

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, Interim Fire Chief Johns, and Attorney Matt Pierron. Members of Fiscal Officer Ording's family were also present.

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 September 10, 2025 Regular Meeting
- Approval of List of Expenditures for September 24, 2025

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

Mayor Dammeyer read a proclamation recognizing the week of October 5 – 11th as Public Power Week. The Village of Versailles Electric Utility provides homes, businesses, schools, farms, social service, and local government agencies with reliable, efficient, and cost-effective electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates. The Versailles Electric Utility personnel work hard for the well-being of local citizens in providing reliable electricity to the community.

Mayor Dammeyer then read a proclamation, recognizing the week of October 5 – 11th as Fire Prevention Week. This year's theme is "Charge into Fire Safety: Lithium-Ion Batteries in Your Home." The presence of lithium-ion batteries in many household devices introduces unique fire risks. Most of the electronics used in homes daily are powered by lithium-ion batteries, which if misused, damaged, or improperly charged can overheat, start a fire or explode. All should buy only listed products, charging them safely and recycling them responsibly to prevent battery-related fires. Versailles has a very committed volunteer fire department dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach. Citizens are urged to plan and practice a home fire escape for Fire Prevention Week 2025 and to support the many public safety activities and efforts of Village of Versailles Fire Department.

Moving on to old business, Mr. Paulus made a motion to have Ordinance No. 25-43 be read by title only, the third reading, seconded by Mr. Weaver. Vote: all yeas. Motion carried. Attorney Pierron read by title only, the third reading of Ordinance No. 25-43, an ordinance adopting adjusted rates, terms, and conditions for electric service provided by the Village of Versailles. Mr. Steinbrunner made a motion to adopt Ordinance No. 25-43, 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 Ordinance No. 25-45, an ordinance approving a contract for employment between the Village of Versailles, Ohio, and Alisha Apple, as Village Fiscal Officer for the Village of Versailles, Ohio and declaring an emergency. 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 Mrs. Dieringer. Vote: all yeas. Motion carried. Ordinance No. 25-45 was read a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-45 as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Next, Attorney Pierron read by title only, the first reading of Ordinance No. 25-46, an ordinance adopting revised fee schedule for Planning Commission and Board of Zoning Appeals Activities.

Attorney Pierron read by title only, the first reading of Ordinance No. 25-47, an ordinance amending the 2025 Annual Appropriation Ordinance and declaring an emergency. Village Administrator Francis explained that funds need to be appropriated for the S. Center Street Area Sanitary Sewer Improvements project. The ½% Income Tax Fund will need to be increased by \$161,000 and the Sewer Fund needs amended for the increase of \$84,200. The appropriations increase will provide for the remaining cost of the project along with a \$33,700 contingency. Ms. Shaffer 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 reading, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried. Ordinance No. 25-47 was read a second and third time, by title only. Mr. Steinbrunner made a motion to approve Ordinance No. 25-47 as read, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Next, Council members reviewed the bid tabulations provided by Access Engineering Solutions for the S. Center St. Sanitary Sewer Improvements Project Base Bid, Alternate #1 and Alternate #2. The Engineer's Estimate for the base bid is \$175,000 with the Alternate #1 bid as \$125,000 and the Alternate #2 bid as \$100,000. Three bids were received for the project:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alt #1 Bid</u>	<u>Alt #2 Bid</u>
Shinn Bros., Inc.	\$141,000.00	\$108,000.00	\$88,000.00
J & J Schlaegel Inc.	\$167,536.00	\$129,483.00	\$113,078.50
Brenneman Excavating, Inc.	\$208,556.00	\$162,866.80	\$124,008.50

Mr. Steinbrunner made a motion to award the S. Center St. Sanitary Sewer Improvements project to Shinn Bros., Inc. of Celina, Ohio for the base bid of \$141,000.00, Alt #1 bid of \$108,000.00 and Alt #2 bid of \$88,000.00, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Mr. Griesdorn made a motion to authorize the Village Administrator to enter into a professional engineering contract with GPD Group for the N. Center St./Circuit #1 Overhead Electric Rebuild project as outlined in the 2025 Five-Year CIP, Project #25-P38, seconded by Mr. Weaver. Vote: all yeas. Motion carried.

Village Administrator Francis provided Council members with Change Order #2 for the 2025 Street Maintenance Project. The change order is for a deduction of \$37,960.38 to the current contract price. The contract price of \$309,066.00 is being adjusted to \$271,105.62 for the contractor, Barrett Paving Materials, Inc. Mr. Weaver made a motion to authorize Change Order #2 for the decrease of \$37,960.38 for the 2025 Street Maintenance Project, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The last item of new business was consideration of a recommendation from the Street & Safety Committee to restrict curb-side parking along the West side of Grand Ave. and the North side of W. Main Street from Columbia St. to Marker Rd. and for legislation to be prepared. Mr. Francis explained that the recommendation is based upon personal observations, input from the Village Administration, Versailles Police Department and from a transportation review and recommendation from Access Engineering Solutions, LLC. Mr. Griesdorn made a motion to approve the recommendation from the Street & Safety Committee to restrict curb-side parking along the West side of Grand Ave. and the North side of W. Main Street from Columbia St. to Marker Rd. and for legislation to be prepared, seconded by Ms. Shaffer. Vote: all yeas. Motion carried.

Mayor Dammeyer announced that this is the last council meeting for Fiscal Officer Ording as she retires from the Village October 3rd. He presented her with a plaque expressing appreciation for over 12 years serving the citizens of Versailles. She thanked everyone and expressed her gratitude.

With all new business complete, Mr. Paulus made a motion to enter into executive session to consider the purchase of property for public use, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried. Members entered executive session at 7:25 p.m. The executive session ended at 7:50 p.m. Upon returning to the regular meeting, Mayor Dammeyer reported that no decisions had been made.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: Paving on Hickey Ave. is now complete with the Darke County Engineer's paving project. Walls Bros. asphalt laid the surface course on 9/12. Village Street personnel will be tilling the regraded ditch area in front of the YMCA this week and Groff Mowing & Lawn Care will be hydroseeding the area for lawn restoration to wrap up the final work item on the ditch improvement project in that area. The Ward Park Swimming Pool warranty repairs are complete. The repair work is going to be all covered by warranty as the pool liner installation company RenoSys advised us that they have had many issues with the material provided by the manufacturer who supplied the material for the 2018 project. The repair technician was in working on the liner for over a week in which several areas were cut back and new material welded back in. They will be coming back in the Spring once the pool is drained after winter and before it is cleaned and filled for the season to ensure that everything still looks good to complete the warranty claim. The Street Dept. this past week completed another round of asphalt trench and roadway repairs throughout the Village. The curb repair area along E. Main St. is now complete in front of BMI. Utilities Superintendent Darrin Mumaw and I attended the 2025 AMP Conference in Columbus Sept. 21-Sept 24th. I attended the monthly AMP Board meeting at the conference on Sept. 21st. Versailles was voted earlier in September to continue with the AMP Board Seat for the Western Area Service Group (WASG) members of AMP that includes Versailles, Piqua, Tipp City, Minster, New Bremen, Celina, Mendon, Eldorado, Yellow Springs, Lakeview, Jackson Center, Waynesfield, and Arcanum. The WASG AMP Board seat election is for three-year terms. I attended the Darke County CIC Meeting on September 17th in Greenville. In discussion with the Darke County Commissioners, CIC Administration, and other CIC Board members, the Darke County CIC & Commissioners Office has agreed to start looking into establishing a revolving loan program (RLF) to use the Darke County 106 Funds. The County 106 funds is the conveyance fee money that the county collects for each property transaction. This fund currently has approximately \$750,000 in it and is the funding source for county economic development efforts. This is solid move forward and one that I have been pushing for. Criteria and procedures for the RLF program will start to be formulated by the end of this year so that it is available in 2026 for potential economic development purposes. The Tour de Sewer Cross Country Invitational was held at the wastewater and water plant property on Sept. 20th. It should be noted that the parents and volunteers who help set up the event on the Village property do a great job setting everything up and taking everything down to a point

where there is little to no trace of such a large-scale event taking place. Barrett Paving completed all asphalt paving work as part of the 2025 Street Maintenance Project on September 9th. The project finished under budget with all work being completed with no issues encountered. The final striping work will be completed by the Darke County Engineer's Office in October as we have partnered with their joint striping project again this year. We had an onsite meeting with Jacobs Engineering Sept. 10th to discuss additional topics and go over preliminary designs for both the water and wastewater plant projects. Jacobs is currently showing a separate clarifier building at the water treatment plant with a new aerator which is the main point of the water treatment plant improvement project. For the wastewater plant, we are continuing to look at a new, second oxidation ditch and additional clarifier. We continue to have discussions with Jacobs on lime sludge and biosolids management at both treatment plants. It is becoming more and more difficult to obtain fields for both lime and biosolids land application in the manner that we have been doing for numerous years. We are looking at a potential press or other dewatering systems to dewater these materials that allows for easier and more cost-effective storage and disposal. We are looking at sharing one facility for both plants which would greatly reduce costs. The full preliminary engineering study is still on track to be completed in late October. We have asked Jacobs to also prepare preliminary engineering cost estimates for either a major rebuild of the Grand Ave. lift station or a complete replacement. The existing wet well and pumps have been an issue for numerous years and it may be time to replace it entirely based on its condition and difficulty in refitting with new pumps. The McGreevey Rd. Substation major equipment is officially out for bid. In discussion with GPD Group and suppliers, the bid opening date has been moved back to October 16th at 2PM. Suppliers have been advising that they are having issues getting material pricing back from manufacturers for the major equipment items that include the substation transformer, regulators, reclosers, and other such large items. I have reached out to AMP to start discussion with them on applying for a bond with their assistance for the substation project. We have been working with Sawvel & Associates in regards to the bond for funding on the project in conjunction with electric department funds. Sawvel has been working on the consulting engineer's report that will be needed for the bond application process through AMP. The corporation limit sign will be moved on N. Center St. out to the north property line of Groff Mowing with the recent annexation of the roadway right-of-way in the area. This includes the movement of the 35 MPH sign out to the new corp limit sign. Additional 35 MPH signs will also be added along N. Center St. to help advise and control speed in the area. The passing zone between the current corporation limit sign and the proposed new location will be eliminated with the retracement of the centerline in the area with it being changed to double-yellow centerline with the Darke County Engineer's striping project. Headstone foundation work is complete in Greenlawn Cemetery for the year. Eagon & Associates is scheduled to be in the area this Friday 9/26 to perform the third quarter well monitoring for the Reed Rd. residential monitoring wells. A new 1500 kVA, 480/277V three-phase padmount transformer was set at the Weaver Bros. main processing plant on 9/16. This completes this primary electric extension for their requested new 480V service. Village electric personnel will also be setting another 1500 kVA transformer at the Weaver Bros. truck wash facility on N. Center St. where additional electric loads are expected with their renovations. The existing transformer at this facility will be relocated across the street to Kamp's Pallets who are in the middle of a voltage conversion project with this transformer being a match for their intended service size. The Electric Dept. continues to do a great job with transformer management using what we have, moving things around where things fit better with regards to size/need, and helping to control costs. Chief Bolin and I are met with Garman Miller on Thursday 9/11 to go over the progress of the Village Hall/Police Department study. They have provided a preliminary building addition design that would add onto the existing Fire/EMS Station out the east end of the building. Minor comments were made in regards to the proposed initial layout that would include necessary office spaces, storage areas, and feature a four-car garage bay that would face N. West St. The proposed layout would require minimal site improvement work. They also provided a preliminary layout for the current Village Hall building. This design would only utilize the first floor of the building. The building lacks an elevator nor second stairway that would be required to utilize the second floor. Garman Miller advised that utilizing the second floor may not be cost effective nor structurally possible. They advised that the first floor of the building would not be able to meet ADA compliance due to differing floor heights and the center hallway not being wide enough with load bearing walls on both sides of it. They intend to have their final study together along with estimates for both locations by the end of October. I also met with Garman Miller and Rob England, Chief Building Official with the Miami County building Dept., on September 17th in Troy. We had a great conversation with Rob and one of his plan examiners discussing the potential need of a storm shelter at either the Village Hall or Fire/EMS Station location for the Police Dept. Storm shelters are now required by the Ohio Building Code for emergency response buildings, such as a Police, Fire, or EMS building that has 24/7 occupancy/use. The current Village Hall building would be exempt from needing one since the building use classification would not be changing. However, if an addition was made onto the Fire/EMS Station, a storm shelter would be required. A basement alone does not meet this requirement. Upon discussion with Rob and Garman Miller, it was recommended to use a precast concrete wall panel system in the proposed armory room of the addition area that would meet the requirement based solely on the Police Dept. area size. This approach will keep the costs for such a shelter under control all while meeting code compliance and maintain safety for Police Dept. personnel.

Board of Zoning Appeals: Meeting to be held October 1st at 6:00PM, Village Admin Building 1901 Conference Room to review BZA Case No. 25-10. BZA Case No. 25-10 is a variance request filed by Center & Main, LLC, 3 E. Main St., to construct an ADA ramp and steps that would be constructed in the public right-of-way of N. Center St. to service entrances to 13 and 15 N. Center St. This property is zoned B-2 Central Business.

Planning Commission: Meeting October 1st at 6:30PM at Village Admin Building, 1901 Conference Room. Anticipated agenda items are at least one replat for a property on Woodland Dr. with the potential for two others for other properties depending on whether their surveyors get the documents

completed. It is also anticipated to have the final review of the revised new zoning code. Tree Commission: Meeting held Sept. 19th at Village Admin Building, 1901 Conference Room, at noon. Discussion included an update on preparing the request for quotes for the 2025 Tree Lottery purchase and review/approval of tree removals at five properties within public right-of-way of the Village. An electric outage took place on the evening of Sept. 22nd for customers fed out of the Greenlawn Substation. The outage involved Circuit #8 that feeds Midmark and west out SR 47, Circuit #9 (school, treatment plants, and south), and Circuit #2 that is the entire core of the Village. Shortly after 6PM that evening a fault occurred that caused the Greenlawn Substation to trip offline. Electric personnel arrived on the scene after the event and found that the Circuit #9 recloser (automatic breaker) had visible signs of a fault on top of the unit where the bushings are located. These bushings are wrapped in protective covers to prevent animal intrusion. No animal was found near the area of the recloser thus far. Once personnel saw the signs of the fault, they immediately began switching circuits to bypass the damaged area as our #1 priority at that point is getting as many customers back up as fast as possible. It takes time to isolate a recloser in a substation as all cable leads to and from the recloser have to be manually removed as they are bolted into the substation buss. Power was fully restored to all involved circuits at approximately 8:35PM.

Fiscal Officer Ording provided Council members with the August YTD Fund Report and the Report of the Tax Department for August.

Committee and Board reports were as follows:

- Planning Commission – meeting October 1, 2025 at 6:30 p.m.
- Board of Zoning Appeals – meeting October 1, 2025 at 6:00 p.m.
- Cemetery Board – meeting scheduled for October 21, 2025 at 9:00 a.m.
- Tree Commission – meeting October 17, 2025 at 12:00 p.m.

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

Mayor Dammeyer adjourned the meeting at 8:15 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer