformer from our stock at the end of June due to one of their units failing at a customer location. They have since decided to purchase this unit from us and will pay us the cost of a replacement unit. A replacement transformer of this size with copper-windings is \$16,655.00 from Sunbelt-Solomon who was the best and most responsive quote received. Lead time on the unit is 10-12 weeks. I attended the AMP Board meeting in Columbus on 8/13 and virtually on 8/14. I also attended the Darke County CIC meeting virtually on the morning of 8/13. Our first meeting of the year for the 2025 Hometown Christmas event will take place the morning of 8/27. The Hometown Christmas event is slated for Nov. 7th. Eleven new metal street light posts have been installed and powered up on Klipstine Rd. across the frontage of Heritage Park down to Rosecomb Way to the South. The remaining metal street light poles going to the south corporation limit will be constructed later this fall, schedule depending. All materials are on hand for this project. The epoxy floor coating is set to begin either 8/26 or 8/27 at Ward Park for both restrooms. New floor drains were installed in both restrooms last week by the Street Dept. and Bills Ahrens Plumbing in advance of the new floor coating. Hickey Ave. between Klipstine Rd. and the corporation limit will be asphalt milled either late this week or the beginning of next week in advance of

the county paving project. The county paving project will be resurfacing Versailles-Southeastern Rd./Hickey Ave. from SR 185 to Klipstine Rd. The Village owns the section of roadway between Klipstine Rd. and the corporation limit and has contracted with J-Milling from Ft. Recovery to mill 1.5" of asphalt off the roadway asphalt surface to prepare it for a new asphalt surface course to be applied as part of the county project. The Village will then compensate the county for the asphalt paving work in the Village area once work is completed. New centerline and white edge lines will be installed this fall as part of the county striping project with the same arrangement for payment. The submersible pump in Well #4 at the Grand Ave. wellfield has failed. A new pump is currently being sourced and reinstalled by plant personnel. AMI electric meter installations are ongoing inside of the Village for service locations up to 200 amps, single-phase. The Indian Creek Estates area has been converted and personnel are currently working in the Bucktown area. This work is taking place between larger projects when personnel can be split off in a pair to swap out meters. After months of work, the new Zoning Code draft has been completed and provided to planning commission members to review in advance of a planned Sept. 3rd meeting for full discussion and review. The new Zoning Code as it stands is half the number of pages of the existing code and more tailored for a community of our size. In a public Facebook post made 8/25, the Rails of Versailles is permanently closing at 39 E. Main St. I am not aware at this time of a new tenant yet for this facility. Electric personnel are working today with Ruhenkamp Boring to install a new conduit in the Heritage Estates area to replace a segment of failed underground power cable. Additionally, a segment of new conduit is also being bored in Heritage Park to replace a section of failed underground power cable that was discovered several weeks ago between transformers. We are fortunate that the segment of failed underground power cable was de-energized and awaiting replacement near the new Heritage Park playground as the installation contractor dug into the former power cable that had failed during installation work. The youth baseball and softball groups have gone together to obtain field turf for the batting cages at Ward Park, Indian Creek Park, and Heritage Park. Street Dept. personnel helped unload the turf from a Classic Carriers truck 8/12 and will be setting the turf off at each cage location for volunteers to place. The turf helps keep balls from being damaged from the concrete when hit. The Ward Park Swimming Pool closed for the season on August 16th. The pool has since been drained to allow for full inspection and repairs on the pool liner in several location that were discovered over the past month. RenoSys, the original liner installation company, is slated to be in mid-September to assess the areas and make the necessary repairs. There is a ten-year warranty on the pool liner from the original installation date of May 2018. We are hopeful that costs for these repairs will be covered by the warranty. Utilities Superintendent Mumaw is currently documenting public sidewalk deficiencies in the E. Wood and E. Ward St. areas of the Village. Notifications for necessary repairs will likely go out this fall with a potential completion timeframe in the summer of 2026. We feel this will allow property owners a better opportunity to get work performed where needed and the Village time in the second half of 2026 to address any areas that are not corrected as required. Board of Zoning Appeals: Meeting to be held Sept. 3rd at 6:00PM, Village Admin Building 1901 Conference Room to review BZA Case No. 25-09. BZA Case No. 25-09 is a fence height and variance request filed by Zachary Jackson, 407 W. Wood St. The fence height variance request is to construct a fence greater in height than 36" along the frontage of the property along Franklin St. This property is zoned R-2 Single-Family Residential District. 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.

Fire Chief Pearson requested a meeting be scheduled with the Emergency Services Committee to discuss the Fire and EMS levies. He also reminded everyone that the Versailles FFA will be presenting "Igniting Awareness", a free program and dinner designed to educate about fire safety. The program will be held on October 9, 2025, with an open house 6:00 p.m. – 7:00 p.m. with a free meal and informational booths. Presentations from Brian Pearson, Versailles Fire Chief, Ken Johnson, Darke County EMA, and Andrea Lemaster, Ohio Prevention Academy will be from 7:00 p.m. – 8:00 p.m.

Committee and Board reports were as follows:

- Planning Commission – meeting September 3, 2025 at 6:30 p.m.
- Board of Zoning Appeals –meeting September 3, 2025 at 6:00 p.m. The meeting to be held September

10th is cancelled.

- Cemetery Board –met August 19th. Mr. Weaver reported that Carson Schwartz will not be completing his Eagle Scout Project of cleaning headstones and documenting them this year. He intends to work on this next summer. The next meeting is scheduled for September 16, 2025 at 9:00 a.m.
- Emergency Services Committee – meeting September 8, 2025 at 6:00 p.m.

Mayor Dammeyer reported that MusicFest, held by the Versailles Alumni, will be September 6th at Heritage Park.

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 9:09 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer