

# THE BLUE LETTER



333 James E. Bohanan Drive • Vandalia, OH 45377 • (937) 898-5891

October 29, 2021

Honorable Mayor Herbst & Esteemed City Councilmembers:

Thank you for another beautiful week in service to this team. Monday night's Study Session will be held at 4pm in the Justice Center Community Room. At that time, we will continue departmental presentations of the 2022 operating, maintenance, and capital budget.



**Governor DeWine Announces \$2.4 Million Grant in Vandalia:** Tuesday, Governor DeWine visited Vandalia to announce that our Tri-Cities

Wastewater Authority will be receiving a \$2.4 million grant to repair 8,100 feet of interceptor sewer line that is in danger of collapsing ([Link](#)). This project will benefit 67,000 utility customers. I had the privilege of representing our Tipp City – Vandalia – Huber Heights team



and speaking at the event. Congratulations to TCA General Manager Danny Knife, who has obtained what is likely the largest grant that TCA has ever received. As the treatment plant ages and regulations tighten, the plant will need costly upgrades in the future. As a matter of strategy, TCA and our communities will work to appeal to the State of Ohio for funding by touting the efficiencies and economies of scale that we achieve as a regional wastewater authority. Thank you to Councilmembers Mike Blakesly, Candice Farst, and Corey Follick for attending.

**Beggar's Night:** Crime Prevention Officer Wehner and Communications Manager Hopkins have produced what is possibly the best Halloween safety video ever ([Link](#)). Here is a snapshot from the video of Officer Wehner eating a candy bar while working out. Beggar's Night is 6 – 8 p.m. on Sunday, October 31, 2021. Happy Halloween!



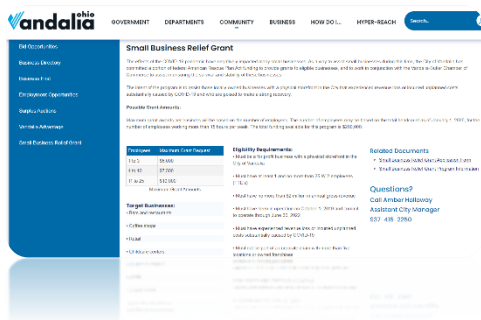
**Food Pantry Donation:** Earlier this year, City Council dedicated a portion of the American Rescue Plan Act funds that were received by the City to establishing an emergency capital fund for the Vandalia Butler Food Pantry. This week, I had the honor of delivering a 15,000 check to Mr. John Wheeler of the Vandalia Butler Food Pantry.

**Leaf Collection:** There is a great color forecast out there! The map and schedule are available here: <https://vandaliaohio.org/leaves>. Learn more about the program here: <https://www.youtube.com/watch?v=tvz3DfgNszy>.

**Citizens' Police Academy Graduation:** This year, the City of Vandalia held a joint Citizens' Police Academy with our partners at Butler Township. I had the pleasure of meeting the graduates and speaking at the event. There was a total of eight graduates and I found out that two are my neighbors! The program lasted eight weeks and participants learned about the various law enforcement agency functions. In a time where so many people misunderstand the intentions of our good-willed and professional Police Officers, these programs are important for helping the public understand the great efforts that the City takes to ensure that our organization remains a professional law enforcement agency. Congratulations to Crime Prevention Officer Wehner and Butler Township Police Officer Wright on a successful program!



**Small Business Relief Grant:** The City continues to receive interest in the COVID-19 Small Business Relief Grant from entrepreneurs and proprietors. The application is available on the website: <https://www.vandaliaohio.org/smallbizrelief>. To ensure that our business partners receive accurate information about the program restrictions, entrepreneurs and proprietors should be directed to contact ACM Holloway.



**Election Day! Tuesday, November 2 is Election Day!**

**Monday, November 1, 2021 Council Meeting**

**Resolutions**

- 1. Resolution 21-R-68: Golf Course Restroom Building** – At the recommendation of the Golf Advisory Committee and staff, Council has elected to leverage American Rescue Plan funds to build a restroom facility on the Cassel Hills Golf Course. Parks & Recreation Director Clark and Chief Building Inspector



Ted Baker have been researching options for an on-course restroom facility at Cassel Hills since 2016. Because of environmental restrictions by the Ohio EPA relating to the conservancy district and due to the cost of running water, sewer, and electric to the location of the new facility, the team has elected to recommend that a waterless facility be constructed. Initially, the team researched pre-fabricated buildings. A major obstacle with this option is the delivery of the building onto the golf course due to the overall weight of the unit, crane, and other equipment that would damage fairways, cart paths, and trees. To maximize benefit and minimize cost, the Parks & Recreation team is recommending a design-build structure that meets all of the State and County requirements. Vancon General Contractors has prepared drawings and specifications for a restroom building and has submitted a proposal for \$73,300. The design includes an attractive partial stone façade and the facility will be a great amenity that has been long requested by league players. Funds for this project will come from 2021 American Rescue Plan Act funds earmarked at \$75,000 for the project. Director Clark and I therefore recommend that Council waive the bid process and award a design build contract to Vancon General Contractors of Vandalia, Ohio for the Cassel Hills Golf Course Restroom Facility Project at a cost not to exceed \$75,000.

### **Reports from Boards and Commissions**

- 1. Variance: Drive-Through Signs: 6425 Miller Lane** - The Applicant, David Potts, has requested a variance to allow for two 46.4 square foot drive-through signs for a total of 92 square feet at 6425 Miller Lane. Per City Code Section 1236.11 (i)(1) "Drive-Through Signs", two drive-through signs are permitted at 32 square feet each with a total of 64 square feet. The Applicant indicated in their letter of justification "it is probable that the smaller board (which does not permit us to list all the items on our menu) will limit our sales volume and therefore limit our return on our investment." However, City Code Section 1236.11 (i)(2) eliminates the maximum allowable sign area if the drive-through signs are completely screened from public right-of-way. It is also important to note that a variance for a drive-through within the front yard was applied for and approved as well as a variance for the reduction in screening width between uses on April 5th, 2021.
- 2. Variance: Solar Panels: 505 Tionda Dr. South** - The Applicant, Solar is Freedom, on behalf of Ronny Varghese has requested a variance to allow 24 roof-mounted solar panels to face a public street. Per the proposed design, 6 panels would face Ranchview Dr. and 18 panels would face Tionda Dr. South. Per City Code Section 1224.01 (e)(24)(E)(ii) "Roof-Mounted Solar Energy Systems", roofmounted solar panels are allowed on any surface that does not face a street. The Applicant indicated in their letter of justification that if the panels were moved to the back of the home to the north facing roof the panels would still be visible from the street and it would significantly decrease the production of the panels on the home.
- 3. Variance: Loading Docks in Front Yard: 1005 Top Notch Ct.** - The Applicant, Contegra Construction Co., on behalf of the potential purchaser, Exeter Dayton Airport Land, LLC. Has requested a variance to allow for 21 loading spaces within the front yard of the proposed crossdock warehouse. Per City Code Section 1234.05 (c)(2) "Off-Street Loading", off-street loading spaces may occupy any part of a required rear or side yard but shall not project into any front yard or into a public right-of-way. The Applicant indicated in their letter of justification that

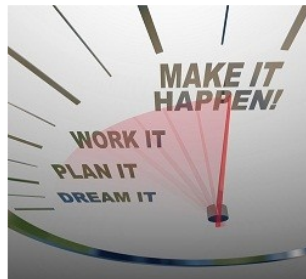


"this property is zoned for industrial use, we believe that warehouse development standards should be allowed to be consistent with market conditions for warehouse and distribution facilities (requiring cross-dock access)".

4. **Variance: Secondary Curb Cut: 1005 Top Notch Ct.** - The Applicant, Contegra Construction Co., on behalf of the potential purchaser, Exeter Dayton Airport Land, LLC. has requested a variance to allow for a secondary curb cut along Deer Run Rd. Per City Code Section 1234.01 (d)(1)(A) "Access", lots in nonresidential zoning districts on corner frontage lots may have one curb cut on each street frontage. The requested variance is to allow for 2 curb cuts on the same street frontage.

The **November 1** City Council Meeting will be a hybrid (in-person & remote) meeting in Council Chambers. The meeting is open to Council, staff, and the public to attend in-person; however, 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 4:00 pm in the Justice Center Community Room followed by the City Council Meeting in Council Chambers at 7:00 pm.**

This week, Chief Althouse shared the following with me:



**"A dream written down with a date becomes a GOAL. A goal broken down into steps becomes a PLAN. A plan backed by ACTION makes your dreams come true."**

*Greg Reid*

Let's make it happen.

Please contact me directly with comments and questions.

Very Respectfully,

Dan Wendt  
City Manager

CC:

Board and Commission Members  
All City Employees

