

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 Tom Guillozet.

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 as amended.
- Approval of Minutes from the August 12, 2026 Regular Meeting
- Approval of List of Expenditures for August 24, 2026
- Oath of Office to Assistant Fire Chief, Dereck Smith
- Approval of recommendation from Fire Chief Dustin Johns to allow Jacob Simons to be added as a member of the roster of the Versailles Fire Department as a probationary/candidate firefighter.

Mrs. Dieringer Seconded the motion to approve the consent agenda

Under Public Discussion/Requests/Decisions:

Mr. Pepple made a motion to set Village of Versailles Halloween Trick or Treat for October 25, 2026 from 2-4, seconded by Mrs. Dieringer. Vote: Motion carried.

Mrs. Dieringer made a motion to have the November 25, 2026 meeting moved to November 23rd, the December 9, 2026 meeting moved to December 16, 2026 & December 23, 2026 meeting moved to December 28, 2026, seconded by Mr. Weaver. Vote: yeas. Motion carried.

In Old Business Attorney Guillozet read for the second time Resolution No. 26-41, a resolution authorizing the Fire/EMS Chief to auction a 1997 Freightliner-Pierce Fire Engine and a 2010 Chevrolet Medtec Ambulance no longer needed for any municipal purpose and Resolution No. 26-42, a resolution authorizing the Utilities Superintendent to auction a 2009 International Dump Truck no longer needed for any municipal purpose.

Under New Business:

Attorney Guillozet read for the first time Ordinance No. 26-47, an ordinance adopting a new shade tree ordinance for the Village of Versailles.

Attorney Guillozet read for the first time Ordinance No. 26-48, an ordinance amending the 2026 Annual Appropriation Ordinance and declaring an emergency. Mr. Steinbrunner made a motion to have Ordinance No. 26-48 read for a second and third time by title only and declared an emergency, seconded by Mr. Pepple. Attorney Guillozet read Ordinance No 26-48 for a second and third time declaring it an emergency. Mr. Weaver made a motion to approve Ordinance No. 26-48 as read, seconded by Mrs. Dieringer. Vote; yeas. Motion carried.

Ms. Shaffer made a motion authorizing the Village Administrator to enter into a contract with Access Engineering Solutions, LLC for professional engineering services for final design of the North West Street Phase II Street Extension Project at a cost of \$25,000.00 per Five-Year CIP Item #26-P21, seconded by Mr. Steinbrunner. Vote; yeas. Motion carried.

Ms. Shaffer made a motion authorizing the Village Administrator to enter into a contract with The Porch Bakery, and Property Owners of 14 S. Center St., for a property License Agreement with the Village of Versailles to allow for an outside seating area adjacent to her location, seconded by Mr. Steinbrunner. Vote: yeas. Motion carried.

Attorney Guillozet read for the first time Resolution No. 26-49, a resolution authorizing the Village Administrator of the Village of Versailles, Ohio to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvements and/or Local Transportation Improvements Programs and to execute contracts as required and declaring an emergency. Mr. Steinbrunner made a motion to have Resolution No. 26-49 ready by title only for a second and third time and declaring it an emergency, seconded by Mr. Weaver. Vote; yeas. Motion carried. Attorney Guillozet read Resolution No. 26-49 for a second and third time declaring it an emergency. Mr. Steinbrunner made a motion to approve Resolution No. 26-49 as read, seconded by Mrs. Dieringer. Vote: yeas. Motion carried.

Mr. Weaver made a motion to approve the appointment of Mr. Greg Bohman to a Street Labor I position for a six-month probationary period pending clear background check and drug screen, seconded by Mr. Pepple. Vote; yeas. Motion carried.

Administrative Reports:

Mayors Report: Mayor notified Council of a Supervisor who will be out on Medical Leave. He also Stated that Mr. Griesdorn will be covering for him at the mayors meeting next week. He also had Chief Johns give an update on the EMS and the hiring process.

Village Administrator Report:

1. McGreevey Rd. Substation Progress Update: The security fence is currently being installed at the substation site. Structural steel for the new substation has arrived. Ground grid installation has begun. Conduit installation will be starting inside of the substation area. The project remains on schedule.
2. W. Wood St. Reconstruction Progress Update: The last catch basin was installed yesterday and they will be wrapping up the last of the underground utility pipe work today. All existing wood street light poles and fixtures have been removed by the Electric Dept. The next step of the project is street base, curb, and sidewalk area excavation for roadway reconstruction.
3. Street Striping: The new centerline on S. Olive St. is set to be applied very soon as the route was marked out this past Friday by the striping contractor. In addition, retracing of several areas of centerline and white edge line will be performed as part of the overall work as planned. We are once again partnering with the Darke County Engineer's Office for this year's striping work as it is a considerable savings to the Village to do so versus us contracting directly.
4. There were issues with vehicles parking in the No Parking lane along W. Main St. and Grand Ave. the night of the first football game of the season on August 21st. We will be providing reminder notifications to place out into local media and work with the school to inform/remind fans that parking is not permitted along the north and west side of W. Main St. and Grand Ave. As you may recall, council moved last fall after a traffic study of the area was performed by Access Engineering Solutions to restrict parking along one side of this roadway due to safety concerns during games and to allow two-way traffic to flow through the area as this is a major thoroughfare for the Village. The roadway is not wide enough per State of Ohio standards to allow parking on both sides of the street along with two lanes of traffic.
5. We were made aware this summer by the Darke County Commissioners that the county was looking at starting their own Building Regulations Department once again. Darke County had their own residential building department many years ago, but then contracted those duties out to the Miami County Building Regulations Dept. Darke County in the past did not handle commercial and industrial building plan reviews and inspections as that was handling by the State of Ohio Building Dept. Additionally, the Darke County Health Dept. handled plumbing inspection duties up until a few years ago, and they are now contracted out to Miami County after not being able to hire a replacement plumbing inspector. The Village will have the option on whether to go with Darke County for all building permits and inspections or we can request to stay with the Miami County Building Dept. I have started having conversations with local contractors, plumbers, and electricians in regards to their experiences with Miami County and what this change could mean for them and our residents/businesses.
6. The two new metal street light poles on Steffin St. have been installed in the recently reconstructed area of the street. Electric personnel have also poured a new metal street light pole base at 39 S. Center St. along E. Wood St. as part of the site work related to the new Rooster Joe coffee shop. In discussion with Joe McClurg with Rooster Joe's, they are looking to open their new business location in the first part of October.
7. The Porch Bakery is looking to open to the public towards the end of the week of August 31st.
8. The Ward Park Swimming Pool closed for the season on August 15th after an extremely wet week that resulted in several days of being closed due to inclement weather. We will be working to tabulate finances on how the pool operation fared for the summer. The pool cover has been installed for the off-season and winterization activities have begun by treatment plant operators.
9. I have had to post several properties for tall grass and weeds after the deluge of rain that the area received in August. All of the properties have since complied with the Notice of Violation with us not having to contract mow any locations.
10. There will be a regulations reminder in the upcoming Progress Report newsletter that comes with the utility bills this month pertaining to RV's parking in the Village. Parking of RV's is regulated by the Village's Zoning Code, Section 605. The Police Dept. has received complaints this month about such parking issues.
11. On August 12th a severe thunderstorm struck a pole mount transfer near 519 E. Main St. causing an isolated power outage event. Electric personnel quickly replaced the transformer once it was safe to do so due as there was lightening still ongoing in the area. This direct lightening strike also wiped out our security cameras at the East Water Street Substation in addition to a fiber optic switch and network switch. SecurCom will be replacing the damaged cameras as soon as they get in from their supplier. The cost for the replacement cameras is \$4800.00.
12. Saintignon Paint & Sealing will be starting on block sealing the Versailles Fire/EMS Building potentially later this week.
13. We are receiving pricing on needed masonry and maintenance work on the Greenlawn Mausoleum exterior with such work to be budgeted for in the 2027 as a capital improvement project.
14. We are looking to go-live with the new Village website this coming Friday morning. Lexi Moorman and I have been working with MidNet Media on this new website build through the summer months. The new website will get us in full compliance with the recent ADA requirements as well as provide a great refresh on the site. The current website I believe is approaching ten years old and is now obsolete with the software program that runs it.
15. Street Dept. personnel assisted the FareFest event in providing barricades in advance of the event that was held on August 22nd.
16. The new single-axle Kenworth dump truck/plow truck has been delivered after the upfit by WA Jones in Columbia City, IN. The truck will need to go back to Palmer Truck (Kenworth Dealer) in Dayton for some minor reprogramming. Once that is complete and vinyl lettering installed, the new truck will go into service.

17. Work will be starting later this week on the removal of the existing Indian Creek Ball Diamond Backstop. Street Dept. personnel will be handling the demolition and removal work. The new backstop material is currently on order and will be installed by Western Ohio Fence Supply. This project was made possible in large part to a \$8000 Darke County Parks Grant and \$6000 contribution from the Versailles Youth Baseball Association who uses the diamond each spring and summer.
18. We received route map information for the GridGrowth 765 kV transmission line project that shows two route options north of the Village and one south. We have received several phone calls on this project from property owners outside of the Village. This transmission line project does not involve the Village electric system and does not interconnect with our regional transmission system operator (RTO), AES, who we are interconnected with.
19. Mayor Dammeyer and I had a business meeting with Midmark Corporation on 8/24/2026.
20. Access Engineering Solutions has submitted the construction plans for a Permit to Install (PTI) to the Ohio EPA for the sanitary sewer and water distribution portions of the N. West St. Phase II Extension Project. Access Engineering continues to finalize the construction plans for the project. I have met with adjoining property owners on the project to finalize driveway locations for their facilities.
21. A total of eleven applicants submitted interest in the advertised Street Laborer position in the Street Dept. This Street Laborer position is being added to the department as budgeted for in 2026. As the Village continues to grow, so does the services and maintenance activities that warrant additional labor assistance.
22. I attended the monthly AMP Board Meeting in Columbus at AMP HQ on 8/19 and virtually on 8/20.
23. Three diseased and dying trees were recently removed at the Jackson St. entrance to Indian Creek Park by Grilliot Tree Trimming and Stump Grinding. We will look to replant these trees as funds allow.
24. The new water plant furnace and heat pump unit installation is slated to begin today. This furnace replacement was planned for in the 2026 Five-Year CIP as the existing electric furnace and AC system was beyond repair and now twenty years old.
25. The Police Dept. Addition Project Architectural and Engineering Services Request for Qualifications (RFQ) is due August 27th. Submitted RFQ's will be reviewed by administration and a Facilities Committee meeting then scheduled for formal review and recommendation to council on how to proceed.
26. Committees:
 - a. Planning Commission: Meeting scheduled Wednesday, September 2, 2026, to review Planning Commission Case No. 26-05, Legacy Court of Versailles, a residential subdivision submission filed by Ivy Communities of West Ohio, LLC. The planned residential subdivision includes nine (9) building lots along Monet Lane. This property is currently zoned R-2 Single Family Residential District.
 - b. BZA: No meeting in September as there is no business to conduct.

Fiscal Officer Report: Informed Council that the Audit is moving up the chain of approval and as of right now they have had no other questions.

Village Attorney Report: Mr. Guillozet will be back to attending meeting with the Village of Versailles.

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 September 2, 2026

Board of Zoning Appeals (Village Administrator)

Nothing to Report

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

Met August 18, 2026

Cemetery Board will start moving to Quarterly Meetings.

Park Board (Mr. Pepple)

Nothing to Report

Tree Commission (Mr. Weaver)

Nothing to Report

Facilities (Mr. Steinbrunner)

Nothing to Report

Announcements

Upcoming Council Meeting

September 9, 2026

7:00 pm

Versailles Fire/EMS Station

September 23, 2026

7:00 pm

Versailles Fire/EMS Sation

Final Comments from the Mayor, Council, Fiscal Officer, Village Administrator, and/or Village Attorney:

Hometown Christmas will be November 6, 2026 from 5pm-8pm

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

Mayor Dammeyer declared the meeting adjourned at 8:07 p.m.