

Mayor Dammeyer called the Council Meeting to order at 7:01 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 Apple, and Attorney Tom Guillozet.

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 24, 2025 Regular Meeting
- Approval of List of Expenditures for October 8, 2025

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

Scheduled for public discussion were the items to reschedule November and December council meetings due to the holidays and the absence of the Village Administrator.

Mrs. Dieringer made a motion to reschedule the November 26th Council Meeting to Monday, November 24th, Mr. Weaver seconded the motion. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to reschedule the December 10th Council meeting to Wednesday, December 17th, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Mrs. Shaffer made a motion to reschedule the December 24th Council meeting to Monday, December 29th. Seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried

Under old business, Village Attorney Guillozet read by title only, the second reading of Ordinance No. 25-46, an ordinance adopting a revised fee schedule for Planning Commission and Board of Zoning Appeals activities

For the first item of new business, Attorney Guillozet read by title only the first reading of Ordinance No 25-48, an ordinance prohibiting parking on the north side of West Main St and the West Side of Grand Ave, between Columbia Street and Marker Road within the Village of Versailles and proscribing the penalties for violation thereof. Noted that the agenda had the incorrect ordinance number (25-47). The official ordinance was 25-48.

The Planning Commission made a written recommendation to Council for the approval of a re-plat for Planning Commission Case No. 25-03, a re-plat survey of Lot 904 Heritage Estates No. 3 as shown in P.V. 32, Page 54 and Tract 7 as shown in P.V. 44, Page 83 owned by Brian J. & Alexis T. Hemmelgarn. A motion was made by Mr. Weaver to approve the Planning Commissions written recommendation, seconded by Mrs. Dieringer. Vote: all yeas. Motion Carried

The Planning Commission made a written recommendation to Council for the approval of a re-plat for Planning Commission Case No. 25-04, a re-plat survey of Tract L and a 0.038 Ac. Tract off of the South end of Tract M in the Elmwood Place as shown in P.V. 4, Page 169 for Diana M. Subler. A motion was made by Mr. Steinbrunner to approve the Planning Commissions written recommendation, seconded by Mrs. Dieringer. Vote: all yeas. Motion Carried

The Planning Commission made a written recommendation to Council for the approval of a re-plat for Planning Commission Case No. 25-05, a re-plat survey of Lot 905 Heritage Estates No. 3 as shown in P.V. 32, Page 54 and Tract 6 as shown in P.V. 44, Page 83 owned by Daniel P. & Jaqueline K. Watren. A motion was made by Mr. Weaver to approve the Planning Commissions written recommendation, seconded by Mr. Steinbrunner. Vote: all yeas. Motion Carried

The Planning Commission made a written recommendation to Council for the approval of a re-plat for Planning Commission Case 25-06, a re-plat survey of a 4.803 Ac. and 0.250 Ac. parcel totaling 5.321 Ac. of ground for owned by Stone Fevre, Inc. A motion was made by Mr. Steinbrunner to approve the Planning Commissions written recommendation, seconded by Mrs. Dieringer. Vote: all yeas. Motion Carried

The Board of Zoning Appeals made a written recommendation to Council for the approval of an improvement in the public right-of-way of N. Center St. for BZA Case No. 25-10, 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. A motion was made by Mr. Griesdorn to approve the Board of Zoning Appeals written recommendation, seconded by Ms. Shaffer. Vote: all yeas. Motion Carried

The last item of new business Mr. Griesdorn made a motion to authorize the Village Administrator to enter into an agreement with Access Engineering Solutions for final design engineering services for the West Wood Street reconstruction project, seconded by Mr. Steinbrunner. Vote: All yeas. Motion carried

With all new business complete, Mr. Steinbrunner 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 Ms. Shaffer. Vote: all yeas. Motion carried. Members entered executive session at 7:23 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.

Mayor made a reminder of the Versailles FFA Fire Prevention Event that will be taking place October 9, 2025 at the Fire & EMS Building.

Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items:

1. Personnel from the AMP Thermostat Program are coming to present on the program at the October 22nd regular council meeting. The AMP Thermostat program is a way for municipal electric utilities such as ours and our customers to save during peak shaving events.
2. A NKTelco Franchise Fee (VSA) has taken effect for customers located inside of the Village Corporation limits. Ohio's telecom franchise fees are payments by video service providers to municipalities and townships for using public rights-of-way, with the fee rate set locally, not to exceed five percent of gross revenue. These fees are outlined in the Ohio Revised Code (ORC) and collected by the video service provider for the local government's use, such as general services. Spectrum and its predecessor companies have paid this fee for years. The fee for NKTelco and Spectrum is 5% of the total gross revenue that each telecom receives. These franchise fees are paid quarterly by the telecom companies and are receipted into the Village's General Fund that pays for expenses not related to enterprise utility funds such as police coverage, parks, and other such expenses.
3. Traffic paint striping is set to begin at some point within in the next few weeks on recently paved areas such as Grand Ave./W. Main St. and Hickey Ave. In addition, the centerline will be retraced on N. Center St. from Morgan St. to the new North corporation limit for double-yellow in its entirety. White edge lines will also be added to N. Center St. from Morgan St. to the new North Corporation limit, Hickey Ave. from Klipstine Rd. to the SE corporation limit, and edge line retracement on Baker Rd. from Jackson St. to N. Center St.
4. I attended the Versailles Area Chamber of Commerce meeting held at the Village Admin Building on Oct. 1st. Discussion was had about the upcoming Citizen of the Year and People-Pride-Progress award nomination cycle.
5. Village Street Dept. personnel assisted with barricade drop-offs for the 2025 Versailles Band Invitational that was held at H.B. Hole Field on Oct. 4th.
6. Street Dept. personnel completed the 2025 Fall-Cleanup day on Oct. 7th.
7. Street personnel performed several asphalt trench patch repairs last week including a large repair area due to a storm sewer installation on Wayne St., an electric trench repair near Phelan insurance, and several alley/driveway approach areas from recent improvement projects. Performing such repairs are labor intensive for us to perform in-house, but save the Street Fund considerable costs over having such work contracted out. Our Street personnel do a great job with these trench repairs and we have good equipment to perform such work in-house.
8. The Indian Creek Park Ball Diamond existing block dugouts have been completely demolished and all material removed from the site. Street personnel are currently forming up for the new dug-out enclosure pads. We are coordinating with a fence material supplier for delivery of the new, black dug-out protective fence posts that will be poured in with the dug-out enclosure pads to reduce potential damage from lawn mowers and trimmers. Once the new dugout pads are poured, the Versailles Youth Baseball Association will be constructing the new dug-out enclosures. This project was made possible by a generous grant totaling \$9182.88 that paid for the new dugout enclosure. The remaining costs for concrete and fencing was paid for through the Village's Park Fund.
9. The McGreevey Rd. Substation major equipment package bid opening will be October 16th at 2PM at the Village Admin Building, 1901 Conference Room.
10. Eagon & Associates completed the latest round of the Reed Rd. residential well monitoring on Friday 9/26 for the third quarter of 2025. They expect their latest quarterly report with the sampling results to be ready to provide back to the Village by the end of this week.

11. We were advised by Weaver Bros. on 9/3 that they are not moving forward with their cooler installation project at their facility at 900 N. Center St. The Village purchased a new 1500 kVA, 480/277V transformer and pole-mount recloser for this facility earlier this year for this expansion. This transformer and pole-mount recloser will now be used for a new egg laying barn that they have slated for construction in 2026.
12. Electric linemen have been installing new LED fixtures in the Ward Park Swimming Pool Parking Lot and Park itself over the last few weeks as time allows. The existing high-pressure sodium fixtures with their orange light have been removed entirely. We have received several comments from the public on how much better the area is lighted now with the new LED fixtures.
13. A power outage event took place to electric customers located on the East and SE side of the Village on Saturday, Sept. 27th. The first reports of the outage came in just before 2PM. The outage was caused by a dump truck driver who left his bed up pulling away from a Walls Bros. asphalt paving machine on Versailles-Southeastern Rd. and Kelch Rd. intersection as part of a Darke County paving project. The bed struck an overhead telecom line attached to Village-owned utility poles causing the conductor spans at the top to slap one another causing a phase-to-phase event that locked out the circuit recloser back at the East Water St. Substation. Power facilities were inspected and power restored at approximately 2:26PM. Walls Bros. will be invoiced for all time and expenses related to the event. Village linemen tied up the heavily damaged telecom line for safety-purposes as it was down into the lanes of traffic.
14. A power outage occurred at approximately 12:18AM on 10/3 involving customers located south of the Village along SR 185, St. Peter Rd., Barnes Rd., and the south half of Klipstine Rd. that are all located on the Village's Circuit #9. Power was fully restored at 4:38AM. Personnel drove all of the lines in the area after the outage took place and found that two fuse cut-outs were destroyed along S. Center St. It is believed that an over-height piece of farm machinery struck overhead lines causing a road crossing conductor span to hit one another, causing a phase-to-phase event that caused the outage and damage.
15. We are reaching out to vendors for a replacement circuit recloser at the Greenlawn Substation due to the damage that the existing unit took on the evening of Sept. 22nd. We have located a unit through Power Line Supply that can help us get through until we can send the existing unit out for testing and potential rebuild. A new Cooper recloser like what was damaged is \$29,686 with a 35-week lead time. If we can successfully rebuild the recently damaged recloser in addition to one that was damaged back in 2022 and has been in storage, we can then have two reclosers in-stock for any potential issues in the future. Recloser bypass switches were also damaged during this past outage occurrence at the Greenlawn Substation and we are working to find replacement units and have the area tested at the substation.
16. Water and wastewater personnel have emptied the digester at the Village's WWTP as of last week hauling numerous loads with the Village's large tractor and liquid manure applicator onto area farm fields. Each fall we attempt to empty the digester to allow for enough storage to get through the winter months or until farm fields become frozen to where additional land applications can be made.
17. Water plant operators have been working to increase the softness of the Village's finished water from the Water Treatment Plant over the past two months. The new Reed Rd. wellfield has changed the water characteristics coming into the plant as the water has a different type of hardness as those wells are deep limestone wells. The finished water coming out of the plant is now more similar to the softness levels prior to the new wellfield coming online in May of 2024. The increased softness has resulted in additional lime and soda ash usage at the plant, but makes for a more desirable end product for customers of the Village's water system.
18. Well #9 was rehabbed the week of Sept. 29th by Jackson Well Services. This work was budgeted for in the 2025 CIP. The well was cleaned with Jackson's sonic blast technique in which a fuse-link system with M-80-like charges is placed down the well casing in which it is detonated in series and vibrates the iron and mineral build up off the existing well casing, screen, and opens up the surrounding aquifer media material outside of the casing. The total cost for the rehab services on Well #9 totaled \$21,450. This well is back in service at this time.
19. The Village's downtown flower pots and other such planters were cleared of their plants by Roger Frey who handled the watering and plant maintenance duties once again through 2025. We thank him for another great year of keeping our Village beautiful with these flowers.
20. New metal street light pole bases were poured by Electric Dept. personnel on 10/3 along Klipstine Rd.
21. The former 2009 Bucket Truck C which was a Ford F-550, 37' Versa-Lift bucket truck has been sold on GovDeals.com auction for \$16,200. This money will be receipted back into the Village's Electric Fund.
22. Street Dept. personnel over the past two weeks have gone out twice to pick up random leaf piles in more heavily wooded areas of the Village. Village-wide leaf collection is set to begin the week of Oct. 13th. The ongoing dry conditions have resulted in trees losing their leaves earlier than normal.
23. I will be hosting the Versailles 8th grade class at the water treatment plant on Oct. 8th and 9th as part of their career exploration program that the school does each year. I will be explaining to them how the water treatment plant works as well as explain career pathways in various utility and administration fields within municipalities.

Fiscal Officer Apple informed Council that the budgeting process will begin shortly.

Attorney Guillozet informed Council that the Darke County Commissioners approved the annexation of the 6.782 acres in Wayne Township north of town, the 60 day wait period starts. Final approval will be able to be made at the December 17th meeting.

Committee and Board reports were as follows:

- Cemetery Board– Meeting October 21, 2025 at 9:00 am
- Tree Commission – Meeting October 17, 2025 at 12:00 p.m.

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

Mayor Dammeyer adjourned the meeting at 8:05 p.m.

Todd M. Dammeyer, Mayor

Alisha Apple, Fiscal Officer