

## The Council of the City of Vandalia Meeting Minutes

**September 2, 2025**

COUNCILMEMBERS PRESENT: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

COUNCILMEMBERS ABSENT: Councilmember Cindy Doogan.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Darren Davey, Ben Borton, Leann Hanf, Michael Hammes, Alicia McCracken, Brandon Sucher, Brian Krimm, Chad Follick, Bridgette Leiter, Kristen Carnes, James Test, Sharon Prueter, Tricia Wahl, Kevin Hopf, David & Holly Williams, Sean McKinnies, Ed Kelley, Ross Behnfeldt, Robert Bellinger, Jamie Spencer, Sherrie Swartz, Sean Olson, Jan Haley, Matt Pugh, Pete & Marsha Bardonaro, Leslie & Bretton Neville, Terri O'Leary, James Prueter, Ryan Lefeld, Barbara Spurgeon, Don Hutchison, Rick Drake, Jovi Talcher, Aaron Messenger, Bayden Borton, Aaron Horn and Thomas Scherack.

**Mayor Herbst** called the council meeting of the Council of the City of Vandalia to order at 7:07 p.m.

**Mayor Herbst** called for a moment of reflection followed by the Pledge of Allegiance.

### Approval of Previous Minutes:

The Council Study Session Minutes from July 21, 2025, the Council Meeting Minutes from July 21, 2025, the Council Study Session Minutes from August 18, 2025, and the Council Meeting Minutes from August 18, 2025, were approved as presented.

### Communications, Petitions and Awards:

#### Introduction: Director of Parks and Recreation Alicia McCracken

**Mr. Althouse** introduced Director of Parks and Recreation Alicia McCracken, who was promoted on July 27, 2025.

#### Introduction: Recreation Superintendent Aaron Messenger

**Mr. Althouse** introduced Recreation Superintendent Aaron Messenger, who was promoted August 11, 2025.

Public Hearing: None

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### Comments from Interested Citizens:

**Mayor Herbst** called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record.

**Mayor Herbst** asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. **Thomas Scherack**, 1182 Greystone Circle, addressed Council inquiring what had changed with the proposed PUD Copperfield Towns on Mulberry Road, expressing his concern regarding increased traffic in his neighborhood and the sound from the interstate. **James Test**, 1228 Greystone Circle, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, expressing he was not happy, adding Council turned this proposal down previously. **Mr. Test** expressed his concerns that the appearance of the proposed condos does not match the existing developments and neighborhoods in the City, the proposed PUD will affect the property values of the surrounding neighborhoods and there will be increased traffic. **Mr. Test** advised he would be in favor of single-family homes over townhomes. **Sherrie Swartz**, 1119 Greystone Circle, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, expressing her concern with motorists speeding around the corner with children playing and riding their bikes on the street. **Ed Keller**, 1272 Bramley Court, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, noting that most of his questions were answered during the presentation in Council Study Session. **Mr. Keller** expressed his concerns regarding the possibility of the proposed townhomes being rented out and how bad the speeding and traffic will be. **David Williams**, 1101 Greystone Circle, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, expressing his concern with the number of children the proposed townhomes will bring to the school district, where there are currently trailers for classrooms and busing issues.

### CITY MANAGER'S REPORT

#### Information Item:

**Mr. Althouse** shared on September 5 & 6 Sister Cities of Vandalia will have their annual Oktoberfest at the Vandalia Sports Complex. For more information visit their website at [vandaliasistercities.org](http://vandaliasistercities.org). **Mr. Althouse** shared the City of Vandalia is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the

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Public Works Garage. Proof of residency is required. **Mr. Althouse** clarified that no appliances, such as refrigerators or stoves, will be accepted. **Mr. Althouse** shared the free Touch-A-Truck event will be held Saturday, September 13<sup>th</sup> from 10:30 am – 1:00 pm at the Vandalia Sports Complex, where people of all ages can touch, climb and marvel at the impressive lineup of vehicles.

Action Items: None

Old Business: None

Resolutions:

**25-R-37** A Resolution Authorizing An Agreement With Sandy's Towing For Towing And Impounding Services For The Division Of Police. **Mr. McDonald** read Resolution 25-R-37 by title. **Mr. Althouse** advised Council the Division of Police enters into an agreement every two years with area companies to provide Towing and Impound Services. On July 24, 2025, bid notices were sent to four area towing companies for submission. The notice was also posted on the City website. **Mr. Althouse** advised Bids were received from Englewood Truck Towing and Recovery and Sandy's Towing. On August 11, 2025, PD unsealed the bids received. Sandy's Towing offers a lower cost on passenger vehicle towing (\$145 versus \$195 at Englewood), flatbed towing (\$145 versus \$195 at Englewood), dead runs on passenger vehicles (\$60 versus \$97.50 at Englewood), passenger vehicle storage (\$30 per day versus \$35 per day at Englewood). Heavy towing rates were lower for Englewood towing (10k-15k GVW \$125 per hour versus \$175 per hour and towing over 15k \$225 per hour versus \$350 per hour). Very few tows requested by VPD are heavy towing. **Mr. Althouse** advised both companies carry similar liability insurance thresholds and have the necessary storage and equipment availability to fulfill the towing and recovery needs of the Division of Police. Both companies offered towing services on vehicles owned by the Division of Police at no charge. Englewood's storage facility is more than five miles of the City of Vandalia while Sandy's Towing is located within the city limits. One of the bid specifications is that the storage facility used is within five miles of the corporate limits of Vandalia. **Mr. Althouse** advised Sandy's Towing is the only bid that met that standard. Since this is a service contract and costs are paid by the customer, there are no city funds budgeted. **Mr. Althouse** advised Chief Sucher recommended the Towing and Impound Services contract be awarded to Sandy's Towing. This agreement will be for two (2) years and renewable for another two (2) years if mutually agreed to by both the City and Sandy's Towing." Due to Councilmember Aivalotis-Weaver being unable to speak, **Mr. McDonald** read Councilmember Aivalotis-Weaver's question, to which she inquired if this was the full invoice, including hookup, fuel charge, any day, hour holidays and

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issue with cleaning up debris been resolved. **Chief Sucher** addressed Council, stating the rates that are posted as part of the bid include all charges, there would be no extra surcharges and the issues with debris cleanup at sites have been resolved. There were no additional comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Farst to approve Resolution 25-R-37, motion passed 6-0.

**25-R-38** A Resolution Authorizing The City Manager Or His Designee To Prepare And Submit An Application To Participate In The Ohio Public Works Commission State Capital Improvement And/Or Local Transportation Improvement Program(S) And Authorizing Additional Action As Necessary For The City To Participate In Such Programs With Respect To The Pool & Randler (N) Ave Watermain Replacement Project. **Mr. McDonald** read Resolution 25-R-38 by title. **Mr. Althouse** advised Council Staff is submitting an Ohio Public Works Commission (OPWC) grant application for the Pool & Randler (N) Ave Watermain Replacement project, due September 10, 2025. The project includes replacing watermains, fire hydrants, and service lines, followed by full street resurfacing. **Mr. Althouse** advised the total project cost is estimated at \$1,685,000, including \$40,000 of in-house services. To enhance the competitiveness of our application and increase the likelihood of funding approval, we will be requesting \$500,000 (~30% of the total cost), split equally between a \$250,000 grant and a \$250,000 0% interest loan over 5 years. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Resolution 25-R-38, motion passed 6-0.

**25-R-39** A Resolution Amending The Personnel Policies And Procedures Manual Of The City Of Vandalia. **Mr. McDonald** read Resolution 25-R-39 by title. **Mr. Althouse** advised Council the document provided is the City of Vandalia's 2025 Personnel Policies Manual (PPM), developed by the Human Resources Department. This manual serves as a comprehensive reference for City staff, establishing clear policies, procedures, and expectations that guide workplace conduct and operations. Maintaining an up-to-date handbook is essential to ensure compliance with evolving employment laws, incorporate organizational changes, and reflect best practices in public sector management. Regular updates also help promote consistency, fairness, and transparency across all departments, ultimately supporting the City's mission and protecting both employees and the organization. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Resolution 25-R-39, motion passed 6-0.

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**25-R-40** A Resolution Awarding The Bid For Robinette Park Splashpad Project Requested By Parks And Recreation To Double Jay Construction At The Lowest And Best Bid Price Of \$1,479,880. **Mr. McDonald** read Resolution 25-R-40 by title. **Mr. Althouse** advised Council the Parks and Recreation Department is recommending awarding the bid for the Robinette Park Splashpad Project to Double Jay Construction, Inc of Englewood, Ohio as a result of their overall best bid proposal for the project. **Mr. Althouse** advised on August 15, 2025, staff publicly opened and read proposals received for the project, advertised in the Daily Court Reporter on July 18 and 25, 2025. This project will allow for the construction of a splashpad, shelter, additional parking. **Mr. Althouse** advised this project is the continuation of developing Robinette Park into an inclusive place for residents to meet and recreate as indicated in the 2020 Vandalia Vision Comprehensive Plan as well as the Community Input Key Findings section of the Parks and Recreation Master Plan. Four (4) contractors obtained the bid package through Bid Express, and all four contractors submitted bids for the project. Bids ranged from \$1,479,880 to \$1,835,000. **Mr. Althouse** advised funding for the project includes federal grant funds in the amount of \$400,000 and city capital budget funds. It was noted the title Mr. McDonald read was incorrect, the bid was not awarded to Outdoor Enterprises, but to Double Jay Construction. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Lewis to approve Resolution 25-R-40, motion passed 6-0.

**25-R-41** A Resolution Approving Amendments To The City Of Vandalia Emergency Operations Plan. **Mr. McDonald** noted in a whereas clause, it states this was presented to Council at the August 18 meeting, which was moved to tonight's meeting. **Mr. McDonald** asked the motion be to approve the resolution as amended. **Mr. McDonald** read Resolution 25-R-41 by title. **Mr. Althouse** advised Council the City's Emergency Management work group has conducted a review of the City's EOP and made several revisions. Chief Follick recommends adopting the revised Emergency Operations Plan. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Resolution 25-R-41, with the amendment of the second whereas at the September 2<sup>nd</sup>, 2025 Council Study Session, City Council reviewed the revisions, motion passed 6-0.

Ordinances – First Reading: None

Ordinances – Second Reading:

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**25-17 An Ordinance Repealing And Replacing In Its Entirety Chapter 1044 Of The Vandalia Codified Ordinances Titled "Sewers Generally".** **Mr. McDonald** read Ordinance 25-17 by title. **Mr. Althouse** advised Council as part of a routine OEPA permit review, updates to Chapter 1044 of our Sewer Use Ordinance are needed to align with state regulations and current City & TCA permits. Similar updates are being made by Tipp City and Huber Heights. The changes focus on improving documentation of industrial pre-treatment standards. Adoption is recommended to maintain compliance. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Farst to approve Ordinance 25-17, motion passed 6-0.

**25-18 An Ordinance Approving A PUD Major Amendment And Revised Preliminary Plan For Subarea B Of The Redwood Vandalia Development, Owned By Redwood Vandalia, In The Planned Unit Development District PC.** **Mr. McDonald** read Ordinance 25-18 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Todd Foley, of PUD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia. There were no comments or questions during the public hearing There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Ordinance 25-18, motion passed 6-0.

**25-19 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 600 Corporate Center Drive.** **Mr. McDonald** read Ordinance 25-19 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development with the associated Preliminary Development Plan. The property is owned by the Hague Corporation. There were no comments or questions during the public hearing. It was moved by

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Councilmember Follick, second by Councilmember Farst to approve Ordinance 25-19, with one modification to add patios, porches, and decks may extend up to 12 feet into the required rear yard building setback, motion passed 6-0.

**25-20** An Ordinance Rezoning 5.219 Acres Of Land Located At 3675 Wyse Road From Office / Industrial Park (O/IP) To Highway Business (HB) And Industrial (I) And Amending The Zoning Map Of The City. **Mr. McDonald** read Ordinance 25-20 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts. There were no comments or questions during the public hearing. **Councilmember Follick** commented this was the third or fourth proposal for this parcel of land, noting this use and final development of the vacant property will be a good addition and fit well with the area. There were no additional comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Ordinance 25-20, motion passed 6-0.

### Ordinances – Emergency Reading:

**25-21** An Ordinance To Revise Appropriations For Current Expenses And Other Expenditures Of The City Of Vandalia, Montgomery County, Ohio During The Calendar Year Ending December 31, 2025, And Amending Ordinance 24-24 And Declaring An Emergency. **Mr. McDonald** read Ordinance 25-21 by title. **Mr. Althouse** advised Council Mrs. Leiter is requesting approval of the following supplemental appropriation Ordinance for the following reasons:

### General Fund:

#### Court

- \$15,000 – increase appropriations to cover the unexpected increase in postage costs related to new court legislation passed requiring all payable citations to receive 30 days continuance notice if they fail to appear.

#### Police - Operations

- \$5,000 – increase appropriations to cover the unexpected increase in vehicle repair and maintenance costs of police vehicles.

#### Police – Support Services

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- \$6,415 – increase appropriations to cover the unexpected increase in costs related to the Humane Society Community Cat Program.

### Golf Fund:

#### Course Maintenance

- \$180,000 – increase appropriations to cover the unexpected additional costs (rock removal, etc.) related to the golf course irrigation system project. This amount is 10% of the original bid and was included as a contingency and will only be used as needed.

### Water Fund:

#### Water

- (\$1,125,000) – transfer and reduction of appropriations related to the Damian, Soter, Romanus and Desales (N) Watermain Replacement & Resurfacing project. The project was budgeted in the general water department account (water - department 350), and because the project was subsequently awarded OPWC funding, a transfer is necessary to reclassify the expense in the correct account (OPWC – department 332).

### OPWC

- \$1,125,000 – transfer and increase of appropriations related to the Damian, Soter, Romanus and Desales (N) Watermain Replacement & Resurfacing project. The project was budgeted in the general water department account (water - department 350), and because the project was subsequently awarded OPWC funding, a transfer is necessary to reclassify the expense in the correct account (OPWC – department 332).

There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Councilmember Follick to approve Ordinance 25-21, motion passed 6-0.

### Reports from Boards and Commissions:

Conditional Use: PC 25-0010 – 3675 Wyse Road – Conditional Use (Truck Facility in the I District). **Mr. Althouse** advised Council the applicant, Richard Drake, of Drake Architecture and on behalf of R&R Takhar Oil Company, requests conditional use approval of two parcels totaling 1.814 acres +/- for the property located at 3675 Wyse Road. The proposal involves establishing a “Truck Facility” in the I – Industrial zoning district. On July 8, 2025, the Planning Commission voted 3-0 to recommend approval with 3 conditions. A fourth condition was proposed at the July 21st, 2025 Study Session, and is included in the Staff Memorandum for Council’s consideration. The conditions are: 1) No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning

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of this site to the I – Industrial district. 2) All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site. 3) All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service. 4) The facility shall not be constructed or operated in a manner that facilitates overnight stays for drivers, employees, or others. Lodging in or about the premises or sleeping in trucks is prohibited. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve the Conditional Use: PC 25-0010 – 3675 Wyse Road – Conditional Use, Truck Facility in the I District, with the four conditions stipulated by Planning Commission staff, motion passed 6-0.

### Council Comments

**Mr. McDonald** shared this was fun tonight.

**Mr. Althouse** congratulated Alicia and Aaron for their new roles noting he has always been impressed with their professionalism and that they are hometown graduates.

**Councilmember Farst** made a motion to excuse Councilmember Doogan from all meetings, Vice Mayor Blakesly seconded the motion. All members present voted yes. Motion passed 6-0. **Councilmember Farst** congratulated Alicia and Aaron noting they are the kind of employees that Vandalia wants and deserves to have.

**Councilmember Aivalotis-Weaver, Mr. McDonald** read her comments, congratulated Alicia and Aaron, noting that she has watched them both grow into their roles of leadership and feels the Vandalia Parks and Recreation Department is in great hands and is headed in a great direction.

**Councilmember Lewis** congratulated Aaron and Alicia, noting the Parks and Recreation Department is in great hands. **Councilmember Lewis** wished the Sister Cities best of luck on the upcoming Octoberfest.

**Vice Mayor Blakesly** congratulated Alicia and Aaron, noting they are where they should be and is looking for great things from them, referencing the Popsicle Patrol. **Vice Mayor Blakesly** invited everyone to the Vandalia Octoberfest Friday and Saturday noting there will be lots of food and beverages and Highland Cows to pet.

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**Mayor Herbst** congratulated Alicia and Aaron in their new roles and is looking forward to seeing what they can do for the next number of years.

At 7:53 p.m., Mayor Herbst advised that it was recommended that Council enter into Executive Session to discuss matters required to be kept confidential by federal law or regulations or state statutes and to consider the sale of real property. All members present voted yes. Motion passed 6-0.

Executive Session adjourned at 8:45 p.m.

The Regular meeting was adjourned at 8:45 p.m.

APPROVED:

\_\_\_\_\_  
Richard Herbst, Mayor

ATTEST:

\_\_\_\_\_  
Angela Swartz, Deputy Clerk of Council