

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

August 28, 2024

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, Fire/EMS Chief Brian Pearson, and Village Attorney Tom Guillozet. Guests in attendance were Steve Boone from JEMS Homes, LLC and resident, Zita Henry.

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

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

- Approval of Agenda
- Approval of Minutes from the August 14, 2024 Public Hearing and August 14, 2024 Regular Meeting
- Approval of List of Expenditures for August 28, 2024

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

For the first item of new business, Village Attorney Guillozet read by title only, the first reading of Resolution No. 24-41, a resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certify them to the County Auditor, and declaring an emergency. Fiscal Officer Ording explained that is an annual item considered by Council as a result of the tax budget that was prepared for 2025. The resolution certifies the rates of tax to be levied in Versailles Corporation for village purposes. In order to meet the County's return deadline, it should be considered as an emergency. Mr. Paulus made a motion to have Resolution No. 24-41 read by title only a second and third time and declared an emergency; seconded by Mrs. Dieringer. Vote all yeas. Motion carried. Attorney Guillozet then read Resolution No. 24-41 by title only a second and third time. Ms. Shaffer then made a motion to accept Resolution No. 24-41 as read; seconded by Mr. Weaver. Vote: all yeas. Motion carried.

The next item for consideration was Resolution No. 24-42; a resolution authorizing the assessment of cost by the Village of Versailles, Ohio, and declaring an emergency. Village Attorney Guillozet read Resolution No. 24-42 by title only a first time. Fiscal Officer Ording explained that the resolution authorizes the Village of Versailles to assess the cost of maintaining properties found to be in violation of Ordinance No. 06-58 where the property owners have failed to comply with the Village notice to remove said weeds and/or high grass. Village Administrator Francis said the Ordinance No. 06-58 was amended. The correct ordinance authorizing the assessment of cost is Ordinance No. 14-25. Mr. Paulus then made a motion to have Resolution No. 24-42 be amended by replacing Ordinance No. 06-58 to Ordinance No. 14-25 and be read by title only a second and third time and declared an emergency; seconded by Mr. Griesdorn. Vote all yeas. Motion carried. Attorney Guillozet read resolution No. 24-42 by title only a second and third time. Mr. Griesdorn then made a motion to accept Resolution No. 24-42 as read; seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Village Attorney Guillozet read by title only, the first reading of Ordinance No. 24-43, an ordinance adopting adjusted rates, terms and conditions for water and sanitary sewer services provided by the Village of Versailles, Ohio.

Mr. Paulus made a motion to accept the Village's apportionment of the Local Government Monies for 2025 as allocated by the Darke County Budget Commission, Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried. The Village's share is 4.95%, or an estimated \$84,941.35.

Next for consideration was a recommendation from the Street & Safety Committee for the approval of an application and procedures for a resident to request street-side handicapped parking space in the Village. Mr. Francis reported that the Street & Safety Committee met on August 21st where they established an application and procedures for a

resident to request a street-side handicapped parking space within the Village. Mr. Francis went over the application and process with Council members. After discussing the process and application, Mr. Griesdorn made a motion to approve the recommendation from the Street & Safety Committee for the procedures and application for handicapped parking with the revision of removing item number 6 from the application. Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried.

The next three items under new business were considered by Council from the written recommendations from the Planning Commission related to the proposed Edgewood at Versailles Phase II Residential PUD.

For the first item, Ms. Shaffer made a motion to approve the recommendation for the withdraw of the 2022 Edgewood at Versailles Phase II Residential PUD, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Next, Mrs. Dieringer made a motion to approve the recommendation for the re-plat of Lot 1040 Edgewood At Versailles Phase II, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to approve the recommendation for the 2024 Edgewood at Versailles Phase II Residential PUD, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

For the last item of new business, Mr. Steinbrunner made a motion to authorize the Village Administrator to enter into a Farm Lease Agreement with Karen Kettler, Trustee of the Karen M. Kettler Revocable Trust of 1999 for 13.3 acres along Day Road, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

With all new business complete, Mr. Paulus made a motion to enter into executive session to consider the purchase of property for municipal purposes and to consider the sale of property no longer needed for municipal purposes. Mr. Steinbrunner seconded the motion. Vote: all yeas. Motion carried. Members entered executive session at 7:24 p.m. The executive session ended at 8:06 p.m. Upon returning to the regular meeting, Mayor Dammeyer stated that no decisions had been made.

Moving on to Administrative Reports, Mr. Francis distributed his Village Administrator's Report to members and reported on the following items: I was contacted on August 23rd by CSX's traffic control contractor that they are requesting a closure on the N. West St. (SR 47/SR185) railroad crossing here in the Village. This crossing was supposed to be done earlier this summer but their crossing materials were stolen prior to the work starting. They are advising that this crossing will be closed for two weeks starting September 9th. A detour route outside of the Village will be posted by CSX's traffic control contractor and has been submitted to ODOT. Wagner Paving began August 26th on the 2024 Street Maintenance Project. Asphalt milling has taken place on Fairview Ave., W. Main St. (West to Franklin St.), and milling/repairs are currently underway on N. Center St./Reed Rd. from King's Command to Baker Rd. Asphalt placement began 8/27 with mainline paving to be complete by the end of the day Wednesday based on the current schedule. We continue to coordinate and communicate with the Darke County Engineer's Office to time the centerline painting work on the newly paved areas of N. Center St. and W. Main St. at the end of this week as the county striping project is just about complete for the year as we are a part of that project. Striping re-trace/installation work will also be taking place on other Village streets as well. The North Central Waterline Improvement Project is complete with regards to water main and water service work. Asphalt trench repairs began 8/27 on the East half of the project area. This work will likely take the rest of the week to complete. The project contractor, Shinn Bros., has begun concrete repair work in the project area with that work and lawn restoration taking place over the next week and a half until it is all completed. The asphalt parking lot/driveway area to the South of the Admin Building was patched in with Wagner Paving on 8/27. This area used to be a wooden storage building that was demolished last year. We are evaluating our remaining parking lot money for 2024 to see about having this entire lot area asphalt crack sealed this fall. Street Dept. personnel will be starting either next week or the following on numerous sidewalk/concrete repairs in Ward Park and along Woodland Dr. as part of the 2024 CIP. Once work in Ward Park is complete, they will be going to Indian Creek Park and making repairs there as well. As discussed during the Tree Commission meeting on August 23rd, several trees in the downtown streetscape area will be marked for removal and replacement this fall due to damage that they are causing to sidewalk/brick paver areas, the trees are dead or almost there, and some are diseased as is the case of EAB in some ash trees. Most of the trees that are in need of replacement are from the 2001 streetscape project and have outgrown their tree planters. There were additional funds left in the tree trimming budget from the 2024 CIP that can be used for these replanting efforts and will be put together with the tree lottery purchase that we perform each fall for those recipients. In addition, we

are looking to plant at least 3-4 trees at the Jackson St. Municipal Services Facility on the Jackson St. yard areas. I reached out to the Darke County Grants Dept. to inquire as to the status/timing for the former water treatment plant demolition project. Sally Keiser responded from the county in that they are still waiting on the State to provide them the final grant agreement. Their office is hoping that this will come through soon so that the environmental portion can take place this fall with demolition work to take place this winter/spring. Electric Dept. personnel have finished the installation of the new metal light poles along Greenlawn Ave. between Warren St. and Progress Way. All existing wooden utility poles have been removed. A utility pole behind 162 Moore-Parkway is being replaced this week by the Electric Dept. between that property and Ward Park Diamond #2. A new 1500 kVA transformer from Sunbelt-Solomon was set last week with J-Crane at the Weaver Bros. Barn #5 site at the Dew Fresh Farm along Christian Rd. Electric linemen have been working on conduit, power cable, a pole-mount recloser, and other pole component installation work over the past week for this new electric service for the facility. Street Dept. personnel have constructed a new asphalt and concrete debris storage area just to the West of the East Water St. Substation. Over the past few years, the Village has found it ever more difficult to dispose of busted asphalt and concrete from repair and improvement projects. This new storage area will be used exclusively by the Village operations only and will be barricaded off from the public. As this material accumulates, the Village will contract with a crushing contractor to turn this material into usable gravel. This material can either be used by the Village for other construction projects or it may be sold to entities wanting to purchase. The storage area was constructed with a rental bull dozer and asphalt grindings from last year's paving project were used for the base keeping costs to the Village at a minimum. The Ward Park Swimming Pool is currently being shut down and winterized for the season by the treatment plant operators. Versailles High School Junior Mason Smith will be working at the water/wastewater treatment plants this school year as part of the VHS Capstone Program. Mason worked for the Village this summer and has expressed interest in water and wastewater treatment. The Village has had Capstone students before work in our Electric Dept. We are looking to have a water plant shutdown on Sept. 14th to allow for a main bearing to be replaced on the clarifier. The water plant will not be able to treat water while this repair takes place. We will be coordinating this work with our large water users. A planned power outage has been set the morning of Sept. 15th between 5:00A-6:00A to allow Village linemen to disconnect three power leads near the Fire Dept. on Vista Dr. to allow for a new pole to be installed along Vista Dr. for the Midmark Plant C expansion project. Customers will be starting to receive notifications of this planned outage later this week. A follow-up outage will be needed at some point later in September to reconnect those power leads once the new pole is constructed. Due to the location of the needed pole and for the safety of our personnel, this work unfortunately cannot be performed live. PAB Construction Co. was in last week to perform some asphalt and concrete sawing in advance of the N. East St. Reconstruction Project. They are anticipating that project starting the third or fourth week of September. Information on a true start date will be provided to residents in the area in advance of work starting. Barrett Paving Materials, Inc. will be paying the Village back \$12,676.42 for the out-of-spec asphalt surface material that was used last fall on the Homer St./E. Wood St. Reconstruction Project. The Village has been in communication with the paving contractor, general contractor, and Barrett since this spring in regards to the appearance not looking right for the type of asphalt that was specified for the project. Barrett admitted in late July that the provided asphalt mix was not what was specified in the project construction plans. The workmanship of the asphalt placement was good with no issues. The existing asphalt currently on the street will be left as-is, but we will continue to monitor it for any deficiencies over the next several years. Planning Commission currently has no business to review nor conduct for September and will likely not meet. Board of Zoning Appeals meeting August 28th at 6:00PM at the Versailles Fire/EMS Station to consider a variance request from the Wayne Twp. Trustees, 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.

Fiscal Office Ording provided Council members the July YTD Fund Report and Report of the Tax Department for the Village. She reported that the Ohio Emergency Management Agency funding for the Eclipse 2024 incident have been received. The funding is for 75% of eligible costs submitted for the Police and EMS. The total amount received was \$2,466.70. She also reported that the auditors continue gathering records for the 2022-2023 audit.

Committee and Board reports were as follows:

- Finance & Audit Committee – met prior to the meeting to review bids received for the Village’s active monies for a five-year period beginning January 1, 2025
- Street & Safety – met August 21st
- Board of Zoning Appeals – met prior to the meeting to consider a variance request from the Wayne Twp. Trustees, 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 – met August 20th
- Park Board – met August 21st
- Tree Commission – met August 23rd

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 8:30 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer