

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

October 9, 2024

Mayor Dammeyer called the Council meeting to order at 7:02 p.m.

Roll call found the following Council Members present: Mr. Paulus, Mr. Griesdorn, Mr. Steinbrunner, Mrs. Dieringer, and Ms. Shaffer. Mr. Weaver was absent. Also present were Village Administrator Francis, Fiscal Officer Ording, and Village Attorney Tom Guillozet.

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 September 25, 2024 Regular Meeting
- Approval of List of Expenditures for October 9, 2024

Mr. Steinbrunner seconded the motion. Vote: all yeas with Mr. Paulus and Mrs. Dieringer abstaining from vote of minutes.

Next, Mayor Dammeyer signed a proclamation of appreciation for the City of Piqua and the City of Greenville. In late 2023 and early 2024, the Village of Versailles experienced extremely low ground water levels due to continued below average rainfall. The City of Piqua and City of Greenville were of critical assistance in providing water supply assistance to our community in a time of emergency. The Village particularly commends the efforts and staff of both city water treatment plants for their assistance.

Scheduled for public discussion was the item of scheduled November and December council meetings. Due to the Thanksgiving holiday, Mr. Paulus made a motion to reschedule the November 27th Council Meeting to Monday, November 25th, Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried. Mr. Steinbrunner made a motion to reschedule the December 25th Council meeting to Monday, December 23rd, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Moving on to old business, Mr. Paulus made a motion to have Ordinance No. 24-44 be read by title only, the third reading, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried. Village Attorney Guillozet read by title only, the third reading of Ordinance No. 24-44, an ordinance adopting the procedures and application for street-side handicapped parking in the Village of Versailles. Mr. Paulus made a motion to adopt Ordinance No. 24-44, seconded by Mrs. Dieringer. Vote: all yeas. Motion carried.

For the first item of new business, Village Attorney Guillozet read by title only, the first reading of Ordinance No. 24-40, an ordinance to rezone multiple properties within the Village of Versailles, Ohio.

He also read by title only, the first reading of Resolution No. 24-45, a resolution designating Public Depositories and awarding active public monies.

Village Attorney Guillozet then read by title only, the first reading of Ordinance No. 24-46, an ordinance establishing an Interest Allocation Policy for the Village of Versailles, Ohio and declaring an emergency. Fiscal Officer Ording said the policy specifies how investment earnings are credited to various funds. 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. Ms. Shaffer seconded the motion. Vote: all yeas. Motion carried. Ordinance No. 24-46 was read by title only the second and third readings. Mr. Steinbrunner made a motion to adopt Ordinance No. 24-46, Mr. Griesdorn seconded the motion. Vote: all yeas. Motion carried.

Ms. Shaffer made a motion to authorize the Village Administrator to enter into a contract with Access Engineering Solutions, LLC for professional services for preliminary design and engineering for the West Wood Street, Columbia Street, and Pearl Street Improvements Project, seconded by Mr. Griesdorn. Vote: all yeas. Motion carried.

Next Mr. Paulus made a motion to accept grants that have been awarded by the Ohio Department of Public Safety, Ohio Division of EMS to Versailles EMS in the amount of \$18,300 and \$4,029.76, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

The last item of business was consideration of a written recommendation from the Planning Commission to approve a proposed lot split by the Village of Versailles for 4.274 acres of land south of Marker Rd. The Village intends to use this property for future utility infrastructure. Ms. Shaffer made a motion to approve the recommendation from the Planning Commission for the proposed lot split by the Village for 4.274 acres of land south of Marker Rd, seconded by Mr. Steinbrunner. Vote: all yeas. Motion carried.

Moving on to Administrative Reports, Village Administrator Francis distributed his Village Administrator's Report to members and reported on the following items: The final electric conversion for the last transformer to the new underground primary power in the Cambridge Dr. area is taking place Thursday, 10/10. This project will greatly improve the reliability for power customers in the area. The planned power outage the morning of Sept. 29th for select customers on Circuit #5 along Baker Rd., Indian Creek Estates, SR 185 NW of the Village, and Conover Rd. went well with power being turned off to customers at 4AM and back on shortly after 5AM ahead of schedule. All electrical work at Midmark for the Plant C expansion project is now complete. Electric personnel worked Saturday, Oct. 5th connecting a new riser power pole near the BowlerStore that supplies power to the Family Health Medical Building. The existing riser pole had to be relocated due to the BowlerStore addition project at their expense. The existing pole has since been removed and the proposed driveway for the addition's truck docks can now be completed. Utilities Superintendent Darrin Mumaw and myself attended the 2024 AMP Conference in Columbus Oct. 1st and 2nd. The Village of Versailles was presented an Honorable Mention award for System Improvement for the Reed Rd./Circuit #5 Improvements Project that extended power to the new Reed Rd. Wellfield in addition to improving reliability to existing customers along the route. In addition, the Village Electric Dept. also received an AMP Safety Award for no-time lost due to employee injuries for 2023. One of the major talking points at the AMP Conference was the power capacity rates that have gone up seven-fold with the recent PJM capacity rate auction that took place this past summer. The capacity rates are going up for all power systems within PJM (the power grid from the Atlantic coast to the Indiana line) due to the rapid retirement of coal power generation (baseload power) and the lack of new baseload generation coming on. To compound the supply/demand issue, data centers and AI centers are growing at a very rapid pace and using the spare capacity within PJM. The power cost implications for the Village are currently being reviewed as the power supply costs for generation for 2025 are just starting to come into view. We will be in discussions with Sawvel & Associates and AMP to determine how these prices may affect power rates for our customers. There has been a lot of renewable power (solar & wind) that has been connected within the PJM footprint, but not near to the level that we are losing with the retirements of baseload generation. Renewable power sources such as solar and wind are intermittent power resources with capacity factors in the 15%-30% range, whereas coal and natural gas are in the 70%-95%+ capacity factor and can generate power around the clock. Solar power is a great resource for peaking in the summer months, but do not help at night or when there is a cold snap with snow cover while power demand increases for additional heating needs. This will continue to be a problem going forward for all power suppliers within PJM and beyond including municipals, cooperatives, and investor-owned utilities. We were also just notified that DP&L's (AES) transmission rates for 2025 are going up 44% in large part due to their continued transmission system improvements that they are making. The transmission costs to move the power from our generation assets to the Village will also likely affect Village power customer rates going forward. Village linemen continue to install new electric AMI meters at customer locations outside of the Village corporation limits. This work is

being completed in between larger projects as time allows. The Village has received several complaints regarding solicitors going door-to-door in the Village claiming to be with various utilities requesting to see resident/business utility invoices for natural gas and/or electric. The complaints usually include the person telling the resident that they are just there to verify they are being charged the correct price. We have asked residents to NOT provide such solicitors their utility bill information as those documents contain account numbers and other information that could potentially be used in a harmful manner. Most of these door-to-door solicitors do not have a Village Solicitor's Permit which is required by Village Ordinance No. 83-10. The solicitors that we have received reports on and whom have been stopped by the Versailles Police Dept. are from DirectEnergy and Provision Power & Gas. Neither of these entities are a utility in the Village and are not exempt from the requirement of a Solicitor's Permit. Residents are free to select a natural gas supplier (energy only) of their choosing with CenterPoint Energy being our local natural gas supplier that owns the gas mains and delivers natural gas to your home or business. We have instructed residents that if a door-to-door solicitor comes to your door, they request to see their Village-issued solicitor permit. If they do not provide verification of a Village-issued solicitor permit, we advise that they please ask them to leave and call the Versailles Police Department at (937) 526-3172 or the Darke County Sheriff's Office at (937) 548-2020 to report the incident.

The Rosecomb Estates Phase II area is near being ready to receive asphalt on the new streets. We are awaiting word from Paulus Excavating on when their subcontractor, Walls Bros., will be in to perform the paving work. Street Dept. personnel continue to work on concrete sidewalk repairs in Ward Park as workload allows. New segments of walk have already been poured and other areas are being removed and prepped for new concrete. Sidewalk returns to all of the new park swings are also being installed as part of this work. PAB Construction, Inc. began work on the N. East St. Reconstruction Project between E. Water St. and E. Main St. on Oct. 7th. This project includes all new sidewalks, curbs, storm sewer improvements, sanitary sewer improvements, new street base, and new asphalt. The project will likely be completed by the end of October, weather depending. Biorestor, an asphalt rejuvenating agent, was applied to Fairview Ave. and W. Main St. October 2nd. Biorestor helps prolong the life of asphalt with the Village applying this to nearly all new paving work since 2016. N. Center St.'s application of Biorestor is set to be completed Oct. 10th. There are also five total manholes on W. Main St. that will be adjusted later this fall with Mr. Manhole to the new asphalt surface when they are in town to perform manhole adjustments on N. East St. Street Dept. personnel performed the Fall Clean-Up Day on Tuesday, Oct. 8th. Overall, it appeared that the volume of refuse material sat out was down for this annual event. Street Dept. personnel began random leaf collection as needed in trouble areas the week of the Sept. 23rd week in advance of the high-wind and high rainfall event that took place towards the end of that week. Random leaf collection in high-volume areas will continue until set routes start the week of Oct. 14th. Typically, leaf collection has been held off the past several years as there isn't enough volume of leaves out to justify running set routes. With the abnormally dry fall, trees are losing their leaves faster than normal. The second round of residential water well monitoring related to the Reed Rd. Wellfield took place September 12th. Even with the abnormally dry summer, levels are looking good across the monitoring area that extends 1.25 miles out away from the Reed Rd. Wellfield. The well field data logger in the test well east of Well #13 shows approximately five feet of drawdown since the startup of the well field, but more importantly, the data shows that levels in the well field have been relatively flat since the beginning of June. The Village only runs one of the Reed Rd. wells at a time typically in a range between 180-220 GPM depending on water demand for the day. The wellfield near the water treatment plant is being ran with a selection of wells pulling in around 200-220 GPM. Balancing the water from both wellfields has helped keep the aquifers at a good level without causing issues at either location. The next round of routine well monitoring will take place in December. In discussions with Eagon & Associates, we will continue quarterly well monitoring of the Reed Rd. wellfield area in 2025 and then likely go semi-annual thereafter. Grilliot Tree Trimming and Stump Grinding will be starting the week of October 14th to remove 32 trees in the Downtown Streetscape area that are either dead, heavily damaged, or causing sidewalk/paver damage. The total cost of this work is \$5,800.00. Once all of the trees have been removed, Village Street Dept. personnel will be using a new stump removal bit tool that mounts to our skidloader auger driver. Re-planting of the trees will begin as soon as personnel have holes ready and trees from A. Brown's Nursery that have been ordered and should be ready in November for pick-up. As part of the 2024 Capital Improvement Plan, LED light conversions were slated for Ward Park for the decorative lamp posts. We are currently working on getting pricing and options for the LED conversion kits. We have also

obtained a price from C&S Painting to paint all of these decorative light poles black to match the rest of the town. In addition, many of these light poles were in need of repainting from weed eaters removing paint around the bases and the green starting to chalk and fade. The cost for this repainting will be \$4,250.00 and will be completed this fall. Grass seeding of the new south mound at the Municipal Services Facility has been delayed with the recent rain. Village Park Restrooms will be closed for the season on Monday, Oct. 14th as advertised. Forecasted lows for that week are currently showing at or below freezing. The fountain uptown has also been drained for the season.

Fiscal Officer Ording reported that the Records Commission met Tuesday, October 8th and approved the Certificate of Records Disposal RC-3 forms for the various departments

Committee and Board reports were as follows:

- Finance & Audit - meeting October 23, 2024 at 6:15 p.m.
- Personnel & Policies – met prior to the meeting
- Planning Commission – met October 2nd
- Cemetery Board – meeting October 15, 2024 at 9:00 a.m.
- Tree Commission – met October 4th to discuss the tree lottery bid results

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 7:47 p.m.

Todd M. Dammeyer, Mayor

Kathy Ording, Fiscal Officer