

at the crossroads

Dayton plans Dixie Drive Distribution Facility

Vandalia City Council to discuss project October 14



Arlene Setzer
Mayor

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On behalf of my colleagues on the Vandalia City Council, I would like to take a few moments to let you know about a very important issue that impacts all of us here in Vandalia.

The City of Dayton owns a 43-acre parcel behind the fire station on N Dixie Drive that is proposed to be developed with a 600,000 +/- warehouse distribution facility. This property is located within the jurisdiction of the City of Dayton and is not subject to Vandalia governance. While Vandalia City Council does not support the development that is occurring around the airport due to the adverse impact truck traffic is having on our community, there is nothing we can do to prevent this development from occurring.

For the past year and a half, we have been negotiating with the City of Dayton to minimize the negative impacts the proposed Dixie Drive Development could have on the Vandalia community. A critical concern was the developer's plan to build an entrance and exit to the site on Dixie Drive near Skyview Drive. To that end, we have negotiated an agreement that will route traffic from the development to Tuskegee Airmen Drive just north of the planned structure. A traffic signal will be installed by Dayton and there will be signage directing all trucks to turn left towards Northwoods Boulevard to access the interstate. Lighting restrictions have been negotiated to protect adjoining properties and 14-foot mounding with evergreens will be installed along Dixie and the entire south property line to separate the project from the neighborhood.

To facilitate these changes, Dayton would purchase the Vandalia fire training center located at 257 N. Dixie Drive. The development of this 43-acre property by Dayton would severely limit our use of the outside grounds of the fire station for training. The funds from the sale of the facility can be used to offset some of the costs of a new training facility that better meets the current and future training needs of our Division of Fire.

The tentative agreement reached between the City of Vandalia and the City of Dayton also involves an amendment to the longstanding Sanitary Sewer Service Agreement between the parties.

We welcome your thoughts and comments as we consider the legislation necessary to facilitate this sale. Council will discuss this important issue at a special meeting on October 14.

Sincerely,



Arlene Setzer
Mayor

www.vandaliaohio.org

Check us out on the web at www.vandaliaohio.org

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Frequently Asked Questions

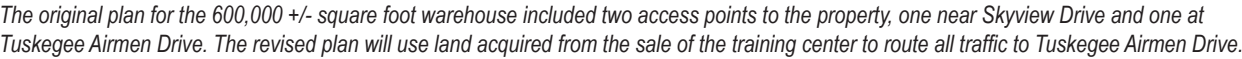
These are the questions we are
hearing.

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Agreement would also expand sanitary sewer service area

“The first drawings we saw for this development would have been detrimental to Vandalia,” said Jon Crusey, City Manager. “It was very important to work with Dayton to limit the options for large commercial trucks entering and exiting the property.”

Vandalia has seen a rise in the number of large commercial vehicles driving through the city, which has negatively impacted traffic. "We are taking every measure at our disposal to steer large trucks away from the center of town and onto the interstate," Crusey said.

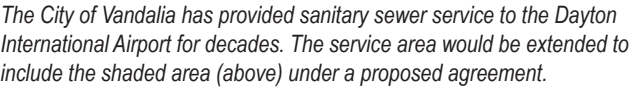


The negotiations between the Cities of Vandalia and Dayton have resulted in a proposed agreement that would expand an area of airport land receiving sanitary sewer service from Vandalia.

Crusey said the proposal is tied to negotiations related to the potential sale of Vandalia's Fire Training Center on North Dixie Drive. Changes to

It is important to note that the long range plan of the City of Dayton is to extend its sanitary sewer service to the airport, which would then phase out Vandalia's involvement.

“There will likely be a time in the near future when those airport properties will no longer need our sewer service,” Crusey said. “We are fortunate that we are able to leverage that temporary need to affect some permanent changes to the North Dixie project that will minimize the number of commercial vehicles from that site traveling through Vandalia.”



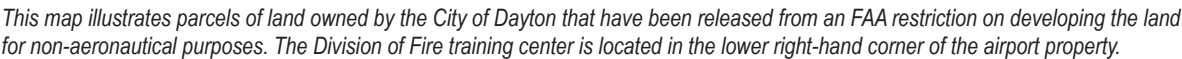
One of the fastest-growing areas of development within the Dayton region over the past five years is the land surrounding the Dayton International Airport.

All of the airport land is situated in the City of Dayton and controlled by the Dayton City Commission. Vandalia's City Council, Planning Commission and Zoning Board have no jurisdiction over how the land is developed or what measures might be required to provide a buffer zone from adjoining neighborhoods.

"We are 100 percent at the mercy of Dayton on this issue," said Jon Crusey, Vandalia City Manager. "Dayton is under no obligation to consider our concerns with these developments."

Since development restrictions have been lifted, several warehouses have been constructed on airport property. National retailers such as Spectrum Brands, Chewy.com and Crocs are operating in those spaces. There is no known end user under contract for the planned warehouse of North Dixie Drive.

As the map (above) illustrates, there are more than 300 additional acres available for development on the airport grounds.



This map illustrates parcels of land owned by the City of Dayton that have been released from an FAA restriction on developing the land for non-aeronautical purposes. The Division of Fire training center is located in the lower right-hand corner of the airport property.

North Dixie Fire Training Center may be sold to Dayton

The City of Vandalia is considering the sale of the Division of Fire training center, located at 257 North Dixie Drive. The center has been used for training and storage since Fire Station #1 opened in 2010.



Vandalia Fire Chief
Chad Follick

“One of the benefits of selling this building is that it would no longer be viable as a training center,” said

Vandalia Fire Chief Chad Follick.

Follick says the planned warehouse facility will be too close to the rear of the fire station to make outdoor training possible.

“The site is already tight,” Follick explained. “The outdoor grounds will not have enough room for fire evolution training.”

Follick said the site had been less than ideal for training for many years, as it sits very close to Dixie Drive.

“Whenever we are working with fire and smoke training, we run the risk of making the road in front of the center hazardous to drivers,” he said. “Add to that the fact that it is an aging structure with limited space

and it becomes very clear that keeping the building might not be the best option.”

Vandalia City Council would use any proceeds from the sale of the North Dixie Drive training center to help offset the costs of a new training center that better meets the needs of the Fire Division.

“Our training requirements continue to grow as we move forward,” Follick said. “We also employ a good number of part-time firefighters who require extensive up-front training before they can begin work. There is a high turnover rate with these entry-level employees, so the training needs are constant.”

Follick said a new site would give his department the space it needs to grow and address an evolving range of training requirements.



The Vandalia fire training center may be sold, with the proceeds going towards the purchase of a more suitable location to meet the Division’s training needs.

“With or without the sale of the current training center, we will need to find a location that handles our needs today, and in the future as those training needs change,” he said. “We’re very limited in the types of training we can presently do, and we don’t want to limit our training options moving forward.”



Training with fire, smoke and water can create hazards for nearby public roads.



Regularly-scheduled training is a very important component of a modern fire department.

Controlling commercial vehicle traffic in Vandalia

The Vandalia Division of Police has placed an emphasis on enforcing traffic laws relating to commercial vehicles. A number of officers have undergone specialized training to become more familiar with the unique requirements placed upon commercial vehicles. These standards focus on equipment issues such as tire maintenance, lighting system inspections and other safety equipment.

“We have a duty to maintain our roads and infrastructure, and that includes enforcing traffic safety for everyone including cars and trucks,” said Kurt Althouse, Vandalia Police Chief. “The goal is not to keep trucks out, but rather to make sure they are complying with the road laws that apply to them, and to educate them on alternate routes that might be more conducive for a vehicle of that size.”

In 2018 Vandalia placed a number of restrictions on commercial vehicles, most notably prohibiting left-hand turns onto National Road from Dixie Drive. Signage on Dixie Drive and at the intersection with National Road make the prohibition clear.

“We believe this enforcement is good for everyone, including the trucks that sometimes have difficulty managing these sharp turns,” Althouse said.

The speed limit on National Road between Ranchview Drive and Dixie Drive was lowered to 25 miles per hour in January. The slower speed is to improve safety in the business corridor, where a high number of vehicles routinely enter and exit National Road to do business at the many retail outlets in that stretch.

In 2018, the emphasis on commercial vehicles resulted in officers making 213 traffic stops. There were 48 citations issued as a result of those stops, and 145 warnings.

Through August of 2019, Vandalia Police have issued 43 citations and 64 warnings during 110 commercial vehicle stops.

“The three most common reasons we pull over trucks are improper turns, marked lane violations, and speed violations,” Althouse said. “We believe the education component is extremely important.”

COMMERCIAL VEHICLE TRAFFIC ENFORCEMENT DATA

	# STOPS	# CITATIONS	# WARNINGS
2018	213	48	145
2019* (Jan-Aug)	110	43	64

Vandalia has taken a number of steps to regulate truck traffic and improve safety in the City’s central business corridor

- ✱ City staff met with the Ohio Department of Transportation for guidance on legal options available.
- ✱ City staff and City Council have had a continuing dialogue with Vandalia’s State Representative, Phil Plummer.
- ✱ Five police officers have been trained in commercial vehicle safety enforcement. These officers patrol both National Road and Dixie Drive specifically looking for commercial vehicle infractions.
- ✱ The speed limit has been reduced to 25 miles per hour on National Road between Ranchview Drive and Dixie Drive. The high concentration of business storefronts and curb cuts were factors in the decision to reduce the speed.
- ✱ Signs have been installed advising commercial vehicles that right turns onto National Road from Dixie Drive are prohibited.
- ✱ Signs have been installed to advise commercial vehicles that I-75 to I-70 is the truck route for commercial vehicles wishing to access locations west of Vandalia. These signs are located in front of the Flying J Travel Center, at the intersection of Northwoods Boulevard and Dixie Drive, and at the intersection of National Road and Dixie Drive.
- ✱ City staff are investigating traffic calming measures such as medians installed along National Road and Dixie Drive and roundabouts at key intersections.



Vandalia Police data shows that approximately 27% of commercial vehicle traffic stops result in a citation. Warnings are issued in about 64% of stops.



To increase safety in the National Road business corridor, the speed limit between Ranchview Drive and Dixie Drive has been reduced to 25 miles per hour.



This sign, located just North of Northwoods Boulevard on Dixie Drive advises commercial vehicle operators to use I-75 to get to I-70 and points west of town.

How to reach us:

Municipal Offices.....898-5891
333 James E. Bohanan Memorial Drive
Parks and Recreation.....415-2332
Recreation Center.....415-2340
1111 Stonequarry Road
Division of Police.....898-5868
245 James E. Bohanan Memorial Drive
Division of Fire.....898-2261
8705 Peters Pike
Municipal Court.....898-3996
245 James E. Bohanan Memorial Drive
Cassel Hills Golf Course.....890-1300
201 Clubhouse Way

CITY OF VANDALIA
333 James E. Bohanan Memorial Drive
Vandalia, Ohio 45377



LOCAL POSTAL CUSTOMER
VANDALIA, OHIO 45377



Why is Vandalia considering selling the fire training center to the City of Dayton?

There are a few reasons why selling the fire training center makes sense:

- ✓ Selling the training center allows us to negotiate restricted access to the site through a single entrance and exit on Tuskegee Airmen Drive.
- ✓ The training center is an aging structure that is becoming too small to meet the needs of the Division of Fire.
- ✓ It would be difficult to conduct the wide range of training our firefighters need. Due to the training center’s proximity to a commercial building, trainings involving smoke, fire, and large amounts of water would need to be curtailed.

Why can’t Vandalia simply prohibit the construction of any warehouses on the Airport grounds?

The simple reason is that the Airport is not in the City of Vandalia. The Airport is located in the City of Dayton, and Dayton has the final say on any activity that takes place there. Just as no outside entity can tell Vandalia what to do with land located within our City, our City Council has no authority to regulate any development project that takes place outside of our jurisdiction.

Could Vandalia stop the development project by refusing to sell Dayton the fire station?

No. The developers can build the warehouse on the site without purchasing the fire station property.

What has Vandalia done to address the truck traffic issue?

In the past two years, the City of Vandalia has taken a number of steps to limit truck traffic in the City.

- ✓ Contracted with consultants and worked with the Ohio Department of Transportation to consider best practices for commercial vehicle management.
- ✓ Met with State Representative to discuss options.
- ✓ Met with local businesses to discuss options.
- ✓ Trained five police officers in commercial vehicle safety enforcement
- ✓ Reduced speed limit on National Road.
- ✓ Prohibited right turns onto National Road from Dixie Drive.
- ✓ Installed signage directing commercial vehicles to use the interstate, and advising of the prohibition of right turns onto National Road from Dixie Drive.

What is Vandalia considering in the future to address the truck traffic issue?

- ✓ Continue meetings with ODOT and State Representatives.
- ✓ Implementation of traffic calming measures such as medians installed on National Road and Dixie Drive.
- ✓ Timing traffic signals to slow traffic.
- ✓ Installing roundabouts at key intersections.

Why doesn’t Vandalia just ban semi-trucks on National Road?

Vandalia City Council is very aware of the concerns regarding large commercial vehicles traveling through Vandalia. National Road is a state route that is controlled primarily by the Ohio Department of Transportation (ODOT). While the City has the authority to enforce traffic laws on National Road, the City does not have the authority to outright ban any type of vehicle from using a state route.

Upcoming Events

Vandalia Senior Citizens Center
Annual Bazaar
21 Tionda Drive South
Saturday, October 5
9 a.m. - 2 p.m.

Vandalia Fire Open House
Fire Station #1
8705 Peters Pike
Sunday, October 6
12 - 2 p.m.

V-B Chamber of Commerce
Business Expo
VBHS Student Activity Center
Thursday, October 10
5-7:30 p.m.

Beggar’s Night
Thursday, October 31
6 - 8 p.m.

Thursday, November 28, 2019
Thanksgiving Day
City Offices Closed

Vandalia Christmas Tree Lighting
Sunday, December 8
Vandalia Recreation Center
6 p.m.

Have an event to share?
Post it at www.vandaliaperfectfit.com



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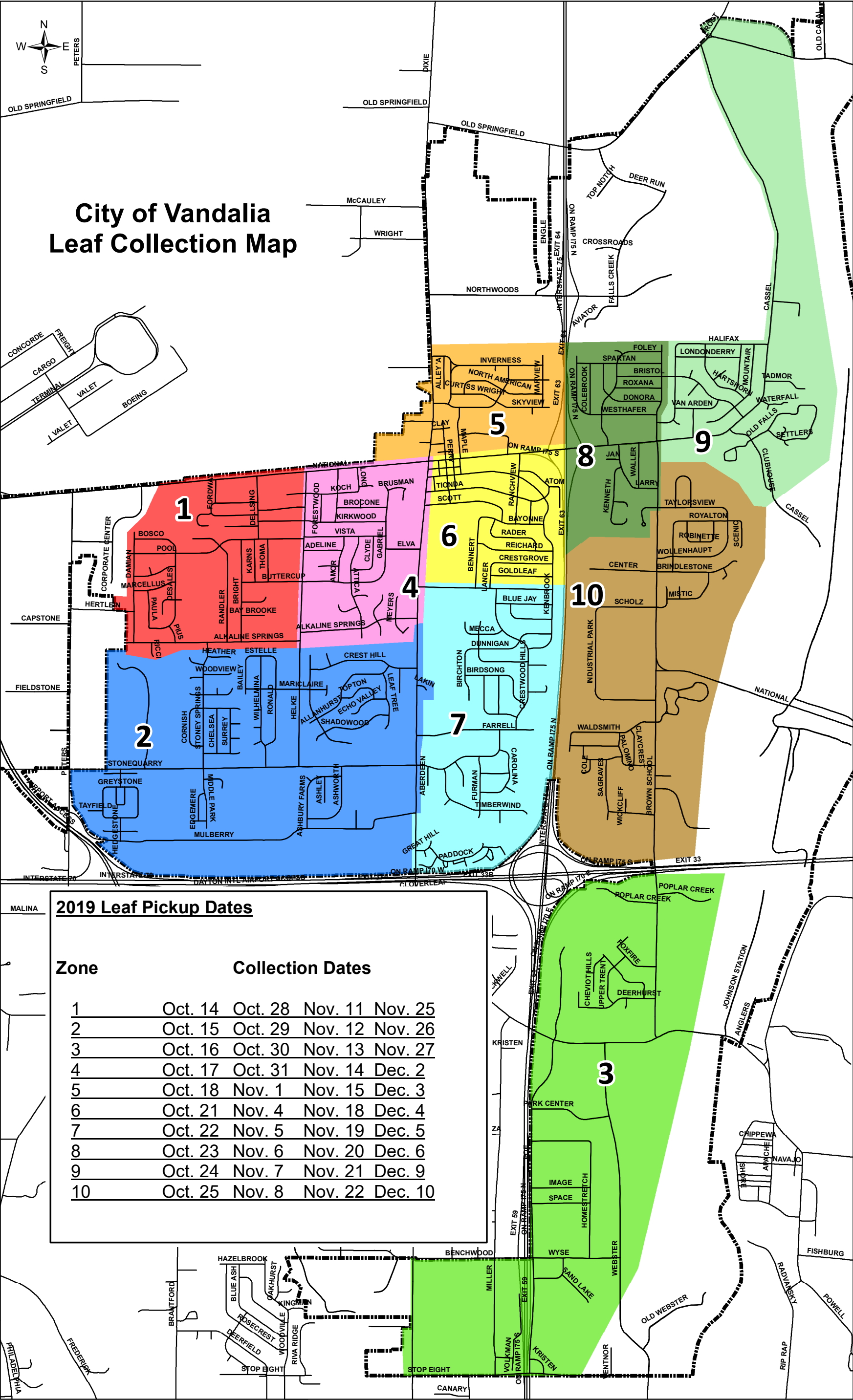
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Vandalia announces leaf pickup schedule

With Fall upon us, yard clean-up is shifting from mowing and weeding to raking leaves as fast as they fall! The City of Vandalia is here to help you keep your yard looking beautiful with its annual leaf pickup, from mid October until December. After the first full week in December, the leaf collection trucks need to be converted to snow plow trucks in anticipation of icy winter roads.

During October, November and December, the Public Works Department will pick up leaves raked to the curb. A few reminders regarding the annual leaf pick-up:

- Leaves set out after December 10 will not be collected by the City of Vandalia. They must be disposed of in yard waste bags.
- Leaves MUST be raked into the street. Leaves on the grass behind the curb will not be picked up.
- In areas without curbs, leaves must be placed immediately along the edge of the pavement. Crews will not collect leaves piled more than one foot away from the edge of the roadway.
- Leaves mixed with twigs, grass, branches or other vegetative material cannot be collected.

- Please do not rake limbs, brush or other “solids” like shrubbery, crabapples or walnuts into the street, as it can damage the City’s equipment and clog storm sewer drains.
- Leaves under, between or around parked cars cannot be collected. Please move your vehicles off the street on your scheduled collection day to help expedite collection and insure the safety of our crews.
- If you miss the collection dates for your leaves, yard waste is collected along with other waste materials. Leaves may be placed in a standard trash bag and placed out for collection with the rest of your trash. There is no need to purchase additional bags or containers. Brush should be in bundles no larger than 2' x 4' with a yard waste bag attached. Limbs larger than 6" in diameter will not be accepted.
- Residents of Vandalia may also take brush, limbs and trees that are smaller than 12 inches in diameter to BR Mulch, 620 Ginghamburg Road, Tipp City. Those using this free service must show proof of residency. For hours of operation, call BR Mulch, 667-8288.

Want to confirm the pick-up day for your neighborhood? Check the map on the opposite side of this page. A collection schedule with an alphabetical list of streets can also be found on the City’s website at www.vandaliaohio.org under “Public Works.”



Public Works crews will be out every day picking up leaves in one of the City’s ten zones. Each zone will get four sweeps between October 14 and December 10.

Stormwater protection is a priority in Vandalia

Federal Stormwater Regulations for smaller cities is slightly different than those for larger cities. In Ohio, cities like Vandalia are required to sign on and submit a Storm Water Management Plan (SWMP).

These plans are intended to protect water quality, slow the stormwater discharged after small storms, and satisfy requirements of the Clean Water Act and Ohio EPA’s Phase II Storm Water program.

This program addresses six Minimum Control Measures (“MCMs”) required by federal and state regulations for the nation’s smaller cities. Bigger cities, like Dayton, were required to meet new Stormwater Regulations five years earlier.

Vandalia needed to commit to the following

“MCMs” that are expected to result in significant reductions in pollutants discharged by the City:

- 1) Public Education and Outreach on Storm Water Impacts
- 2) Public Involvement/Participation
- 3) Illicit Discharge Detection and Elimination
- 4) Construction Site Storm Water Runoff Control
- 5) Post-Construction Storm Water Management in New Development and Redevelopment Areas
- 6) Pollution Prevention/Good Housekeeping for Municipal Operations

You can see that much of this list deals with citizen involvement and input. This article is intended to help meet MCM number one. We will have more articles over the

next several months to explain other facets of this new Stormwater program.

We’d like your help. If any Vandalia resident would like to assist us to make local Stormwater and our environment cleaner, they should contact Rob Cron, Public Service Director, 415-2323 to express their interest. If you leave your contact information, the city will notify you when any public Stormwater presentations or activities come up. We may seek volunteer assistance to help the City by making periodic inspections and notes on the condition of Stormwater observable during dry weather around the City. There may also be other opportunities to help.

Vandalia Division of Fire to hold October 6 open house

The Vandalia Division of Fire is once again hosting an open house in support of Fire Prevention Week. The event is Sunday, October 6, from 12 Noon to 2 p.m. at Fire Station #1, 8705 Peters Pike. The event features free bicycle helmets while supplies last, free fire engine rides, demonstrations and great home safety information.

The theme for this year’s Fire Prevention Week campaign is “Not Every Hero Wears a Cape. Plan and Practice Your Escape!” The campaign works to educate everyone about the small but important actions they can take to keep themselves and those around them safe.

NFPA statistics show that in 2017 U.S. fire departments responded to 357,000 home structure fires. These fires caused 2,630 fire deaths and 10,600 fire injuries. On average, seven people died in a fire in a home per day during 2012 to 2016.

“These numbers show that home fires continue to pose a significant threat to safety,” said Chad Follick, Vandalia Fire Chief. “In a typical home fire, you may have as little as one to two minutes to escape safely from the time the smoke alarm sounds.”

Follick said escape planning and practice can help you make the most of the time you have, giving everyone enough time to get out. While the Vandalia Division of Fire is focusing



The bicycle helmet give-away is a very popular component of the Fire Open House. While supplies last, kids can receive a helmet and a professional fitting free of charge. Those wishing to receive a free bike helmet should plan on arriving early.

on home fires, these messages apply to virtually any location.

“Situational awareness is a skill people need to use wherever they go,” said Follick. “No matter where you are, look for available exits. If the alarm system sounds, take it seriously and exit the building immediately.”

To find out more about Fire Prevention Week programs and what you can do to keep your family safe, contact the Vandalia Division of Fire, (937) 898-2261.



Kids get the opportunity to climb aboard a medic unit and learn about all of the equipment medics use to keep a community healthy and safe.



Sparky the dog will be on hand on Sunday October 6 to meet visitors who stop by for the Open House. The Open House will also include safety information, demonstrations and snacks.