

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.

Ms. Shaffer 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 22, 2026 Regular Meeting
- Approval of List of Expenditures for May 11, 2026

Mrs. Dieringer seconded the motion to approve consent agenda. Vote: yeas. Motion Carried.

Under Public Discussion/Requests/Decisions Mayor signed the EMS Proclamation for EMS Week that takes place on May 17 - May 23.

In Old Business Attorney Pierron read the following for the second time:

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

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.

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

In New Business Attorney Pierron read for the first time Resolution No. 26-25, a resolution declaring it necessary to improve N. Steffin St. from East Water St. to East Main St. within the Village of Versailles, Ohio by reconstruction of the roadway, curbs, gutters, sidewalks, and approaches and declaring an emergency. Mr. Griesdorn made a motion to have Resolution No. 26-25 read for a second and third time and declaring it an emergency, seconded by Mr. Weaver. Vote: yeas. Attorney Pierron read Resolution No. 26-25 for a second and third time and declaring it an emergency. Mr. Steinbrunner made a motion to approve Resolution No.26-25 as read, seconded by Mr. Pepple. Vote: yeas. Motion carried.

Attorney Pierron read for the first time Resolution No. 26-26, a resolution authorizing the Village Administrator to apply for a Darke County Parks Grant for the replacement of the Indian Creek Park Baseball Diamond Backstop, and declaring an emergency. Mr. Griesdorn made a motion to have Resolution No. 26-26 read for a second and third time and declaring it an emergency, seconded by Mrs. Dieringer. Vote: yeas. Attorney Pierron read Resolution No. 26-26 for a second and third time and declaring it an emergency. Mr. Steinbrunner made a motion to approve Resolution No.26-26 as read, seconded by Ms. Shaffer. Vote: yeas. Motion carried.

Attorney Pierron read for the first time Resolution No. 26-27, a resolution authorizing the sale of certain vehicles and equipment not needed for any municipal purpose.

Mr. Griesdorn made a motion to accept the recommendation from Access Engineering Solutions, LLC to award the 2026 Street Paving Program to Tom's Construction, Inc. with a bid of \$387,138.00. Five-Year CIP Item #26-P17, seconded by Mr. Pepple. Vote: yeas. Motion carried.

Mr. Weaver made a motion authorizing the Village Administrator to enter into a contract with Access Engineering Solutions for Resident Project Representative (RPR) Services at a cost of \$50,000.00 for the West Wood Street Area Street Reconstruction Project, seconded by Mr. Steinbrunner. Vote: yeas. Motion carried.

Ms. Shaffer made a motion to authorize the Village Administrator to pursue a 24-month contract for natural gas aggregation through AMPO, Inc. for October 2026 through September 2028, seconded by Mrs. Dieringer. Vote: yeas. Motion carried

Mr. Weaver made a motion to authorize the Village Administrator and Fire/EMS Chief to enter into a 3-year contract with Stryker for equipment and services, seconded by Mr. Steinbrunner. Vote: yeas. Motion carried

Ms. Shaffer made a motion to approve the retirement of Marie Rose as Utilities Administrative Assistant effective as of August 4, 2026, seconded by Mrs. Dieringer. Vote: yeas. Motion carried.

Mrs. Dieringer made a motion to approve the appointment of Ms. Julia Bergman to a Utility Clerk position for a six-month probationary period, seconded by Mr. Steinbrunner. Vote: yeas. Motion carried.

Ms. Shaffer made a motion to approve the appointment of Ryan Heins to a Lineman II effective May 24, 2026, seconded by Mr. Pepple. Vote; yeas. Moton carried.

Mr. Steinbrunner made a motion to enter into executive session for the following reason:  
a. To consider the purchase of property or to consider the sale of property.

Mr. Weaver seconded. Vote: yeas. Motion carried.

Entered into executive session at 7:41.  
Exited executive session at 7:50

Administrative Reports:  
Mayor – reminder of the Memorial Day Parade.

Village Administrator:

1. Brian Bros. will be in town in the coming days to start on the Village Hall exterior maintenance work. Brian Bros.' work schedule has advanced to where they can start now and have assured us that they can have all work complete by Poultry Days. Even if the work is not 100% done, we would have any equipment and/or scaffolding moved to the rear of the building away from the Main and Center St. areas.
2. The Terry St. (north) Water Tower was placed back in Service on May 10<sup>th</sup>. E&L Contractors is now complete with all work on the interior re-coat project, cathodic protection equipment has been re-installed, and the new tower mixer is ready to go as well.
3. Street Dept. personnel last week performed several asphalt trench repairs around the Village as the asphalt plants are now up and operational. The main asphalt repair was the double water service replacement location on E. Main St. between Second St. and Center St.
4. Street personnel have been working to keep up mowing of Village parks, facilities, and properties. We have had to allocate overtime in some instances to keep up with how fast the grass is growing coupled with the numerous everyday services such as refuse, park restroom cleaning, and various other projects.
5. In preliminary discussions with Tom's Construction with regards to the N. Steffin St. Reconstruction and Street Paving Project, they intend to potentially start work in the second half of June. Notices to property owners and a more definitive schedule will be handled soon.
6. We will be looking to order \$45,000 of 1/0 URD underground, primary power cable from United Utility Supply for the Electric Dept. to replenish stock. Our current inventory has been depleted by numerous large customer and other customer requested private property power extensions in 2025 and continuing into 2026.
7. We met with officials on April 23<sup>rd</sup> regarding the potential of behind-the-meter power generation assets that could be constructed here in Versailles at the McGreevey Rd. Substation site as well as the East Water Street Substation. The McGreevey Rd. site would be best for natural gas generator units, while Water Street would be best for diesel due to the lack of nearby natural gas pipelines. East Water Street was looked as primarily as pre-planning for the eventual retirement of the three AMP OMEGA JV2 diesel units at that location that are now over twenty-five years old and are nearing the end of their useful life.
8. We are currently working with the State Auditor's on an IT Audit of our network systems. The IT Audit is a new matter that is just starting this year on smaller municipalities in conjunction with HB 96.
9. The Ward Park Swimming pool began filling this past Sunday, May 10<sup>th</sup>. The 2026 Darke County Health Department Pool and Concessions Licenses have been obtained. The pool inspection by the Darke County Health Department will be performed Tuesday, May 19<sup>th</sup>. The pool's opening day is slated for Memorial Day at 12:30PM. The pool will be on adjusted hours May 26<sup>th</sup> and 27<sup>th</sup>, opening at 3:30PM each day due to school being in session yet.
10. Security cameras were installed at the Ward Park Swimming Pool this week by SecurCom. These cameras were planned for in the Five-Year CIP for 2026. We are working on wrapping up the network connections this week and should be ready to go in advance of the pool opening on Memorial Day.

11. Street personnel will soon be started on the installation of first of two pedestal drinking fountain/bottle fillers at Ward Park. The first will be installed near the restrooms at Ward Park and should be ready to go by Poultry Days. The second will be installed near the playground area at Ward Park. There are two segments of existing water lines through the park to shelter houses that have failed. These lines will be replaced in conjunction with the second drinking fountain location later this summer.
12. AMP Transmission has finalized the transmission line routing for the new 69 kV transmission line to and around Versailles. Notification letters are being sent out to property owners in the vicinity this week by AMP Transmission.
13. A preconstruction meeting is scheduled for the McGreevey Rd. Substation for May 18<sup>th</sup>. More information on schedule will be announced after that meeting.
14. Thirty-one applications were received for the Utility Clerk position, with five applicants being interviewed.
15. Electric Dept. personnel continue to work on underground primary electric installation in the Rosecomb Phase II residential subdivision. The south portion of the development is now complete and ready, with work progressing now on the north end where a new home is set to be constructed at some point this summer. The middle area of the subdivision will be done last where no planned home building is slated as of this writing.
16. Design work continues on the N. West St. Phase II Extension Project that will connect Baker Rd. to Industrial Parkway. We should hear back on the last funding piece for this project in June or early July which is a requested \$250,000 in 0% OPWC Loan that we applied for in the fall of 2025.
17. Pending council approval, we will be looking to apply for a Darke County Parks Grant for a replacement backstop at the Indian Creek Park Ball Diamond. This project was slated for in the 2026 Five-Year CIP.
18. The new ambulance was picked up on Monday, May 11<sup>th</sup> in Van Wert. The total purchase price on the new ambulance was \$318,935.00. A \$170,000 loan with Greenville National Bank at 4.75% was obtained for the ambulance purchase with the remaining \$148,935.00 paid for out of the EMS Fund. This purchase was planned for in the 2026 Five-Year CIP.
19. All asphalt and lawn restoration is complete on the Greenlawn Area Waterline Improvement Project.
20. All lawn restoration is complete on the S. Center St. Area Sanitary Sewer Improvements Project. Final asphalt repairs will be handled soon as well as final manhole adjustments and coatings are set to take place this week.
21. Street personnel have completed the concrete pours at the new gravel bunk location at the Jackson St. Municipal Services Facility. As time allows, they are moving the existing concrete bunk blocks from behind the Admin Building to the new location. This move will greatly improve access and efficiency.
22. The 2023-2026 Efficiency Smart Program has been completed with 106% of the goal being met. 380 residential transactions took place during that time period as well as 22 commercial and industrial projects. The program continues to be a great tool for the Village in improving efficiency within the electric system while providing a value-added service to customers.
23. Committees:
  - a. Planning Commission: Meeting held 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. The parking space requirement was determined to be sixteen (16) total spaces for the facility.
  - b. BZA: Meeting held 5/6 @ 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 was a fence installation variance request filed by Dan and Jackie Watren, Center, 189 Heritage Ct. The fence variance request was for construction of a fence across an existing utility easement. This property is zoned R-1 Single-Family Residential District. The variance request was approved. BZA Case No. 26-03 was a rear yard setback variance request filed by Justin Bohman, 114 Oak St. The variance request was for a reduction in the rear yard setback requirement for a home addition project. This property is zoned R-2 Single-Family Residential. The variance was approved. BZA Case No. 26-04 was a 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. This case was tabled to a June 2<sup>nd</sup> meeting. BZA Case No. 26-05 was 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 was for a reduction in the required number of off-street vehicle storage spaces from five to four for a proposed drive-in service facility. The variance was approved.
  - c. Tree Commission: Meeting scheduled 5/29 @ Noon
  - d. Street Committee: Need to schedule a meeting for first week of June, proposing June 4<sup>th</sup> at 6:30PM at Fire/EMS Station.

Fiscal Officer – informed council where the Village is at in the Audit for 2024-2025.

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)

Met May 6<sup>th</sup>.

Board of Zoning Appeals (Village Administrator)

Meeting June 2, 2026

Cemetery Board (Mr. Weaver) – 3<sup>rd</sup> Tuesday of the Month

Meeting May 19, 2026

Park Board (Mr. Pepple)

Nothing to report

Tree Commission (Mr. Weaver)

Meeting May 29, 2026

Facilities (Mr. Steinbrunner)

Nothing to report

Announcements

Upcoming Council Meeting

May 27, 2026

7:00 pm

Versailles Fire/EMS Station

June 10, 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 8:21 p.m.