

The Blue Letter

May 16, 2025

Honorable Mayor & Esteemed City Councilmembers:

I want to thank Council for the opportunity to attend this week's D.C. Fly-In hosted by the Dayton Development Coalition. To date, this was the largest Fly-In hosted by the DDC with representatives from across the Miami Valley representing City Councils, local city and county governments, development organizations, private industry, and Wright-Patterson AFB. The



sessions throughout the week centered around China's threat to our national security and cyber networks; the new

administration's focus and accomplishments during the first half of 2025; military projects and budget funding; new and ongoing developments at WPAFB; the upcoming NATO Parliamentary Session in Dayton; local community issues; and presentations from

Ohio's representatives and senators. The DDC also presented a great networking opportunity to learn about community developments and business growth and how Vandalia can take advantage of similar opportunities. I appreciate Mayor Herbst and Council Member Aivalotis-Weaver attending the DDC Fly-In and participating in the sessions as we met with constituents from across the Miami Valley.



Armed Forces Day is Saturday, May 17, 2025, and I want to recognize and honor the Vandalia employees who are actively serving in our military. Matt Breisch (Public Works) is in the U.S. Army Reserve, Matt Buker (Fire) is in the U.S. Army Reserve, Layton Flatt (Fire) is in the U.S. Army Reserve, and Dustin Myers (Police) is in the Army National Guard Reserve. Thank you for your service!

Ribbon Cutting Ceremony for Vandalia Art Park Amphitheater

The City is hosting a Ribbon Cutting Ceremony for the Vandalia Art Park Amphitheater and Summer Kickoff Event on Thursday, May 22, 2025, from 6:00-8:00 pm. This event is open to the public.

City Offices Closed – Monday, May 26, 2025

City offices will be closed on Monday, May 26 in observance of Memorial Day. The Recreation Center will be open from 7:00 a.m. to noon – fitness area, track, and gymnasium only.

Summer Schedule – Council Meetings

City Council established a summer schedule for Council meetings, which is one meeting a month on the third Monday of the month for June, July and August. The next regular Council meeting will be held on Monday, June 16 at 7:00 p.m.

Monday, May 19, 2025, Council Meeting - The Study Session will begin at 6:00 p.m. The Council meeting will begin at 7:00 pm.

Study Session:

Presentation:

Division of Police Update - Chief Sucher will present the Division of Police Update to Council.

Monday, May 19, 2025, Items:

Items on this evening's Council Meeting agenda

Monday, June 16, 2025, Items:

Ordinance: 2024 Codified Update - This ordinance approves the editing and inclusion of certain ordinances and resolutions that have been passed by Council since the last update of the Codified Ordinances. This update will codify all pertinent legislation passed by Council during 2024, as well as incorporating amendments to the Ohio Revised Code.

Discussion Items:

PC 25-0005 – 3320 Benchwood Road – Rezoning - RSF-1 to HB – The applicant, Jonathan Woche, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests the rezoning of one parcel totaling 0.919 acres +/- located at 3320 Benchwood Road. As proposed, the subject property would be rezoned from the RSF-1 Single-Family Residential district to the HB – Highway Business district. On May 13, 2025, the Planning Commission voted 4-0 to recommend approval.

BZA 25-0006 – 650 Pool Ave – Minimum Lot Frontage - The Landing - The Applicant, Longhorn Development, has requested a variance to not meet the minimum lot frontage requirement at 650 Pool Avenue. Lot 3 of "The Landing" provides 0 feet of lot frontage, falling short of the required 125 feet of lot frontage. On May 14, 2025, the Board of Zoning Appeals voted 2-1 to recommend approval.

Electric & Gas Aggregation Program Update – Assistant City Manager Cron will give an update on the utility aggregation programs.

Update on Airport Access Sign Lease with Outfront Media - The legislation allowing the LED signs on Airport Access Road was passed by Council on May 5. We anticipate having legislation authorizing the execution of the two LED billboard leases on Airport Access Road (where the two existing billboards are located) at the June meeting. The final lease terms are still being determined and will be provided to you in advance of the June meeting. Access to the sign on the east side of Airport Access Road is challenging as the property where the sign is located (just west of the school bus barn) is not readily accessible via City land. We are working on an access easement with the school to address that issue but do not anticipate that the easement will require any legislative action.

Boards and Commission Reappointments & Expirations – At the June 16th Council meeting, you will be asked to consider the reappointment of current board and commission members whose terms expire June 30, 2025. A memo from Mrs. Swartz dated May 13, 2025, with the list of board members requesting reappointment, is included in your

packets for review as well as the current Boards and Commissions rosters.

April 2025 Financial Reports - Mrs. Leiter will deliver the April 2025 Financial Reports.

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

Council Meeting:

Communications, Petitions and Awards:

Proclamations Recognizing the Vandalia-Butler Veteran Service Organizations

Councilmember Follick will present proclamations to the American Legion Post 668, AmVets Post 99 and Veterans of Foreign Wars Post 9582 honoring their support of the community and the Veterans Parkway Banner Project.

Introduction and Oath of Office: Police Officer Kaitlyn Overman

Mr. Althouse will introduce and administer the Oath of Office to Police Officer Kaitlyn Overman who began employment May 19, 2025.

Introduction: Public Works Technician Matthew Decker

Mr. Althouse will introduce Public Works Technician Matthew Decker who began employment May 5, 2025.

Action Items:

Boards & Commissions Appointment – Mary Zellmer – Vandalia Arts Council – At the May 19th Council Meeting, you will be asked to consider the appointment of Mary Zellmer to the Vandalia Arts Council. A memo from Deputy Clerk of Council Swartz, Ms. Zellmer's application and the Vandalia Arts Council roster are included in the Council packets.

Ordinances First Reading:

Ordinance 25-11: Land Acquisition Note – Stonequarry Crossing – The Land Acquisition Note issued for the acquisition of land for the Stonequarry Crossing development matures on July 22, 2025. The total amount due is \$1,399,000 in principal plus interest. The 2025 Budget includes a principal payment of \$127,000, plus an interest payment amount of \$95,000. The maturity date on the new note (\$1,272,000) will be in July of 2026. The debt is scheduled to be paid in full in 2036.

Ordinance 25-12: Bond Anticipation Note – Fire Engine 2016 BAN & Fire Ladder Truck - 2021 BAN – The Fire Engine 2016 Bond Anticipation Note issued for a fire engine matures on August 19, 2025. This note was combined with the Fire Ladder Truck 2021 BAN in order to save on the costs of issuance. The current remaining amount due on the note is \$1,053,000 (Fire Engine \$96,000; Fire Ladder Truck \$957,000) plus interest. The amount of the principal payment for the Fire Engine is \$48,000, and \$140,000 for the Fire Ladder Truck. The 2025 budget includes a pay down amount of \$48,000 on the outstanding principal due for the Fire Engine, and \$140,000 for the Fire Ladder Truck, plus an interest payment of \$63,440. The maturity on the new note (Fire Engine \$48,000; Fire Ladder Truck \$817,000) will be in August of 2026. The debt on the Fire Engine is scheduled to be paid in full in 2026, and year 2031 for the Fire Ladder Truck.

Ordinances Second Reading:

Ordinance 25-09 : Renaming Art Park Amphitheater – At the April 7th Study Session, Mayor Herbst appointed an Adhoc Committee, the Vandalia Arts Council, to review the suggested renaming of the new Amphitheater in the Art Park in honor of Bill Jergens, founder of R. B. Jergens Contractors. On April 10th, the Adhoc Committee met for this purpose. Included in your packets is the Adhoc Committee/Vandalia Arts Council meeting minutes of April 10, 2025, with their recommendation to Council, and a request letter from the Vandalia Rotary. At the May 5th Council Meeting, formal action will be taken in the form of an Ordinance with a first reading and a second reading, and final adoption, at the May 19th Council meeting.

Ordinance 25-10: Miami Valley Street Lighting Agreement – The City's street light contract with Miami Valley Lighting and DPL Energy Resources, Inc. (nka "AES Ohio") expires on December 31, 2025. The current contract is a 10-year contract that took effect on January 1, 2016. MVCC in the past has taken the lead in negotiating the street light contract for its member cities and affiliate members. The estimated cost of professional services associated with this set of negotiations is \$60,000. MVCC will cover one-third of those costs and any additional fees, and the participating jurisdictions will pay the remaining costs based upon population. The City of Vandalia estimated participation cost is \$1,195. It is recommended that a regional coalition be established and negotiate the upcoming streetlight contract. This regional coalition would allow for a uniform approach to the upcoming contract negotiations, provide leverage in negotiating reasonable rates and provisions for streetlight services and ensure consistent contract provisions for cities across the region. I recommend the City participate in the regional coalition to negotiate the upcoming streetlight contract. This approach will provide the resources and regional representation needed to negotiate a reasonable and competitive contract.

Reports from Boards and Commissions:

Variance: BZA 25-0005 - 221 North American – Accessory Structure Total Area - The Applicant, Tory Elrich, has requested a variance to permit the construction of a shed that will cause the total area of all accessory structures to exceed 40% of the principal building footprint (512 square feet) at 221 North American Boulevard. The proposed shed would be 640 square feet with an existing 160 square foot shed for a total of 800 square feet. On April 23rd, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval with one condition, being the applicant must obtain a building permit and comply with all standards and requirements associated with that permit, as directed by the Chief Building Official.

April Bill Listing – Mayor Herbst will deliver the April 2025 Bill Listing

The next Council meeting is on **Monday, May 19, 2025, 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 prior to 5:00 pm the day of the 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 6:00 pm followed by the City Council Meeting at 7:00 pm.**

Please contact me directly with comments and questions.

Very Respectfully,

Kurt E. Althouse
City Manager

CC: Board and Commission Members
All City Employees