

President Mr. Griesdorn 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 Tom Guillozet.

The Pledge of Allegiance and Invocation was led by Mr. Griesdorn.

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

- Approval of Agenda
- Approval of Minutes from the September 9, 2026 Regular Meeting
- Approval of List of Expenditures for September 21, 2026

Ms. Shaffer seconded. Vote: yeas, Mr. Steinbrunner Abstained. Motion Carried.

Under the Public Discussion/Requests/Decisions, Mr. Griesdorn announced the two Proclamations that will be signed by Mr. Dammeyer, Public Power Week Proclamation, and Fire Prevention Week Proclamation

Next, we had a short presentation from Commissioner Matt Aultman about the new Building Department in Darke County. They will be taking over building inspections in Darke County on October 1, 2026 instead of Miami County Building Department.

Under Old Business Mr. Steinbrunner made a motion to have Ordinance No 26-47 read for a third and final time, seconded by Mr. Weaver. Mr. Guillozet read for the third time Ordinance No. 26-47, an ordinance adopting a new shade tree ordinance for the Village of Versailles. Mr. Steinbrunner made a motion to approve Ordinance No. 26-47 as read, seconded by Mrs. Dieringer. Vote: yeas. Motion carried.

New Business Attorney Guillozet read for the first time Resolution 26-50: a resolution approving the celebration of Halloween Trick-or-Treat.

Mr. Weaver made a motion authorizing the Fiscal Officer to advertise for bids for the North West Street Extension Phase II Project as outlined in the Village's Five-Year Capital Improvement Plan (CIP), Project No. 26-P19, seconded by Ms. Shaffer. Vote: yeas. Motion carried

Ms. Shaffer made a motion authoring the Village Administrator to apply for a demolition grant for the building located at 137 N. Center St. through the PY27 Ohio Department of Development's Building Demolition & Site Revitalization Program administered through the Darke County Board of Commissioners, seconded by Mr. Steinbrunner. Vote: yeas. Motion carried.

Mr. Pepple made a motion authorizing the promotion of Mr. Ryan Thien as a Water and Wastewater Plant Manager, seconded by Mrs. Dieringer. Vote; yeas. Motion carried.

Ms Shaffer made a motion to table the decision on building construction plan review and building inspection services for residential and commercial applications within the Village, seconded by Mr. Weaver. Vote; yeas. Motion carried.

Mr. Weaver made a motion to approve the Facilities Committee to authorize the Village Administrator to negotiate an architectural and engineering contract with Garmann Miller for the Police Department Addition Project, seconded by Mrs. Dieringer. Vote: yeas. Motion 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.

Seconded by Mrs. Dieringer. Vote: yeas. Motion carried

Entered executive session at 7:37 p.m.

Exited executive session at 7:58 p.m.

Administrative Reports:

Mayor: Not present at meeting.

Village Administrator

1. McGreevey Rd. Substation Progress Update: Conduit installation and vault installation continues. The substation transformer is slated to be delivered and set on the sub foundation in the month of October. A date has not yet been established for delivery to the site. Per a project progress meeting today, most of the major equipment has now been delivered.
2. W. Wood St. Reconstruction Progress Update: Street base excavation and aggregate base placement as well as rough grading is complete on the reconstructed street areas. Curb installations are set to start the middle of this week, weather depending. Once curb installations are far enough along, Village electric personnel will begin street light conduit and foundation installations. Metal street light poles will be installed throughout the project area with the style being the same as Virginia St. and Klipstine Rd., for reference.

3. Treatment plant operators continue to haul WWTP biosolids material onto area farm fields that are clear and ready for such applications.
4. The Grand Ave. Municipal Services Facility where we keep all garbage trucks, large tractor, leaf vac, and other materials is in need of multiple overhead door repairs. We have obtained an estimate of \$9,825.00 from Baumer Construction to repair garage door frames, trim, and siding in areas where needed. In addition, overhead door repairs are needed with anticipated costs of likely another \$2000.00. This work was not budgeted for in 2026, but after years of service, the building needs some repairs before going into the winter season as this is a heated building. The Electric and Street Fund is responsible for this building.
5. A severe thunderstorm event with high wind and heavy rainfall hit the Village around supper time on September 16th. Numerous reports of downed tree branches, trees split out, and other property damage was reported throughout town. The Fire Dept. was dispatched to several areas with tree branches blocking streets as well as a downed street light power cable down on Warren St. Street Dept. and Electric Dept. personnel were called upon for cleanup of Village Streets and restoration of power. One phase of power was knocked out in the core part of the Village due to a blown fuse likely related to multiple tree branches falling in the area. One single-phase pole was broken west of Warren St. due to a large tree branch going into the overhead lines. In addition, a street light pole snapped and went over along Warren St. near Oak St. Several house overhead service drops were damaged to homes from tree branches snapping and pulling out house anchors. Street Dept. personnel cleared all streets the evening of 9/16, and proceeded to chip and collect brush along Village Streets all day Sept. 17th and 18th, in addition to wrapping up brush collection on Monday, Sept. 19th. Village personnel are currently working to clean up downed branches in Village Parks and Greenlawn Cemetery.
6. Street Dept. personnel performed multiple asphalt trench patches throughout the Village from recent utility work and driveway installations the week of September 14th.
7. The new backstop poles are set to be installed this week with Western Ohio Fence Supply at Indian Creek Park. The Electric Dept. will be helping to auger the holes for the new poles with a digger truck.
8. Five-Year Capital Improvement Plan information from Village Departments is starting to trickle in and work compiling for the 2027-2031 Five-Year CIP will begin shortly.
9. In discussion with Jacobs Engineering, they are planning to have a proposal for engineering services within the next week or two for an additional clarifier and aerator at the Village's Water Treatment Plant. The clarifier and aerator were cited as being needed in the 2026 Preliminary Engineering Report for Water Treatment Plant Improvements that was performed by Jacobs Engineering.
10. I have reached out to Access Engineering Solutions to have an onsite meeting to discuss the engineering services needed to submit to the Ohio EPA to eliminate our chlorine gas at the Water Plant and switch to sodium hypochlorite instead. The Village utilizes chlorine gas currently to disinfect our drinking water as part of the treatment process and required by the Ohio EPA. Several area water plants in the past few years have switched away from chlorine gas due to safety concerns and availability. We are currently working on an alum removal study with us now being in the testing stage of that process. The Ohio EPA has given us the green light to move forward with testing to show that alum is not needed for the water treatment process at the plant. The plant was designed with an alum feed which is typically used in surface water plants to help precipitate solids out of drinking water. Since we are ground water, alum is not normally used as part of the treatment process as solids are not typically an issue. Once the sampling is approved by the Ohio EPA, the Village can then officially remove the alum feed and storage system from the plant entirely and stop the process. This change will not only save the Village treatment chemical costs, but also open up room in the water plant for sodium hypochlorite storage as part of the chlorine gas elimination project as mentioned.
11. We have been notified by Air Products that they are shutting down their Union City, Indiana facility at the end of this year and we will no longer be able to source Liquid CO2 from them for the Water Plant. The ethanol plant in Union City, Indiana is shutting down and Air Products will lose their feed stock source for the liquid CO2 product. The Village utilizes liquid CO2 as part of the treatment process for water recarbonation to adjust pH and stabilize water. We will be looking for another vendor to supply us liquid CO2 in 2027 with that process already in motion.
12. A ribbon cutting event has been scheduled with Rooster Joe's and Made Apparel on October 7, 2026. A grand opening date has not yet been established as of this writing.
13. Street Dept. personnel have poured a new dumpster pad at Ward Park. We will look to place an enclosure around this dumpster to help deter illegal dumping in the 2027 parks budget.
14. Hometown Christmas will look slightly different this year as we will not have a large central tent for the event. The tent rental company we have used in the past informed us a few weeks ago that they will not be able to provide a tent this year. We reached out to two other tent rental companies, with only one providing a partial quote. We have had issues the past several years getting tent rental companies to set up a tent on a Friday and tear it down that night. The tent companies have issues getting personnel to work on a Friday night. With that being said, we are looking to purchase a few larger pop-up tents to house certain activities for the event and we can continue to use these tents each year going forward and save money while doing so. We reached out to several folks about the idea of doing away with the tent for this scenario and they all stated they would be open to this as it would be easier with strollers and kids to not go into an enclosed area. Our next planning meeting is the morning of 9/23.
15. I attended the September AMP Board meeting virtually on Sept. 16th and 17th. I have been asked to present a virtual lunch-and-learn event to AMP personnel in Columbus on Versailles as a utility and as a community. AMP has been inviting member communities to present on themselves to their personnel in Columbus to help their personnel better understand the communities that they work with and serve. Discussion will be had on how the Village is governed, how it was formed, the electric utility, all services that we provide, business profile information for the community, schools, and other such demographic information.

16. We will be hosting all Versailles Schools 8th graders on October 7th and 8th at the Water Plant to discuss how the plant works and to talk about careers in the public sector as part of the school’s career exploration curriculum.
17. Committees:
- a. Planning Commission: No meeting scheduled for October as there is no business to conduct.
 - b. Facilities Committee: Met Sept. 21st at 6:00PM to review the provided Statement of Qualifications provided by Garmann Miller in response to the Police Department Addition Project RFQ.
 - c. Park Board: Met Sept. 21st at 6:30PM. Discussion was had regarding the review of 2026 pool operation financials and attendance, review of planned 2027-2031 capital improvement projects, discussion on Ward Park and Indian Creek Ball Diamond scoreboards, and an update on various park maintenance/project items.
 - d. BZA: Meeting scheduled Oct. 7th at 600PM for BZA Case No. 26-10, a front setback variance request filed by Erin Shaffer, 304 S. Second St. The variance request is to permit a reduction in the required front setback distance of 25.00’ to 17.8’ for a front porch addition onto the home. This property is zoned R-2 Single-Family Residential.

Fiscal Officer: Gave update about audit.

Village Attorney; Nothing to report.

Committee & Board Reports
Finance & Audit (Mr. Griesdorn)
Met September 23, 2026

Street & Safety (Mr. Steinbrunner)
Meeting October 7, 2026

Personnel & Policies (Mr. Griesdorn)
Nothing to report

Planning Commission (Mr. Griesdorn)
Met September 2, 2026

Board of Zoning Appeals (Village Administrator)
Meeting October 7, 2026

Cemetery Board (Mr. Weaver)
Next meeting will be November.

Park Board (Mr. Pepple)
Met September 21, 2026

Tree Commission (Mr. Weaver)
Nothing to report

Facilities (Mr. Steinbrunner)
Met September 21, 2026

Announcements	
<u>Upcoming Council Meeting</u>	October 28, 2026
October 14, 2026	7:00 pm
7:00 pm	Versailles Fire/EMS Sation
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 the meeting seconded by Mr. Steinbrunner. Vote: yeas. Motion carried.

Mr. Griesdorn declared the meeting adjourned at 8:17 p.m.