

**CITY OF VANDALIA**  
**January 3, 2022**  
**City Council**  
**Study Session - 6:15 PM**

**CITY OF VANDALIA**  
**Council Study Session Minutes**  
**Municipal Building**  
**333 Bohanan Drive**  
**Monday, January 3, 2022**  
**6:15 P.M.**

**Councilmembers Present:** Mayor Richard Herbst, Vice Mayor David Lewis, Councilman Robert Ahlers, Councilwoman Constance Woods, Councilman Michael Blakesly, and Councilman Corey M. Follick

**Members Absent:** Councilwoman Candice Farst

**Others Present:** Jerry McDonald, Daniel Wendt, Darren Davey, Bridgette Leiter, Missy Pruszynski, Chief Kurt Althouse, Lt. Brandon Sucher, Lt. Ben Walker, Kristen Carnes, Bill McIntire, Zak Karto, Rob Cron, Rick Turner, Amber Aivalotis Weaver, Captain S. Milliken, Jeffrey R. Trick, Ben Redick, Mike Koehl and Tom Hertlein

**Remote Audience:** Laura Wendt, Amber Holloway, and Rick Lombardo  
Mayor Herbst called the Study Session to order at 6:15 p.m.

**1. Monday, January 3, 2022**

A. Items on this evening's council meeting agenda

Mayor Herbst asked the Councilmembers if there is anything on this evening's Council Meeting agenda to discuss. There were no comments.

**2. Tuesday, January 18 , 2022**

A. Resolution: Firefighter Protective Gear

Captain Steve Milliken shared the Division of Fire has a multi-year firefighter total replacement protective clothing program built into our capital budget. The goal of the replacement program is to replace ten (10) sets of protective clothing/year. \$50,000 is budgeted in 2022 for the replacement of 10 sets of firefighter protective clothing. Capt. Milliken requested that city council waive formal bidding and allow us to purchase our firefighter protective clothing from Phoenix Outfitters, an authorized, Lion Apparel dealer and a Vandalia company, as a sole source provider, at a total cost of \$33,774.00. Mayor Herbst commented that he appreciates the Fire Department's efforts to save money.

B. Resolution: Police Cruiser Bids

Chief Althouse explained VPD is seeking to purchase three new marked patrol vehicles to

replace aging patrol vehicles. Bids for marked patrol vehicles were posted in the Daily Court Reporter and bid packets were delivered to a variety of dealerships. The City also posted the bid specifications on the city website. One bid packet was received and opened on December 16. Beau Townsend Ford offers the 2022 Ford Police Interceptor Utility AWD patrol vehicle at a unit price of \$43,450.00 and a total purchase price of \$130,350.00. City Council budgeted \$139,500.00 for this 2022 capital purchase. The gross purchase price of \$130,350.00 for three new patrol vehicles from Beau Townsend Ford is \$9,150.00 under budget. Chief Althouse recommended awarding the bid for three new patrol vehicles to Beau Townsend Ford and purchase patrol vehicle at the bid price offered. Councilman Follick advised the State Bid was just released and asked how it compares to the bids received. Chief Althouse advised they have not been compared because the State Bid was just released. Brief discussion occurred and Mr. Wendt requested the Division of Police advise Council at the next Council Meeting how the State Bid pricing compares with the bid received.

C. Resolution: Police Unmarked Car Purchase

Chief Althouse advised VPD is seeking to purchase one unmarked sport utility vehicle for police administration. Bids for an unmarked sport utility vehicle were posted in the Daily Court Reporter and bid packets were delivered to a variety of dealerships. The City also posted bid specifications on the city website. One bid packet was received and opened on December 16. Beau Townsend Ford offers a 2022 Ford Interceptor Utility AWD vehicle at a unit price of \$46,440.00. City Council budgeted \$46,500.00 for this 2022 capital purchase. The gross purchase price of \$46,440.00 for a new unmarked sport utility vehicle is \$60.00 under budget. Chief Althouse recommended awarding the bid for one new unmarked sport utility vehicle to Beau Townsend Ford and purchase the vehicle at the bid price offered. Mayor Herbst called for comments or questions. There were none.

D. Resolution: FLOCK

Chief Althouse explained Flock Safety devices capture objective evidence and utilize machine learning to create and to deliver unbiased investigative leads to law enforcement. A significant number of crimes occur with vehicle involvement and obtaining a license plate is often the best evidence to solve crimes. Flock Safety devices will provide leads and alert officers when a vehicle involved in criminal activity passes any location where a device is deployed. The 2022 budget includes \$30,000 to install ten Flock Safety devices at the annual cost of \$2,500/device plus a \$500 one-time installation fee. Flock Safety is the sole-source provider of such safety system. Then Chief Althouse requested that City Council consider waiving the

competitive bidding and authorize an agreement with Flock Safety for the installation and utilization of the safety equipment and software. Brief discussion as held regarding the effectiveness of the system.

E. Variance: Fuel Pump to Residential Line – 22 Ranchview Drive

F. Variance: Maximum Front Setback in DB zoning District – 22 Ranchview Drive

G. Variance: Minimum Setback for Fuel Stations – 22 Ranchview Drive

H. Conditional Use– 22 Ranchview Drive

Mayor Herbst called upon Mr. Karto to present. Mr. Karto respectfully requested to address items 2E, 2F, 2G, and 2H simultaneously. Council indicated approval. Mr. Karto advised the Applicant, Rick Turner, has submitted an application on behalf of True North Energy LLC requesting a conditional use permit to allow the use of a fuel station on the property located at 22 Ranchview Drive in the Downtown Business (DB) Zoning District for the redevelopment of the site. Along with his conditional use submittal, Mr. Turner also submitted for three separate variances. All requested variances are for relief on setback requirements. The proposal is to raze the existing fuel station and amenities to make way for the construction of a new fuel station with a modern C-store, canopy, and 4 fuel dispensers. The Applicant is seeking to eliminate 2 out of the 4 curb cuts, the current car wash, the driveway between the C-store and residential property, yard light against the southern fence and to install a refreshed landscape. The site plan displays that the fuel pumps are moving 5' further from the residential line to North and the building is shifting further eastward toward McDonald's. At its meeting on December 14, the Planning Commission voted 4-0 to recommend approval of the requested conditional use permit with the following conditions:

1. Complete to a minimum of 75% opacity landscape screening between adjacent residential properties and the fuel station property
2. Complete landscape screening of the vehicular use area from public right-of-way
3. Privacy fencing between the C-store and the residential properties
4. The base of both free-standing signs are clad in brick or stone.
5. A re-plat of parcels into a single parcel

As mentioned the requested variances are for relief on setback requirements. The first is a request to allow a fuel station within 200' of a residential lot line. The second variance is to allow a setback greater than 30' from the back of the sidewalk to the building. This request is for both fronts. And the final variance is to allow for the building to sit closer to the right-of-

way line than 50'. This is only for the northern front. At the meeting on December 22<sup>nd</sup>, the Board of Zoning Appeals voted 3-0 to recommend approval of the requested variance to allow for fuel pumps within 200 feet of a residential lot line as proposed within the site plan proposal. At the same meeting, the BZA voted 3-0 to recommend approval of the requested variance to allow for a setback greater than 30' on both front setbacks as proposed within the site plan proposal with the following condition.

1. Privacy fencing is incorporated into the screening on the southern side of the property along the property line of 20 Ranchview Dr.

This would require an additional variance; fencing within the front yard of a nonresidential lot. The Board of Zoning Appeals also voted 3-0 to recommend approval of the requested variance to allow for a 46'3" front setback on the northern side of the property.

Mayor Herbst commented this is a much needed improvement in this area. Councilman Follick referenced the BZA minutes between the Applicant, BZA Member Arnold and the neighbor. Mr. Karto advised the condition is that the fence will be on the TrueNorth property. He explained the fence on would be a variance on either the residential or non-residential property. Brief discussion was held about the details of variances on either property.

### 3. Discussion

#### A. ADA Ramps

Mr. Cron advised after all projects were accounted for in 2021, the City encumbered unspent funds to update and add some additional ADA Compliant Handicap Ramps. Coate Construction, the contractor who performed our concrete repair project last year, has indicated that they are willing to perform the work and at the same unit costs as included their 2021 contract. The amount of work will not exceed \$25,000. They will perform the work as weather permits over the winter and early spring. One area we will target is the Copperfield subdivision. The City has received complaints about some of the ramps that were installed by the developer back in the early 2000's. Brief discussion was held on ADA Ramps throughout the city. Mr. Wendt noted that the city is behind other cities with ADA Ramps and he has challenged Mr. Cron to bring the city up to par.

B. 60-Day Calendar

Mayor Herbst called for comments or questions on the 60-Day Calendar. There were none.

4. **Executive Session** - The purpose of the Executive Session is to discuss and to consider the employment and compensation of a public employee.

No Executive Session was held.

The Study Session adjourned at 6:43 p.m.

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