

Mayor Dammeyer called the Council Meeting to order at 7:00 p.m.

Roll call found the following Council Members present: Mr. Griesdorn, Mr. Steinbrunner, Mrs. Dieringer, Ms. Shaffer, Mr. Weaver, and Mr. Pepple. Also present were Village Administrator Francis, Fiscal Officer Apple, Attorney Matt Pierron.

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

Mrs. Dieringer made a motion to accept the consent agenda which included approval of the following:

- Approval of Agenda as amended
- Approval of Minutes from the April 8, 2026 Regular Meeting
- Approval of List of Expenditures for April 20, 2026

Ms. Shaffer seconded the motion to approve the consent agenda. Vote: yeas. Motion carried.

Public Discussion/Requests/Decisions we had one visitor Trey Shepherd with Sawvel & Associates and two Proclamations to read Arbor Day Proclamation (April 24th) and National Nursing Home Week Proclamation (May 10-16).

Trey Shepherd from Sawvel and Associates was in attendance to present findings from a recent power supply analysis that was completed for the Village in regards to two recently offered power generation resources offered by AMP. Mr. Francis explained to those in attendance that both power generation resources are being offered to AMP member communities as part of power purchase agreements (PPA). These power generation resources are not owned by AMP nor would ownership be offered to AMP member communities like other power supply resources in our portfolio. The first power generation resource is a natural gas-fired, combined cycle plant titled the Potomac Energy Center, located in Loudon County, VA. The plant is currently in operation and has a nameplate capacity of 750 MW. The second power supply resource is a solar facility that has yet to be constructed titled Bright Mountain that would be located in Perry County, KY. Mr. Shepherd shared with council current power supply information in which the Village is currently purchasing approximately 16% of its power through the open electric supply market. Sawvel historically recommends that the Village be between 8%-12% on the open market. He stated that our growth over the past 10-15 year is what has pushed the Village to that 16%-range of market power purchases. The AMP Solar Phase II Project that went commercial in January 2018 was our last power supply project that has been entered into. Through Sawvel's analysis it was found that the Potomac Energy Campus was not a good fit with our current power supply portfolio for an intermediate/baseload facility, which Potomac is, and with the provided pricing. The initial cost of the power from Potomac is good based on current and historic market prices, but because of legislation in the Virginia legislature who is seeking to enter Virginia back into the Regional Greenhouse Gas Initiative (RGGI) the end product cost of power is too high with too much risk as there is no cap in place on pricing. The Sawvel analysis did show that a small purchase of Bright Mountain Solar would be beneficial without much risk. Upon further discussion it was decided to move forward with a PPA of 500 kW of Bright Mountain and for legislation to be prepared for a future council meeting vote. Mr. Shepherd then went into discussion that with the current and ongoing high cost of power capacity markets, it would make sense to explore a behind-the-meter (BTM) generation project. Such a project would install power generation resources, such as natural gas or diesel, generation units behind the Village's interconnection metering point. These BTM generators can be dispatched quickly for peak-shaving or for when power market conditions are high and it becomes cost-effective to run the units to provide additional power onto the Village system. Mr. Francis further explained that the OMEGA JV2 diesel units at the East Water Street Substation were installed in the early 2000's as a peak shaving maneuver to help control and lower power supply costs. However, those units are now over 25 years old and may be retired within the next 5-8 years. AMP has assured member communities that they would continue to run the JV2 generators as long as it makes mechanical and financial sense to do so. Mr. Shepherd explained that the new generation natural-gas fired generators being offered through BTM Projects with AMP are extremely efficient and cost-effective to run. Additionally, the capacity and transmission credits offset most of the operating cost minus fuel purchases. Mr. Francis stated that AMP would be coming on April 23rd to evaluate potential generator sites that the Village has available.

Mayor Dammeyer announced the Proclamations and that the Arbor Day tree ceremony will be this Friday.

On to Old Business:

Mr. Griesdorn made a motion to have Ordinance No 26-16 read for the third and final time, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried. Attorney Pierron read for the third time Ordinance No. 26-16, and ordinance establishing one-way traffic heading north on Columbia Street from West Ward Street to West Main Street and eliminating parking on the west side of Columbia Street in said one-way travel area. Mr. Steinbrunner made a motion to approve Ordinance No. 26-16 as read, seconded by Mr. Pepple. Vote: yeas. Motion Carried.

Mr. Griesdorn made a motion to have Ordinance No 26-17 read for the third and final time, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried. Attorney Pierron read for the third time Ordinance No. 26-17, and ordinance establishing one-way traffic heading south on Franklin Street from West Main Street to West Ward Street and eliminating parking on both sides of Franklin Street in said one-way travel area. Mr. Steinbrunner made a motion to approve Ordinance No. 26-17 as read, seconded by Mr. Weaver. Vote: yeas. Motion Carried.

On to New Business as Ordinance 26-24 was asked to be moved to the first reading, so if there were any questions Trey from Sawvel would be able to help answer.

Attorney Pierron read Ordinance No. 26-24, an ordinance amending the 2026 Annual Appropriation Ordinance and declaring an emergency. Mr. Griesdorn made a motion to have Ordinance 26-24 read for a second and third time and declared an emergency, seconded by Ms. Shaffer. Attorney Pierron read Ordinance No. 26-24 for a second and third time and declaring it an emergency. Mr. Steinbrunner made a motion to approve Ordinance No. 26-24 as read, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried.

Attorney Pierron read Ordinance No. 26-21, an ordinance establishing the Condemnation and Demolition code for buildings and other structures located in the Village of Versailles for the first time.

Attorney Pierron read Ordinance No. 26-22, an ordinance adopting chapter 114 of the Village of Versailles, Ohio Codified Ordinance Regulations "Short-Term Rental Operations" in the Village of Versailles for the first time.

Attorney Pierron read Resolution No. 26-23, a resolution approving the adoption of a reimbursement limit of \$500.00 for the Village of Versailles employees for the first time.

Mr. Pepple made a motion authorizing the Fire/EMS Chief to apply for a CenterPoint Energy Grant, seconded by Mr. Weaver. Vote: yeas. Motion Carried.

Mr. Steinbrunner made a motion to enter into Executive Session for the following reasons:

- To consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official

Seconded by Ms. Shaffer. Vote: yeas. Motion Carried.

Entered into executive session at 8:22

Exited executive session at 9:29.

Administrative Reports:

Mayor: Is attending Tree City USA on Thursday and then The Arbor Day Ceremony on Friday.

Village Administrator:

1. We will be looking to move forward with Brian Bros. to perform exterior maintenance work on the Village Hall Building. Work shall include caulking and painting for all of the windows and door areas around the building as well as the soffit on the building. The proposal received for this work was \$29,900.00 and would start after Poultry Days. This maintenance work is to buy additional time until a full renovation project can happen in a future budget year as discussed previously by council. Brian Bros. last year performed the exterior maintenance and painting work on the Village Admin Building and did a fantastic job. The Village Hall work was budgeted in the five-year CIP at \$30,000.00.
2. E&L Contractors finished the last of the interior coating work in the Terry St. tower on 4/21. They will be wrapping up the interior stem coating work today. They have contacted CorrPro our cathodic protection vendor to come and install their components in the tower prior to us filling. We will be able to start filling the water tower and begin disinfection on May 1st. The interior coating needs to sit 7-10 days to fully cure before we can fill. This project is finishing on schedule.
3. Street Dept. personnel replaced two water services on E. Main St. last week between Center St. and Second St. One existing copper water service was leaking badly and was discovered during a recent water leak detection survey. The other was laying directly adjacent to the leaking location and was also copper backfilled in limestone gravel. With the past history in

this area of leaking water services due to limestone corrosion on copper lines, it was decided to go ahead and replace it while excavation was taking place with new plastic water service material. The water main in this area was not replaced during the 2021 Downtown Streetscape Project, but the water services were. A future water main and service replacement project will be needed in these areas.

4. Indian Creek and Ward Park Restrooms are open and operational for the 2026 season. The new pedestal drinking fountain at Indian Creek Ball Diamond has been installed and is operational.
5. In preliminary discussions with Brenneman Excavating with regards to the W. Wood St. Area Reconstruction Project, they intend to potentially start work in the second half of June.
6. The 2026 Electric Tree Trimming Project has been completed by Fitzwater Outdoor Maintenance. We are currently reviewing the trimming areas to ensure that all work has been completed as requested.
7. I am currently working with AMP on the 2026/2027 & 2027/2028 natural gas aggregation program for the Village. Further details on this will likely be discussed at the May 13th regular council meeting. The current aggregation period ends in 2026 and was a two-year contract with IGS Energy.
8. Natural gas customers in Versailles with CenterPoint Energy may have received a letter recently regarding standard price offering supplier changes. The letter came from DirectEnergy who states that they are now the CenterPoint Energy standard choice offering provider. CenterPoint Energy is the natural gas system supplier to the Village who handles customer billing, owns the gas mains and piping, and performs the necessary maintenance and replacements for natural gas facilities in our area. Different energy suppliers, such as DirectEnergy, provide the actual natural gas itself that is transported through CenterPoint's infrastructure to be used by the customer. All Village natural gas customers are in the Village's aggregation program unless they opt-out.
9. A new three-phase electric extension and service for two replacement barns at the Weaver Bros. Dew Fresh farm was energized on 4/17.
10. Trey Shepherd from Sawvel & Associates will be at the April 22nd council meeting to discuss two new power generation resource offerings that are being offered through AMP to the Village. Sawvel recently completed an analysis on behalf of the Village on these two resources and will provide those in attendance the findings from that analysis along with recommendations on how to proceed. In addition, we will be having preliminary discussion on potential behind-the-meter generation options for the Village to help with capacity prices, peak shaving, and potential auxiliary power solutions.
11. We had a short section of a north/south alley that runs from E. Main St. to an east/west alley near Worch Lumber fall apart just recently. This alley was a chip-and-seal alley that was likely coated back in the 1990's when that process began in the Village for such alley improvements. The alley cannot be repaired in its current state and will need to be excavated and paved. I will be looking to work with the awarded contractor on the 2026 Street Paving Project to obtain pricing to perform the necessary work as part of a change order. Further information will be provided in the near future.
12. The 2026 Street Paving Project is currently out for bid with a bid opening date slated for April 30th at 11AM. Three contractors currently have plans on the project according to Access Engineering Solutions.
13. The new 2026 GMC 3500 Street Dept. service truck is at Knapheide in New Carlisle where the service body is being installed. We anticipate this truck being complete around the end of May.
14. I attended the Darke County CIC meeting on April 15th in Greenville. We are starting to have discussions on a new committee within the CIC that was brought up during a past strategic planning meeting by county municipality leaders that would be focused on Community Development. Further information on this will hopefully be coming in the near future.
15. We will be meeting with a representative from AMP on 4/23 to discuss potential siting locations for behind-the-meter natural gas or diesel generation assets here in Versailles. These locations will need to be close to substations and close to large-capacity natural gas mains for consideration of natural gas-fired units. The existing three diesel units at the E. Water St. Substation that are owned by several AMP communities through the OMEGA JV2 Project are now over 25 years old and our system has grown dramatically since they were originally installed. AMP intends to keep operating the units so long as the economics still work in addition to the mechanical components of each unit.
16. I attended the monthly AMP Board Meeting virtually on April 15th and 16th as the physical meeting was held in Danville, VA.
17. The Utilities Clerk job applications are due back to the Village by end of day April 24th. This job posting is for the planned late-July retirement of Marie Rose.
18. I presented at the AMP Technical Conference on April 21st on the topic of our Renewable Energy Interconnection and Rider Policies. Utilities Superintendent Mumaw and Electric Foreman Riley also attended the event as it is a great way to network with other utility personnel from a wide spectrum of municipal electric communities, pick up information on various industry happenings and trends, and to also see new products and technology in use.

The second day of the conference was a mutual aid table-top exercise with AMP member communities in attendance.

19. Street personnel completed this week various small curb and sidewalk repairs from recent fire hydrant replacements and other maintenance activities over the winter months. They also poured more gravel storage bunk pads at the Municipal Services Facility on Jackson St.
20. The large asphalt parking lot south of the Admin Building has been cracked sealed by Western Ohio Asphalt Sealing as part of our annual parking lot maintenance project. We will be holding off on black sealing this area until we hear back on the potential demolition grant project with the Darke County Commissioners for the former Street/Electric Shop at 137 N. Center St.
21. Committees:
 - a. Planning Commission: Meeting 5/6 @ 6:30PM to discuss required parking spaces for Center & Main, LLC at 39 S. Center St. where a coffee shop and retail space is set to be located. Per the Village Zoning Code, parking space requirements for the B-2 Central Business District are to be established by the Planning Commission.
 - b. BZA: Meeting 4/1 @ 6:00PM to review BZA Case No. 26-02, BZA Case No. 26-03, and BZA Case No. 26-04, and BZA Case No. 26-05. BZA Case No. 26-02 is a fence installation variance request filed by Dan and Jackie Watren, 189 Heritage Ct. The fence variance request is for construction of a fence across an existing utility easement. This property is zoned R-1 Single-Family Residential District. BZA Case No. 26-03 is a rear yard setback variance request filed by Justin Bohman, 114 Oak St. The variance request is for a reduction in the rear yard setback requirement for a home addition project. This property is zoned R-2 Single-Family Residential. BZA Case No. 26-04 is rear yard setback variance request filed by Charles and Krista Krueger, 150 Pearl St. The variance is for a reduction in the rear yard setback requirement for the construction of an attached garage. This property is zoned R-2 Single-Family Residential. BZA Case No. 26-05 is a variance request of Off-Street Storage Areas for Drive-in Services filed by Center and Main, LLC, 39 S. Center St. The variance request is for a reduction in the required number of off-street vehicle storage spaces for a proposed drive-in service facility. This property is zoned B-2 Central Business District, a principle permitted use, and to stop all business-related use at the property going forward.
 - c. Tree Commission: Arbor Day event is April 24th at 1:45PM at Indian Creek Park for a tree planting celebration as well as full Tree Commission Meeting.

Fiscal Officer: Audit has Started and the Auditor will be visiting the Office Thursday April 23.

Village Attorney: Nothing to Report.

Committee & Board Reports:

Finance & Audit (Mr. Griesdorn)

Nothing to Report.

Street & Safety (Mr. Steinbrunner)

Nothing to Report.

Personnel & Policies (Mr. Griesdorn)

Nothing to Report.

Planning Commission (Mr. Griesdorn)

Meeting May 6, 2026

Board of Zoning Appeals (Village Administrator)

Meeting May 6, 2026

Cemetery Board (Mr. Weaver) – 3rd Tuesday of the Month

Met April 21, 2026

Park Board (Mr. Pepple)

Nothing to Report.

Tree Commission (Mr. Weaver)

Arbor Day Friday April 24, 2026

Facilities (Mr. Steinbrunner)

Nothing to Report.

Announcements

Upcoming Council Meeting

May 13, 2026

7:00 pm

Versailles Fire/EMS Station

No other Final Comments from the Mayor, Council, Fiscal Officer, Village Administrator, and/or Village Attorney

Ms. Shaffer made a motion to adjourn, seconded by Mr. Steinbrunner.

Mayor Dammeyer declared the meeting adjourned at 9:39 p.m.