

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

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

Absent: Mr. Griesdorn

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 July 8, 2026 Public Hearing
- Approval of Minutes from the July 8, 2026 Regular Meeting
- Approval of List of Expenditures for July 20, 2026
- Donation Acceptance of \$12,880 from VTown Tigers to the Parks to go towards the Ward Park Tennis Court Resurfacing Project.

Mr. Pepple seconded the motion to approve the consent agenda. Vote: yeas. Motion carried.

Nothing Under Public Discussion/Requests/Decisions

In Old Business Attorney Pierron read the following for the third time Resolution No. 26-36, a resolution approving the adoption and incorporation of amendment to the Zoning Code for the Village of Versailles, Ohio. Mr. Steinbrunner made a motion to approve Resolution No. 26-36 as read, seconded by Mr. Weaver. Vote: yeas. Motion carried.

Under New Business Attorney Pierron read for the first time Ordinance No. 26-38, an ordinance amending the 2026 Annual Appropriation Ordinance and declaring an emergency. Mr. Steinbrunner made a motion to have Ordinance No. 26-38 read for a second and third time and declared an emergency, seconded by Ms. Shaffer. Attorney Pierron read Ordinance No. 26-38 for a second and third time declaring it and emergency. Mr. Steinbrunner made a motion to approve Ordinance No. 26-38 as read, seconded by Mr. Pepple. Vote: yeas. Motion carried.

Attorney Pierron read for the first time Resolution No. 26-39, a resolution revising and adopting an updated salary compensation tables for the Village of Versailles and declaring an emergency. Mr. Steinbrunner made a motion to have Resolution No. 26-39 read for a second and third time and declared an emergency, seconded by Mrs. Dieringer. Attorney Pierron read Resolution No. 26-39 for a second and third time declaring it and emergency. Mr. Steinbrunner made a motion to approve Resolution No. 26-39 as read, seconded by Ms. Shaffer. Vote: yeas. Motion carried.

Attorney Pierron read for the first time Ordinance No. 26-40, an ordinance prohibiting parking on the west side of Olive Street and the North side of Hickey Avenue within the Village of Versailles and proscribing the penalties for violation thereof and declaring an emergency. Mr. Steinbrunner made a motion to have Ordinance No. 26-40 read for a second and third time and declared an emergency, seconded by Mr. Weaver. Attorney Pierron read Ordinance No. 26-40 for a second and third time declaring it and emergency. Mr. Steinbrunner made a motion to approve Ordinance No. 26-40 as read, seconded by Mrs. Dieringer. Vote: yeas. Motion carried.

Mr. Weaver made a motion authorizing the Village Administrator to sign a Notice of Assignment to Confirm Vectren Energy Delivery of Ohio, LLC as the Sole Holder of the Franchise Agreement within the Village of Versailles, seconded by Mrs. Dieringer. Vote; yeas. Motion carried.

Ms. Shaffer made a motion approving the full-time, regular employment status for Mr. Nathan Weigel as a Water & Wastewater Plant Operator II after successfully completing a one-year probationary period, seconded by Mrs. Dieringer. Vote: yeas. Motion carried.

Mrs. Dieringer made a motion approving the full-time, regular employment status for Mr. Tim Wehrkamp as a Water & Wastewater Plant Operator II after successfully completing a one-year probationary period, seconded by Ms. Shaffer. Vote: yeas. Motion carried.

Mr. Weaver made a motion authorizing the Village Administrator to advertise for Request for Qualifications (RFQ) for the Versailles Police Department Addition Project, seconded by Mr. Pepple. Vote: yeas. Motion carried.

Mrs. Dieringer made a motion to approve Change Order #1 on the McGreevey Rd. Substation Project (Equipment Only Portion) with Power Line Supply for external CT's and mountings resulting in an addition of \$51,000, adjusting the total contract amount to \$155,604.00, seconded by Ms. Shaffer. Vote: yeas. Motion carried.

Ms. Shaffer made a motion to approve Change Order #1 on the McGreevey Rd. Substation Project with Vaughn Industries as presented resulting in addition of \$67,244.60, adjusting the total contract amount to \$2,789,366.61, seconded by Mr. Steinbrunner. Vote; yeas. Motion carried.

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

- 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: 7:21 p.m.

Time Exited: 8:10 p.m.

On to Administrative Reports:

Mayor informed Council that they started meeting with large businesses, and met with Kings Command.

Village Administrator informed council of the following:

1. McGreevey Rd. Substation Progress Update: Storm sewer installation work is ongoing in addition to foundations being augered and poured for various pieces of substation equipment. We are working to obtain pricing for additional conduit and equipment to be added to the substation project to allow future onsite generation equipment to power the substation buss. This will make future connection work much easier and cheaper when a future generation project takes place.
2. W. Wood St. Reconstruction Progress Update: Water main work is complete with the line successfully passing pressure and bacteria testing. Water service installations will commence once the storm sewer installation work is complete. Storm sewer installation is currently underway. Sanitary sewer main replacement work remains for underground utility installations.
3. N. Steffin St. Reconstruction Progress Update: The new curbs on N. Steffin St. went in last week, new light pole bases were poured by Village Electric personnel 7/17, and concrete sidewalk and driveway installations began 7/20. Sidewalk installation work will finish up 7/21. The one area of retaining wall on the street is slated to start installation later this week. Tom's Construction will then fine grade the street for asphalt placement with the potential for that to take place the week of July 27th. S. Olive St., N. West St., and a small section of alley that are a part of the 2026 Street Paving Project will likely be milled and asphalt resurfaced at the same time as Steffin St. Timing for paving work to commence will likely be late the week of July 27th.
4. AMP Transmission's right-of-way consultant OR Colan continues to make contact in the area with property owners seeking permission to survey properties that are along the routing of the new AMPT 69 kV transmission line project.
5. The radar-enabled speed limit signs for N. Center St. and Hickey Ave. will be going up once the new posts are fabricated by Bensman Welding. The aluminum material is now in for the fabrication.
6. A signage zoning permit application has been made for Made Apparel (39 S. Center St.) and Rooster Joe's (5 E. Wood St.). In speaking with the building owner, they are looking at a mid-September opening date for the new businesses in the former Fire Dept. location. In addition to signage, they are looking to install two murals/supergraphics onto the north and south building wall that will require a conditional use permit per the Village's Zoning Code and will be heard at the August 5th BZA meeting.
7. The Ward Park Swimming Pool continues to see high attendance over the past week due to warm temperatures.
8. We will be meeting with Access Engineering Solutions the week of July 27th to go over the final design plans for the N. West St. Extension Phase II Project that will connect N. West St. and Industrial Parkway. The intent is to bid this project late summer with a completion date of late spring 2027.
9. The Versailles Electric System saw a new all-time high peak usage event take place on July 1st in the 2:00PM-3:00PM hour. During that time, the system set the new peak at 17.12 MW with the last record being taking place in 2026 at 16.66 MW. This peak event was driving by the high temperatures and high humidity that gripped the area during that week.
10. I will be attending the monthly AMP Board Meeting in Columbus at AMP HQ on 7/22 and virtually on 7/23.

11. Mayor Dammeyer and I met with Steve Wright, President of Kings Command Foods on July 14th as a business check-in meeting.
12. I have reached out to Minster and Tipp City regarding their e-bike regulation ordinances due to ongoing complaints and concerns regarding the use of the devices on public streets, sidewalks, and parks. This matter will be further discussed and reviewed with the Street and Safety Committee.
13. Street personnel will be starting soon on sidewalk repairs at Indian Creek Park that are related to tree root uplift near the Jackson St. entrance.
14. Jackson Well Service should be wrapping up the final repairs on Well #3 at the Grand Ave. wellfield today. Once the work is complete, the well will be bacteria tested, and placed back online once the testing comes back good. This will likely need to be re-drilled off to the side of the current location in the next 2-4 years due to its age and condition. Well #3 has been a solid producing well over its lifetime. This well was originally drilled in 1963 according to Village records.
15. The Versailles Administrative Office Building experienced a roof leak in the utility office section of the building the morning of 7/21. Village Contractors will be making repairs today to the trouble area. This is the second such major leak in the past several years. Earlier this spring during high wind events, sections of shingles blew off the building as well and had to be repaired. The current roof is 22 years old. With that being said, we have reached out to some area contractors to replace the roof entirely due to the ongoing issues and age. We will be looking at asphalt shingles as is currently on the roof as well as standing seam metal. This roof replacement will likely be planned for in the 2027 Capital Improvement Plan if we can get by with the current roof for another winter season.
16. Committees:
 - a. Planning Commission: No meeting in August as there is no business to conduct.
 - b. BZA: Meeting scheduled for August 5th at 6:00PM to hear the following cases:
 - i. BZA Case No. 26-07, an accessory building variance request filed by Michael Shimp, 643 Hickey Ave. The variance request is to permit four (4) total accessory buildings on the subject property whereas Versailles Zoning Code stipulates only two (2) accessory buildings are permissible on a single residential lot. This property is zoned R-1 Single-Family Residential.
 - ii. BZA Case No. 26-08, a fence material variance request filed by CLGS Properties, LLC, 30 S. Center St. The variance request is to permit the construction of a fence on the subject property with alternate materials not included on the pre-approved material list in Versailles Zoning Code. This property is zoned B-2 Central Business District.
 - iii. BZA Case No. 26-09, a conditional use permit request filed by Center and Main, LLC, 39 S. Center St. and 5 E. Wood St. The conditional use request is to permit the installation of two (2) wall supergraphics on the commercial building on the subject property for two separate businesses. This property is zoned B-2 Central Business District.
 - iv. Tree Commission: Meeting slated August 7th at 12:00PM to review and discuss modifications to the Village Shade Tree Ordinance.
 - c. Tree Commission: Meeting scheduled for 8/7/2026 @ noon, Versailles Admin Building, 1901 Conference Room.

Fiscal Officer informed council that the CBDG Money from 2024 did not qualify for a single audit, and that the Finance audit is currently waiting for the Audit managers review.

Village Attorney had nothing to report.

Committee & Board Reports:

Finance & Audit (Mr. Griesdorn)

Nothing to report.

Street & Safety (Mr. Steinbrunner)

Meeting will be set for August.

Personnel & Policies (Mr. Griesdorn)

Nothing to report.

Planning Commission (Mr. Griesdorn)

Nothing to report.

Board of Zoning Appeals (Village Administrator)

Meeting August 5, 2026

Cemetery Board (Mr. Weaver) – 3rd Tuesday of the Month
Met July 21, 2026

Park Board (Mr. Pepple)
Nothing to report.

Tree Commission (Mr. Weaver)
Meeting August 7, 2026

Facilities (Mr. Steinbrunner)
Meeting will be held in August.

Announcements
Upcoming Council Meeting
August 12, 2026
7:00 pm
Versailles Fire/ EMS Station

August 26, 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. Shafer made a motion to adjourn, seconded by Mr. Steinbrunner.

Mayor Dammeyer declared the meeting adjourned at 8:33 p.m.