

The Blue Letter

August 16, 2024

Honorable Mayor & Esteemed City Councilmembers:

City Office Closed

Vandalia City offices will be closed on Monday, September 2 for Labor Day. The Recreation Center will be open from 7:00 a.m. to Noon for the fitness area, gymnasium and track only.

The first Council meeting in September will be on **Tuesday, September 3, 2024, at 7:00 p.m.** The Study Session will tentatively begin at 6:00 p.m.

Monday, August 19, 2024, Council Meeting: Study Session will begin at 5:30 pm. The Council meeting will begin at 7:00 pm.

Study Session:

Monday, August 19, 2024, Items:

Items on this evening's Council Meeting agenda

Resolution: Highway Rock Salt Purchase - Bids were opened for the Highway Rock Salt Purchase on June 21, 2024 by the City of Dayton, as the coordinator for the Southwest Ohio Purchasers for Government (SWOP4G). The City of Vandalia has been participating in this cooperative bidding process for many years with a total of 92 entities participating in the bid this year. Director Borton recommends that our bid be awarded to Cargill, Inc. – Salt, Road Safety of North Olmsted, OH at the bid price of \$64.66 per ton (TN) for the winter of 2024 through the spring of 2026 for an amount estimated at 2000 TN/year as the lowest and best bidder. We are not required to purchase a minimum amount but only purchase the amount needed to maintain our streets throughout the winter.

Ordinance: PC 24-08 – Code Amendment – Adult-Use Marijuana - In November 2023, Ohio voters approved a ballot initiative legalizing marijuana for adult use. Council subsequently passed a moratorium to allow time to study the matter, and to determine the framework under which sales would be permitted by the State of Ohio. During the July 15, 2024, City Council Study Session, after a briefing on the new law, Council directed staff to prepare an amendment to the Zoning Code that would add adult use marijuana to the current prohibition on medical marijuana.

On August 13th, 2024, the Planning Commission voted 4-0 to recommend approval of the proposed amendments.

Tuesday, September 3, 2024, Items:

Resolution: OPWC grant funding - Damian/Soter/Romanus/Desales Watermain Replacement - Grant funding applications through Ohio Public Works Commission (OPWC) for next year's funding cycle are due September 11,

2024. We will be submitted two (2) projects this year. The Damian, Sotor, Romanus, & Desales Watermain Replacement project will replace all of the watermain, fire hydrants, and service connections to all residents on these streets (note: only the northern section of Desales St with this project). We will also mill and resurface the entire street once all of the watermain work is completed. An approved resolution authorizing us to apply is required to be submitted with our application. The total project cost in our application will be \$1,165,000. To be more competitive with a higher likelihood of being awarded funds, we will be asking for funding for 44% of the project (\$500,000).

Resolution: OPWC grant funding for Kenneth Ave Watermain Replacement - Our second grant funding application to OPWC will be for the Kenneth Ave Watermain Replacement project. This project will replace all of the watermain, fire hydrants, and service connections to all residents on these streets. We will also mill and resurface the entire street once all of the watermain work is completed. The total project cost in our application will be \$536,000. We will be asking for funding for 50% of the project (\$268,000).

Resolution: PC 24-10 – Record Plan – Foxfire Section 9 - Greg Berling, on behalf of Campbell Berling Huber Heights LLC, requests subdivision approval for Section Nine of the Foxfire Subdivision. The property is located at 700 Deerhurst Drive in the City of Vandalia. The proposed record plan would divide two existing parcels into twenty-nine new parcels totaling 5.5606 acres +/-, with the additional dedication of 1.4142 acres of public right of way. The subject properties are located in the RSF-4 Single Family Residential zoning district. The applicant intends to use the newly created lots for single-family residential homes.

On August 13th, 2024, the Planning Commission voted 4-0 to recommend approval of the proposed Final Plan with conditions.

Ordinance: EV Charging Station Fees - In December of 2023 City Council authorized the purchase and installation of 16 electric vehicle charging stations. These stations have been installed at six different city facilities to be used by the public. The cost to purchase and install the charging stations was \$320,000. We will be reimbursed 100% of this cost through an AES Ohio rebate program. We are nearing the completion of the installation and working with AES Ohio to get electric service to the stations. The final step to activating the charging stations is to determine the rate that users will pay for charging. We will enter into an agreement with Blink. Blink is a company that facilitates the service for the chargers. Customers will use the Blink app to access and pay for their usage. Blink collects the user fees through their app and will electronically deposit our funds into our account monthly. We have met with representatives from Blink to discuss the rate we should charge users. We are recommending a fee of \$0.30 per kwh be charged to users of the chargers.

Ordinance: Supplemental - Mrs. Leiter will discuss and request approval of the following supplemental appropriation Ordinance for the following reasons:

General Fund:

City Manager's Office:

- \$104,000 – increase appropriations to account for costs related to the agreement with Shared Resource Center for Interim City Manager and other services.
- \$30,000 – increase appropriations to account for costs related to consulting services for the new City Manager search.

Public Safety – Support Services:

- \$4,000 – increase appropriations to account for costs related to the Humane Society Cat Program. The cost per cat increased by \$15, and the amount included in the 2024 budget is \$2,000. The

total expense amount YTD exceeded the budgeted amount and additional funds are required to cover the costs through December 31, 2024.

Capital Improvement Fund:

Recreation Center

- \$23,500 – increase appropriations to account for costs related to the emergency replacement of the Recreation Center Fire Alarm System due to the failure of the current system.

Building Maintenance

- \$84,200 – increase appropriations to account for costs related to the emergency replacement of the Justice Center Fire Alarm System due to the continued issues and interruptions in service with the current system.

Police-Fire-Street CIP Fund:

Police – Operations

- \$36,823 – increase appropriations to account for costs related to the replacement of a police vehicle due to a traffic crash which resulted in the vehicle being totaled by the City's insurance provider, MVRMA. The City received and deposited an insurance check from MVRMA for \$36,823 for the damaged vehicle.

Also, a required upgrade to the State's Multi-Agency Radio Communications System (MARCS) is necessary and required in 2025. The estimated costs associated with this upgrade are \$10,000 and included in the requested amount.

The insurance check received for the damaged vehicle and remaining funds in the 2024 capital budget will cover both expenses and reduce the amount in the Police Division's 2025 capital budget.

Conditional Use: PC 24-07 – (Truck Facility) – 6480 Webster St. - Mr. Rashid Lutfiyev requests Conditional Use approval for the property at 6480 Webster Street. The applicant seeks to establish a Truck Facility on the property. Truck Facilities are a Conditional Use in the I – Industrial district. The proposed truck facility would feature 20 parking spaces for semi-trucks and trailers. The paved parking area would be enclosed with a gated fence. An area at the northwest corner of the site is set aside for a potential future building, with construction planned within the next 12 months.

On July 23rd, 2024, the Planning Commission voted 5-0 to recommend approval with conditions.

Discussion Items:

Boards and Commissions Appointment – Arts Council - At the September 3rd Council Meeting, you will be asked to consider the appointment of Regina Froschauer to the Vandalia Arts Council. I have attached her application for your review. Mrs. Froschauer will be in attendance at the August 19th Study Session to meet Council and answer any questions Council may have.

June & July 2024 Financial Reports - Mr. Schwieterman and Mrs. Leiter will deliver the June & July 2024 Financial Reports.

Legislative Calendar - The calendar is included in your packets for your review.

Council Meeting:

Communications, Petitions and Awards:

Introduction: Leann Hanf, Human Resources Manager - Mr. Schwieterman will introduce Leann Hanf, Human Resources Manager, who began employment July 15, 2024.

Introduction and Oath of Office: Derek Copp, Fire Captain - Mr. Schwieterman will introduce and administer the Oath of Office to Fire Captain Derek Copp, who was promoted August 1, 2024.

Introduction and Oath of Office: Fire Lieutenant, Chris Willoughby - Mr. Schwieterman will introduce and administer the Oath of Office to Fire Lieutenant Chris Willoughby who was promoted August 1, 2024.

Action Items:

Boards and Commissions Appointments - At the August 19th Council meeting, you will be asked to consider the appointment of John Wheeler, an applicant requesting appointment to the Housing Code Board of Appeals as an alternant. A memo from Interim Clerk of Council Swartz and his applications are included in Council packets.

Resolutions:

Resolution 24-R-48: Highway Rock Salt Purchase - Bids were opened for the Highway Rock Salt Purchase on June 21, 2024 by the City of Dayton, as the coordinator for the Southwest Ohio Purchasers for Government (SWOP4G). The City of Vandalia has been participating in this cooperative bidding process for many years with a total of 92 entities participating in the bid this year. Director Borton recommends that our bid be awarded to Cargill, Inc. – Salt, Road Safety of North Olmsted, OH at the bid price of \$64.66 per ton (TN) for the winter of 2024 through the spring of 2026 for an amount estimated at 2000 TN/year as the lowest and best bidder. We are not required to purchase a minimum amount but only purchase the amount needed to maintain our streets throughout the winter.

Ordinance – First Reading:

Ordinance 24-18: PC 24-08 – Code Amendment – Adult-Use Marijuana - In November 2023, Ohio voters approved a ballot initiative legalizing marijuana for adult use. Council subsequently passed a moratorium to allow time to study the matter, and to determine the framework under which sales would be permitted by the State of Ohio. During the July 15, 2024, City Council Study Session, after a briefing on the new law, Council directed staff to prepare an amendment to the Zoning Code that would add adult use marijuana to the current prohibition on medical marijuana.

On August 13th, 2024, the Planning Commission voted 4-0 to recommend approval of the proposed amendments.

Ordinance – Second Reading:

Ordinance 24-16: PC 24-06 – Major PUD Amendment – 40 West Lot 1 (CrossFit Excess) - Brody Mayse, of CrossFit Excess, seeks approval of a Major Amendment to the 40 West Planned Unit Development, as well as Final Plan approval for the development of Lot 1 of the 40 West Planned Unit Development. The proposed amendment would add “Personal Services (Fitness Studio) to the list of permitted uses for the 40 West PUD. The proposed final plan would establish a 6,000 square foot CrossFit studio.

Ordinance 24-17: PC 24-06 - Final Plan – 40 West Lot 1 (CrossFit Excess) - Brody Mayse, of CrossFit Excess, seeks approval of a Major Amendment to the 40 West Planned Unit Development, as well as Final Plan approval for the development of Lot 1 of the 40 West Planned Unit Development. The proposed amendment would add "Personal Services (Fitness Studio)" to the list of permitted uses for the 40 West PUD. The proposed final plan would establish a 6,000 square foot CrossFit studio.

July Bill Listing – Mayor Herbst will deliver the July 2024 Bill Listing.

The next Council meeting is on **Monday, August 19, 2024, at 7:00 pm**. The meeting will be an in-person meeting in the Council Chambers at 333 James E. Bohanan Memorial Drive, Vandalia, OH 45377. The meeting is open to Council, staff, and the public to attend in-person. The meetings will be accessible for viewing through Zoom. You may contact the City at 937-415-2256 or aswartz@vandaliaohio.org for the phone number and link to this meeting. Please note, in compliance with Ohio Revised Code, no comments, electronic or oral, will be allowed by people that are participating electronically through Zoom. Anyone wishing to be heard on a topic will need to appear personally at the meeting. **The Study Session will begin at 5:30 pm followed by the City Council Meeting at 7:00 pm.**

Please contact me directly with comments and questions.

Very Respectfully,

Mark Schwieterman
City Manager

CC: Board and Commission Members
All City Employees

Attachments: