

Mayor Dammeyer called the Council Meeting to order at 7:03 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 with amendments
- Approval of Minutes from the March 25, 2026 Regular Meeting
- Approval of Minutes from the March 25, 2026 Public Hearing.
- Approval of List of Expenditures for April 7, 2026

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

No Public Discussion/Requests/Decisions:

On to Old Business:

Mr. Griesdorn made a motion to have Ordinance No. 26-09 be read for the third and final time by title only, seconded by Mr. Steinbrunner. Vote: yeas. Motion Carried. Attorney Pierron read for the third time, Ordinance No. 26-09, an ordinance revising the rates for the collection of refuse within the Village of Versailles, Ohio. Mr. Steinbrunner made a motion to approve Ordinance No. 26-09 as read, seconded by Mr. Weaver. Vote: yeas. Motion Carried.

Mr. Griesdorn made a motion to have Ordinance No. 26-10 be read for the third and final time by title only, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried. Attorney Pierron read for the third time, Ordinance No. 26-10, an ordinance adopting amended policies and procedures for the provisions of refuse, recycling, and cardboard collections service by the Village. Mr. Steinbrunner made a motion to approve Ordinance No. 26-10 as read, seconded by Mr. Pepple. Vote: yeas. Motion Carried.

Mr. Griesdorn made a motion to have Resolution No. 26-11 be read for the third and final time by title only, seconded by Mr. Weaver. Vote: yeas. Motion Carried. Attorney Pierron read for the third time, Resolution No. 26-11, a resolution approving the adoption of a cybersecurity program in accordance with Ohio House Bill 96. Mr. Steinbrunner made a motion to approve Resolution No. 26-11 as read, seconded by Mr. Dieringer. Vote: yeas. Motion Carried.

Mr. Griesdorn made a motion to have Resolution No. 26-12 be read for the third and final time by title only, seconded by Mr. Pepple. Vote: yeas. Motion Carried. Attorney Pierron read for the third time, Resolution No. 26-12, a resolution approving the adoption of a Social Media Policy for the Village of Versailles. Mr. Steinbrunner made a motion to approve Resolution No. 26-12 as read, seconded by Ms. Shaffer. Vote: yeas. Motion Carried.

Mr. Griesdorn made a motion to have Ordinance No. 26-15 be read for the third and final time by title only, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried. Attorney Pierron read for the third time, Ordinance No. 26-15, an ordinance establishing new emergency medical services billing rates for the Village of Versailles. Mr. Steinbrunner made a motion to approve Ordinance No. 26-15 as read, seconded by Mr. Weaver. Vote: yeas. Motion Carried.

Attorney Pierron read the second reading of 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.

Attorney Pierron read the second reading of Ordinance No. 26-17, an 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.

On to new business:

Attorney Pierron read the first reading of Ordinance No. 26-18, an ordinance establishing the zoning classification for a 6.782-acres of land, more or less, recently annexed into Village of Versailles, Ohio and declaring an emergency. Mr. Griesdorn made a motion to have Ordinance No. 26-18 read for a second and third time by title only and declared an emergency, seconded by Mr. Weaver. Vote: yeas. Motion Carried. Attorney Pierron read Ordinance No. 26-18 for a second and third time, declaring it an emergency. Mr. Steinbrunner made a motion to approve Ordinance No. 26-18 as read, seconded by Mr. Pepple. Vote: yeas. Motion Carried.

Attorney Pierron read the first reading of Resolution No. 26-19, a resolution amending Resolution No. 25-68, a resolution revising and adopting an updated hourly employee compensation and salary compensation tables for the Village of Versailles and declaring an emergency. Mr. Griesdorn made a motion to have Resolution No. 26-19 read for a second and third time by title only and declared an emergency, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried. Attorney Pierron read Resolution No. 26-19 for a second and third time, declaring it an emergency. Mr. Steinbrunner made a motion to approve Resolution No. 26-19 as read, seconded by Ms. Shaffer. Vote: yeas. Motion Carried.

Attorney Pierron read the first reading of Resolution No. 26-20, a resolution authorizing participation in the ODOT Road Salt Contracts awarded in 2026 and declaring an emergency. Mr. Griesdorn made a motion to have Resolution No. 26-20 read for a second and third time by title only and declared an emergency, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried. Attorney Pierron read Resolution No. 26-20 for a second and third time, declaring it an emergency. Mr. Steinbrunner made a motion to approve Resolution No. 26-20 as read, seconded by Mr. Pepple. Vote: yeas. Motion Carried.

Mr. Griesdorn made a motion to approve the recommendation from Access Engineering Solutions, LLC to award the West Wood Street Area Street Reconstruction Project to Brenneman Excavating, Inc. with a bid of \$1,397,561.67. Five-Year CIP Item #26-P15, seconded by Ms. Shaffer. Vote: yeas. Motion Carried.

Mr. Pepple made a motion to approve the written recommendation from the Planning Commission to schedule a public hearing to consider revisions to the Village Zoning Code for May 27, 2026 at 6:45 pm at the Versailles Fire/EMS Building, Seconded by Mr. Steinbrunner. Vote: yeas. Motion Carried.

Mr. Weaver made a motion to approve the recommendation from the Personnel & Policies for the Village of Versailles to formally adopt a Condemnation and Demolition Ordinance and for legislation to be prepared, seconded by Mr. Steinbrunner. Vote: yeas. Motion Carried.

Mr. Weaver made a motion to approve the recommendation from the Personnel & Policies for the Village of Versailles to formally adopt a Short-Term Rental Operations Ordinance and for legislation to be prepared, seconded by Mr. Pepple. Vote: yeas. Motion Carried.

Mr. Steinbrunner made a motion to approve the recommendation from the Personnel & Policies for the Village of Versailles to formally adopt a Sales Tax Reimbursement Limit of \$500 and for legislation to be prepared, seconded by Mr. Weaver. Vote: yeas. Motion Carried.

Ms. Shaffer made a motion to approve the recommendation from GPD Group to award the McGreevey Road Substation Construction Project to Vaughn Industries with a bid of \$2,722,122.01 seconded by Mr. Steinbrunner. Vote: yeas. Motion Carried.

Mr. Weaver made a motion authorizing the Fiscal Officer to advertise for bids for the 2026 Street Paving Program Project. The engineer's estimate for this project is \$375,000 and includes the asphalt resurfacing of S. Olive St. (Main St. to Fairview Ave.), N. West St. (Main St. to railroad), and the reconstruction of Steffin St. (Main St. to railroad). Five-Year CIP Item #26-P17, seconded by Mrs. Dieringer. Vote: yeas. Motion Carried

Mr. Steinbrunner made a motion to approve the recommendation from Finance Committee to approve Employee Health Insurance Plan Option 2 with Anthem Blue Cross Blue Shield through Phelan Insurance for the period May 1, 2026 – April 30, 2027, seconded by Mr. Pepple. Vote: yeas. Motion Carried.

Mr. Weaver made a motion to approve the recommendation from Finance Committee to allow the Village Administrator to enter into a Loan Agreement with Greenville National Bank for the amount of \$170,000 for the purchase of the New EMS Squad, seconded by Mr. Steinbrunner. Vote: yeas. Motion carried

Mr. Steinbrunner made a motion to enter into executive session for the following reason:

- A. 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

Time entered into executive session 7:43 pm.

Time exited executive session 8:12 pm.

On to Administrative Reports:

Mayor passed out a Darke County Mayor Annual Report to the Council members.

Village Administrator reported:

1. Tom's Construction has completed all installation, connection, and testing work on the Greenlawn Cemetery Area Waterline Improvement Project. The new 12" PVC water main is now in service between the football practice field and Greenlawn Ave. The existing 10" cast iron water main under Swamp Creek, Indian Creek, and the CSX Railroad has now been retired. Lawn restoration and asphalt repairs will take place once weather conditions improve and asphalt plants open for the season.
2. E&L Contractors continues to work on the Terry St. Water Tower Interior Recoat Project. All welding and repair work has been completed throughout the tower. Interior sandblasting is currently ongoing and should be finished either 4/8 or 4/9. They will begin the prime coat work once sand blasting is completed. They hope to be done with all interior coating work by the end of next week. It will likely be a week and a half to two weeks until the tower can start to be refilled, tested, and placed back into service. In the interior of the tower, we are going to have them provide some additional work to sandblast and paint the ladder platforms going up the tower, interior pit piping, and the dry interior fill pipe. These areas were not part of the original scope but are all original to the tower's construction in 1987 and in need of some attention. We will handle this additional work cost through the Village's annual water tower maintenance five-year CIP plan item out of the Water Fund.
3. Street Dept. personnel installed a new 12" water main valve last week along the access drive to the Terry St. (north) Water Tower. The existing valve at the base of the water tower does not seal down completely to allow for the necessary interior recoat sandblasting and painting. They will also be replacing an obsolete fire hydrant at the base of the tower with the addition of this new valve.
4. For the 2026 pool season we will have 14 lifeguards which is a good number based on past history. It appears that all of the new, incoming guards have received their certifications and will be ready to start the season on Memorial Day when the pool opens. Erin Frederick will be the Assistant Pool Manager and Chris Lennon is returning as Pool Manager.
5. The Ward Park Swimming Pool cover has been removed and the pool drained. Treatment Plant operators are currently working to clean the pool from its winter nap as well as preparing the pool bathhouse plumbing facilities to be turned on for the season.
6. Street Dept. personnel will be replacing a leaking water service under E. Main St. between Center St. and Second St. on April 13th. This repair will result in E. Main St. needing to be closed to all traffic and parking during that time. A fully signed detour will be provided utilizing E. Wood St. from Olive St. to S. Center St. Larger businesses and trucking companies have been notified in advance as well as the general public via Facebook.
7. Street Dept. personnel this week are working on various small concrete repairs from recent fire hydrant replacements in the southwest portion of the Village as well as a few other smaller spots elsewhere.
8. Both Indian Creek and Ward Park Restrooms and water will be opened and turned on by the end of this week. Personnel were set to start working to open the facilities on 4/8.
9. The new GMC 3500 Street Dept. service truck has been delivered to Hittle GMC in Greenville and we will likely be picking this up either Thursday or Friday of this week. This truck will then be sent to Knapheide in New Carlisle for the service body to be installed.
10. We have taken delivery of a new 2026 Exmark 72" zero-turn lawnmower for use at the water and wastewater plant property. This was a Five-Year Capital Plan equipment purchase for 2026. The unit was purchased through Flora's Small Engine Repair at a cost of \$17,199.00 on a Sourcewell cooperative purchasing contract. We typically strive to get eight years out of our lawnmowers before replacing them.
11. Treatment Plant operators worked this week with MSI to pump out grease, floatables, and grit from multiple Village lift stations. This routine maintenance is performed typically once a year at all locations to reduce the risk of clogged or damaged pumps in each station.
12. On the morning of March 27th, we were contacted by the Village of Minster who was requesting mutual aid. Severe thunderstorms with high winds came through the area the evening before and took down 17 total, three-phase electric poles along SR 119 east of their community. Three Village linemen (AJ Magoto, Luke Schlater, and Ryan Heins) were sent up to Minster that day and worked alongside New Bremen, Piqua, Wapakoneta, Minster and electrical contractor Vaughn Industries all through the day into the evening that day. All poles were replaced and new overhead conductor strung to complete the repairs. We have received mutual aid assistance in the past from other nearby AMP communities, including

Minster, and was a very rewarding opportunity for us to pay it back to have helped us in the past. All labor and equipment costs for our assistance per the AMP Mutual Aid Network Agreement have been invoiced to Minster.

13. Tree removals are complete on W. Wood St. in the street reconstruction area. Stumps will be ground out shortly.
14. Electric personnel will be working later this week for multiple underground street light power supply line replacements/installations with Flowmasters who will be vibratory plowing new conduit in for the needed power supply replacements.
15. The 2026 Street Right-of-Way Tree Trimming Project is approximately a third complete as of this writing by Grilliot Tree Trimming & Stump Grinding. Tree trimming this year was focused in the Southwest portion of the Village.
16. We had a larger, three-phase padmount transformer fail at the Family Health Medical building on 3/19. The transformer rusted out on the bottom of the unit causing it to fault and power to fail to the service. The transformer was replaced that morning with a unit from our stock. It is believed that this unit rusted out in such a manner as the nearby parking lot is level with the concrete pad that the transformer sits on. Years of salt applications and that parking lot drainage pushing towards the unit likely caused the premature rusting and failure. We will be looking to work with Family Health to schedule a future outage and place a riser on the customer-owned transformer pad to prevent future corrosion issues.
17. All CRA Agreement information for 2025's reporting year has been provided to the State of Ohio in advance of the submittal deadline.
18. The new 1500 kVA 277/480V padmount transformer for Weaver Bros. Dew Fresh Farm Barn #4 & #5 is slated for placement with the assistance of J-Crane on 4/14. This is part of a new underground primary electric installation for the two new, replacement egg-laying barns that are currently under construction at the facility.
19. 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.
20. I will be attending the monthly AMP Board Meeting virtually on April 15th and 16th.
21. We will be preparing to place an employment ad for a Utilities Account Clerk by the end of this week.
22. I have been asked to present at the AMP Technical Conference on April 21st on the topic of our Renewable Energy Interconnection and Rider Policies.
23. All park ball diamond outfields have been rolled for the season by the Street Dept. to smooth out those areas and improve safety for players. Lawn restoration work will be starting in the coming weeks around the new Indian Creek Ball Diamond Dugout shelters.
24. Electric line tree trimming by Fitzwater Outdoor Maintenance is currently underway for the 2026 project. As part of the project, several Bradford pear trees along Grand Ave. were removed as they were directly under overhead three-phase lines in addition to several trees along Swamp Creek in front of the wastewater treatment plant.
25. Committees:
 - a. Planning Commission: Met 4/1 @ 6:30 to discuss various revisions for the Village's Zoning Code, recommended to council for those revisions, and requested council to schedule a public hearing to discuss those revisions with the public.
 - b. BZA: Met 4/1 @ 6:00PM to discuss BZA Case No. 26-01, a conditional use request filed by Barhorst Rentals, LLC for the property at 11 E. Water St. The conditional use request is to allow for residential use at the property in addition to its already utilized business principal permitted use. This property is zoned B-1 General Business District. The property owner, Steve Barhorst, decided at the meeting to withdraw his conditional use request and instead declare the entire property will be utilized as residential, which is a principle permitted use, and to stop all business-related use at the property going forward.
 - i. There will be a BZA meeting on May 6th as there is currently one, if not two BZA cases to be heard.
 - c. Tree Commission: Arbor Day event will be April 24th at 1:45PM at Indian Creek Park for a tree planting celebration as well as full Tree Commission Meeting.

Fiscal Officer had nothing to report.

Village Attorney had nothing to report.

Committee & Board Reports:

Finance & Audit (Mr. Griesdorn)

Met April 8, 2026- discussed Employee Health Insurance Change, Loans for EMS & Fire New Apparatus.

Street & Safety (Mr. Steinbrunner)

Nothing to report.

Personnel & Policies (Mr. Griesdorn)

Nothing to report.

Planning Commission (Mr. Griesdorn)

Met April 1, 2026

Board of Zoning Appeals (Village Administrator)

Met April 1, 2026

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

Meeting April 21, 2026

Park Board (Mr. Pepple)

Nothing to report.

Tree Commission (Mr. Weaver)

Nothing to report.

Facilities (Mr. Steinbrunner)

Nothing to report.

Announcements

Upcoming Council Meeting

April 22, 2026

7:00 pm

Versailles Fire/EMS Station

No 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 8:34 p.m.