

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, and Village Attorney Tom Guillozet. Also in attendance was Ron Marshall.

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

Mayor Dammeyer requested the agenda be amended with the addition of an executive session, item 9. A. to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee.

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 August 27, 2025 Regular Meeting and September 3, 2025 Special Meeting
- Approval of List of Expenditures for September 10, 2025
- Acceptance of a \$1,000 donation from Weaver Bros., Inc. to the Fire Department

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

Mr. Ron Marshall was present to inquire about the N. West Street Extension Phase II project. Village Administrator Francis explained that the Village is in the process of applying for grant money to help fund the million-dollar project. If awarded, \$500,000 would be grant money with \$250,000, 0% loan through OPWC. The project is on the Capital Improvement Plan for 2026, pending the awarded funding.

Under old business, Village Attorney Guillozet read by title only, the second reading of Ordinance No. 25-43, an ordinance adopting adjusted rates, terms, and conditions for electric service provided by the Village of Versailles.

The first item of new business was consideration of a motion to approve a written recommendation from the Planning Commission to schedule a public hearing regarding the assignment of zoning district classification for several properties that have been recently annexed into the Village. Village Administrator Francis explained that the recommendation for the proposed Versailles Zoning Map revisions is related to the recent annexation of 16.408 acres of land into the Village. He said the proposed zoning of the annexed tracts match their current use and that of their neighboring properties, where applicable. Mr. Weaver made a motion to approve the recommendation from the Planning Commission regarding the assignment of zoning district classification for several properties recently annexed into the Village and to schedule a Public Hearing on October 22, 2025 at 6:45 p.m., seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

The Planning Commission also made a written recommendation to amend the fee schedule for Planning Commission and Board of Zoning Appeals activities. Mr. Francis reported that the Planning Commission members reviewed the fee schedule. The schedule of fees has not been updated since 2008. The cost of various Planning Commission activities exceeds the fees that are being charged. Mr. Steinbrunner made a motion to approve the recommendation to amend the fee schedule for Planning Commission and Board of Zoning Appeals activities and for legislation to be created, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

Next was consideration of a motion to authorize the administration of the Village of Versailles for the expenditure of \$1,000 in recognition of a public official. Mayor Dammeyer reported that to honor Fire/EMS Chief Pearson, a paver brick in the fountain square is to be purchased and engraved in his memory. His commitment and dedication in serving the Village through the fire department and EMS department will be forever remembered. Mr. Paulus made a motion to authorize the administration for the expenditure of \$1,000 in recognition of Fire/EMS Chief Brian Pearson, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to authorize the Village Administrator to waive the training reimbursement requirement for Village lifeguards, Lauren Prenger and Max McKibben, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

With all new business complete, Mr. Griesdorn made a motion to enter into executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered executive session at 7:17 p.m. The executive session ended at 7:59 p.m.

Upon returning to the regular meeting, Mr. Paulus made a motion to authorize the Mayor to make an offer of employment and to create legislation, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Mayor Dammeyer offered his heartfelt appreciation to all involved in planning and preparing for the funeral services of Chief Pearson. To all first responders from the Village and surrounding area for leading the procession to the cemetery. To all of the community members who showed their support. Chief Pearson's contributions and leadership will be missed by many.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: The epoxy floor coating is complete in both Ward Park restrooms. The work was performed by Jutte Excavating of Ft. Recovery. Hickey Ave. between Klipstine Rd. has been asphalt milled 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. Walls Bros. Asphalt Paving has the county contract and will be repaving the area this coming Friday. New centerline and white edge lines will be installed this fall as part of the county striping project. Notice is being placed in the utility bill Progress Report and Versailles Policy in regards to the recent utility policies amendments pertaining to when utility bills become delinquent and the disconnection process begins, notice of utility disconnections now taking place year-round, and out of town electric customers no longer needing to report their own meter readings due to radio-read AMI meter deployments nearly wrapped up outside of the corporation limits. The failed underground power cable in the Heritage Estates Phase I/II area under Hubert Dr. has been replaced as well as the failed section within Heritage Park. The Ward Park Swimming Pool is currently having warranty repairs completed by RenoSys that originally installed the PVC pool liner in 2018. A repair technician arrived onsite 9/7 and is currently working on the repairs. We have been notified by the Darke County Grants Office that demolition of the former Water Treatment Plant at 200 Grand Ave. will begin the week of September 22nd. The project will not start until after the high school cross country invitational takes place on the 20th. Plant operators this week began pumping out the clearwell that is located under the former water plant in anticipation of the demolition work. The area where the plant is located will be leveled with dirt and grass seeding performed this fall. The demolition program that is being ran by the Darke County Commissioners Office is also demolishing a residential home at 619 Washington St. in Versailles as the property owner applied to participate in the program. This demolition project is being funded by the State of Ohio. Barrett Paving arrived in town on September 4th and began asphalt milling on the 2025 Street Maintenance Project. They began asphalt paving on September 5th and all work was completed on September 9th. On September 5th Hickey Ave. was asphalt milled in anticipation of the Darke County Engineer's asphalt resurfacing project on Versailles-Southeastern Rd. Walls Bros., the county paving contractor, is set to re-pave our section of Hickey Ave. this Friday, Sept. 12th. Traffic paint including white edge line and centerline will take place later this fall as part of the county striping program. The 2009 F-550 Versa-Lift bucket truck from the Electric Dept. will be placed today on GovDeals.com for online auction. Well #4's submersible pump at the Grand Ave. wellfield is set to be re-installed today or tomorrow as a new pump has been sourced due to the existing unit that had failed. We have an onsite meeting with Jacobs Engineering Sept. 10th to discuss more topics related to the ongoing water and wastewater plant preliminary engineering studies. The McGreevey Rd. Substation major equipment is officially out for bid. Bids are due back to the Village on October 2nd. Headstone foundation work is beginning this week in Greenlawn Cemetery by Street personnel. We usually do a spring and fall foundation pour, but due to the very wet spring we had we were not able to get into the cemetery to perform the spring installations before the summer projects began. All foundations will now be dug and poured over the next few weeks. The Indian Creek Ball Diamond dugout structure material has arrived. Demolition of the former dugouts and installation will likely begin later begin around the first of October. The remaining eight street light bases have been staked on Klipstine Rd. with work slated to begin next week on the base foundations to finish out the street to the South corporation limit. Electric personnel are currently working on installing additional lightening arrestors on Circuit #5 along Reed Rd. as well as moving service tap locations to better balance the loading on the circuit. This work has been planned for some time in an effort to better protect and balance the customer load on the circuit. In the past, if there was an issue on this section of the circuit, all customers north of Baker Rd. would be out of power. Customers are now spread across all three phases of power, thus reducing the risk of an outage to the respective customers. All catch basin repair work has been completed on Grand Ave. in advance of the resurfacing of the street. A few areas of sidewalk remain to be poured. A catch basin was also repaired recently along E. Main St. in front of BMI and a section of curb was replaced to protect a low catch basin area behind the curb and a utility pole. On the evening of September 4th, a power outage event took place at the E. Water St. Substation at approximately 10:10PM. This event took out power to four circuits that provide power to the north end of the Village, NE of the Village, East side of the Village, and areas SE of the Village. A juvenile racoon was found to be the cause of the outage getting onto the three solid aluminum buss bars between the substation transformer and the distribution buss cause a phase-to-phase event that destroyed three lightening arrestors and blew two 69 kV main fuses. Linemen isolated the damaged areas and re-fused the substation, restoring power to all circuits at 11:34PM. As a precaution, the third 69 kV fuse was also replaced to ensure that it was not weakened by the event and cause another outage in the future. We are trying to establish how the racoon was able to get around all of the animal guarding at this location and ensure that all precautions are in place that can be. Each one of the 69 kV fuses is approximately \$3000 dollars with the last order we placed taking approximately 16 weeks to get in from the supplier. AMP Transmission will reimburse the Village for the cost of the fuses as they own the 69 kV assets at both substations. Jacobs Engineering was onsite today, 9/10, for

another meeting with administration personnel and plant operators on the water and wastewater plant preliminary engineering study. They intend to have the study and cost estimates together by the end of October for the various plant improvement and expansion items. Chief Bolin and I are meeting with Garman Miller on Thursday 9/11 to go over the progress of the Village Hall/Police Department study. AMP has released the video between the Village and Midmark Corporation as part of their “Public Power is Good for Business” campaign. We will be working to publicize the video going forward. 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 was a fence height variance request filed by Zachary Jackson, 407 W. Wood St. The fence height variance request was to construct a 48” along the frontage of the property along Franklin St. where Village regulations stipulate fence heights at a 36” maximum height. This property is zoned R-2 Single-Family Residential District. The variance in height was granted as requested. Planning Commission: Meeting held Sept. 3rd at 6:30PM at Village Admin Building, 1901 Conference Room. Topics covered were amending the fee schedule for planning commission and board of zoning appeals activities that were approved and recommendation provided to Village Council, review of amended zoning map to reflect recent annexations at the north end of the Village which were approved and recommended to council to schedule a public hearing, and review of a replacement zoning code. The replacement zoning code draft was reviewed and discussed amongst the commission members. Revisions, additions, and deletions will be taking place on the draft new zoning code and a meeting is scheduled Oct. 1st to review again. The formal discussion on the zoning code replacement was tabled until the next available meeting. Tree Commission: Meeting slated for noon on Sept. 19th at Village Admin Building, 1901 Conference Room.

Committee and Board reports were as follows:

- Planning Commission – meeting October 1, 2025 at 6:30 p.m.
- Cemetery Board – meeting scheduled for September 16, 2025 at 9:00 a.m.
- Tree Commission – meeting September 19, 2025 at 12:00 p.m.
- Emergency Services Committee – meeting September 15, 2025 at 6:00 p.m.

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 8:18 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer