

THE BLUE LETTER



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

June 18, 2021

Honorable Mayor Herbst & Esteemed City Councilmembers:

Our slate is full and the matters that you consider at this meeting of the City Council are transformative. Decades of deft financial management by the City of Vandalia and acquired professional expertise by staff has positioned the City to address problems that other towns cannot. I am proud and honored to help you fulfill the beautiful future that is laid out in our Vision Vandalia Comprehensive Plan. Now is the time to welcome the unexpected, to build coalitions, and to bravely pursue tactics to meet the evolving needs of our community.

On Monday, Senator Niraj Antani will be our guest. Recently, Mayor Herbst and I met with Senator Antani to discuss ongoing problems with commercial truck traffic in town. We will continue to look to our elected officials to help us arrive at a legislative solution in the state legislature that would prevent through traffic on National Road in Vandalia. The June 21 Study Session and 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. **The study session will begin at 5:30 pm followed by the City Council Meeting at 7:00 pm.**

On Wednesday, we held our first all employee appreciation event since the lifting of the COVID-19 restrictions. I want to thank our team of public servants for being there for the community in the face of adversity through the pandemic. The *Scoop There It Is* Ice Cream Social was well attended and it was good to see so many smiles. There is pride and dignity in serving the public and this was a great occasion to thank our team. HR Manager Shannetta Dewberry, Communications Manager Rich Hopkins, and Maintenance Technicians Jerrod Hill and Matt Roberts put in some good work to make the event a success! Please mark your calendars for the next employee appreciation event – the Employee Family Pool Party at Cassel Hills Swimming Pool on Friday, July 23 from 6:00 p.m. – 8:30 p.m. If you are not *in to* swimming, the eating will make up for it. I also hear that there



may be a not-so-anonymous staff member that may be willing to DJ. More details will be provided as the event draws near.

This week, I attended a meeting to learn about the economic development services of the Dayton-Montgomery County Port Authority from Executive Director Joe Geraghty. I also had the pleasure of meeting with Montgomery County Commissioner (and Vandalia resident) Judy Dodge. Commissioner Dodge and I discussed commercial truck traffic, funding opportunities that may be available through the County for various projects, the projected need for housing in the area as a result of job creation, and County assets within the corporate limits. Immediately following, I met with Assistant County Administrator Tyler Small to discuss ongoing developments relating to leveraging County-owned assets in town for public safety and economic development purposes.

Randy Chevalley, Ohio Department of Transportation Deputy Director of District 7, and I discussed the implications and process of increasing the speed on Airport Access to as high as 70 miles per hour. The current speed limit is 55 miles per hour and the City routinely receives complaints about the speed limit being too low given the composition of the road. Such a change has potential to augment our pursuit of alleviating congestion and safety issues relating to commercial truck traffic. In this case, increasing the speed limit on Airport Access would reduce the calculated travel time on this route in navigation systems, which in some cases may take drivers around rather than through town. Law Director McDonald has conducted extensive research with regard to this change. Our team will continue to work with the Ohio Department of Transportation and their legal team. If such a change is possible and ready for your deliberation, I will bring before you at the July City Council meeting.

I am pleased to report that the City is making progress in leveraging technology to streamline administrative processes with regard to organization-wide electronic payroll, leave requests, and performance evaluations. We have assembled several interdepartmental task forces to execute these projects. These advancements will undoubtedly liberate staff time so that it can be applied to more optimal endeavors and labors that directly benefits the public.

Vandalia Bikeway Connector Design: The Vandalia Bikeway Connector project is a 2.08 mile facility that will connect the City to the 75 mile Great Miami River Trail. Until now the project has been delayed because the City of Vandalia and Five Rivers Metro Parks paused to conduct due diligence after the cost of the project was more than was previously estimated by Five Rivers Metro Parks. I am pleased to report that Public Service Director Cron has ruthlessly negotiated with LJB to reduce final design costs by \$86,710. Still, it appears that the initial estimate that was produced by Five Rivers Metro Parks was lower than the market cost. The parties have discussed the project extensively and I believe that we have reached a point where I am comfortable recommending that Council supplement the budget so that this transformative project may take place. The total additional cost to the City of Vandalia will be \$78,536 and the balance of



the \$199,548 supplemental that I am requesting will be reimbursed to the City. **The total estimated cost for the project is \$3,149,236 with the City of Vandalia paying \$545,535 (17.3%). The rest of this project is being paid for through the federal Congestion Mitigation and Air Quality (CMAQ) Improvement Program and our partners at Five Rivers Metro Parks.**

June 21, 2021 Study Session Items

1. **Safety Study Presentation** – Assistant City Manager Holloway will present the results of and recommendations of the Safety Study. This study was performed by a qualified traffic engineer and it has been presented to the Ohio Department of Transportation for comments. The proposed physical modifications to National Road will reduce the likelihood of automotive collisions and improve safety as its primary purpose. The Dixie Dr. / National Rd. intersection is on Governor DeWine’s watch list of dangerous intersections. Because of this, I believe that it is likely that the City will be able to obtain substantial grant funding should Council wish to pursue the project. As secondary benefits, the safety study, if implemented will improve the visibility of uptown businesses, provide a safe and protected means of active transportation for residents on the east side of town to the eventual downtown, connect several neighborhoods, make the city more picturesque, and discourage commercial truck traffic by making it more desirable for commercial drivers to go around town via Airport Access or the planned ring road around the north side of the airport. This is the most transformative project on the agenda and it is the best proposal for reducing commercial truck traffic to date.
2. **Special Guests** - Senator Niraj Antani plans to attend the meeting.
3. **Resolution 21-R-38 Helke Road Watermain & Reconstruction** - Bids were publicly opened for the Helke Road Watermain and Road Reconstruction Project on Thursday May 27, 2021 and eight contractors submitted bids for the project. Public Service Director Cron and I are recommending the bid be awarded to Brumbaugh Construction as the lowest and best bidder at the bid price of \$629,487.00. Our Engineer’s estimate for the project was \$800,000. I will request that \$700,000 be allocated to ensure adequate funding. Unspent funds will be returned to fund balances at the end of the year. This project is funded by the Street Fund and the Water Fund respectively and the project has a completion date of December 3, 2021.
4. **Resolution 21-R-39 Donation of 864 Foley Drive** – This resolution would authorize the City Manager to enter into an agreement with Habitat for Humanity of Greater Dayton in order to donate the city-owned parcel at 864 Foley Drive to Habitat for Humanity. The City recently acquired the property and razed a dilapidated home. The highest and best use of this property would be to construct a single-family home that fits into the neighborhood and meets all building codes. The City desires to shed assets that are of no value to its operation in serving the public. Habitat Director Norm Miozzi and I



recently visited the site and he indicated that he could have a home built there within two years of completing the transfer. Habitat for Humanity routinely conducts “open houses” with neighbors when establishing a presence in a new area.

5. **Resolution 21-R-40 Air Show Letter of Understanding** - Annually, the City enters into a Letter of Understanding with the US Air and Trade Show. Per the terms of the Letter, the City agrees to provide Police and City services in direct support of the 2021 CenterPoint Energy Dayton Air Show being held this year on July 10 & July 11. The City will be reimbursed should such services exceed \$21,900.
6. **Ordinance 21-17 Chronic Nuisance Amendments** - This ordinance will amend Section 642.16 of the Vandalia codified in order to efficiently enforce nuisance activities within the City of Vandalia. In consideration of the recommendations of Chief Althouse, Chief Follick, and Law Director McDonald, I am recommending that the ordinance be modified to include the *advertising of massage, relaxation massage, any other massage technique or method, or any related service with the suggestion or promise of sexual activity as described in Ohio Revised Code 2327.17* as in the criminal activity as a nuisance section of Vandalia Codified Ordinance 642.16, *et al.* It is possible that this ordinance will not be ready for a vote on Monday. If that is the case, I may still plan to brief Council on the highlights during the study session.
7. **Emergency Ordinance 21-15 Assessments** - This emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, weed cutting & sewer and water.
8. **Emergency Ordinance 21-16 Supplemental** - Finance is requesting the approval of the following supplemental appropriation Ordinance for an increase in the General Fund in the amount of \$199,748, Street Fund in the amount of \$520,000, Capital Improvement Fund in the amount of \$209,548, Golf Fund in the amount of \$11,800, Water Fund in the amount of \$180,000, and Sewer Fund in the amount of \$261,800 in order to accomplish the following:

General Fund:

Police Department

- \$200 – VPD received a check for \$200 from the Law Enforcement Foundation for being selected as Ohio’s Best Agency for the month of April. The funds are to be used for community programs (crime prevention). These funds will be used to purchase supplies for the annual National Night Out crime prevention event. Because the revenue and expense were not included in the 2021 budget, it is necessary to increase both revenue and appropriations.



Non-departmental

- \$199,548 – increase appropriations to account for the necessary transfer from the General Fund to the Capital Improvement Fund related to the proposed design fees for the Vandalia Bikeway Connector Project. The total cost of the fees is \$309,698. The 2020 budget included part of the total cost (\$110,150), and the remaining transfer amount will be added to the 2021 budget (\$199,548). After reimbursements from Five Rivers Metro Parks, the total additional cost to the City of Vandalia will be \$78,536 – not \$199,548. **The total estimated cost for the 2.08 mile bikeway project is \$3,149,236 with the City of Vandalia paying \$545,535 (17.3%). The rest of this project is being paid for through the federal Congestion Mitigation and Air Quality (CMAQ) Improvement Program and our partners at Five Rivers Metro Parks.**

Street Fund:

- \$520,000 – increase appropriations to account for the necessary expenditures related to the Helke Road Reconstruction & Watermain Abandonment project.

Capital Improvement Fund:

Parks & Recreation - Parks

- \$10,000 – increase appropriations to account for the purchase of asphalt for the paving of pathways at the Art Park. In 2020, \$10,000 was appropriated for phase 1 of the paving project. These funds were not spent. This appropriation will enable the City to leverage current appropriations and the 2020 unspent funds to complete the paving for the park in its entirety. This will result in improving overall accessibility for persons with disabilities and overall attractiveness of the park.

Public Works

- \$199,548 – increase appropriations to account for the necessary expenditures related to the proposed design fees for the Vandalia Bikeway Connector Project. The total cost of the fees is \$309,698. The 2020 budget included part of the total cost (\$110,150), and the remaining amount will be added to the 2021 budget (\$199,548). The City will receive reimbursement from Five Rivers Metro Parks in the amount of \$115,581; therefore, the net difference of \$194,117 is the City's responsibility.

Golf Fund:



- \$11,800 – increase appropriations to account for a failed HVAC unit Cassel Hills Clubhouse. I previously notified Council of the need to conduct emergency repairs in order to maintain operations.

Water Fund:

- \$180,000 – increase appropriations to account for the necessary expenditures related to the Helke Road Reconstruction & Watermain Abandonment project.

Sewer Fund:

- \$261,800 – increase appropriations to account for a one-time assessment to shore up Tri-Cities (TCA) financial position and provide operating funds until future rate increases help restore the General Fund balance. I plan to conduct a rate study in order to address revenue deficiencies in the coming 6 - 18 months.

July 19, 2021 Items

1. **Action Item Brown School Village Section 4 Sidewalk Bond Extension** – The Developer has requested a one year extension of time to complete the sidewalk construction on all remaining vacant lots in the Brown School Village Subdivision in Section 4. Sidewalk is outstanding on lots 42-45 for a total of 4 lots located on Maridon Ct. The new deadline for completion will be August 8, 2022. A performance bond is in place as surety.
2. **Resolution Rumpke Agreement** – In 2016 we approved a five-year contract for the calendar years 2017-2021 with Rumpke of Ohio for Collection of Waste and Recycling for Vandalia Residents. The contract has an option to renew for a two-year period at an agreed upon price. Rumpke has submitted pricing for the two-year extension including an option to convert our recycling to a 95-gallon cart to be collected every other week. Rumpke has resisted providing a price for 95-gallon carts with weekly collection of single stream curbside recycling – ostensibly because of a lack of available vehicles and crews. Prices reflect an annual increase each year of 4% to continue with the current service or a 3% increase if we choose to switch to the every-other-week recycling option.
3. **Resolution Snow and Ice Agreement** – This resolution authorizes an agreement with the State of Ohio Department of Transportation for snow and ice removal within the City's corporate limits on the Airport Access Road. ODOT will perform snow and ice removal and apply snow and ice control material to Airport Access Road (6.2 lane miles), which is currently performed by the City. In exchange, the City will remove snow and ice



& apply snow and ice control material to all lanes of US RT 40 from Airpark Blvd. to Frederick Pike (2.6 lane miles after the US Rt. 40 expansion). This exchange of responsibilities results in a net decrease of 3.6 lane miles, which will help the Public Works Division improve service levels during snow events.

4. **Resolution Police Cruiser Equipment** - The Police Department opened bids on May 7th for the purchase and installation of new equipment for three new Ford Utility Interceptor police vehicles. The 2021 budget for this project is \$49,350. Two bids were received with K.E. Rose Company submitting a bid of \$46,536 and Northern Light Upfitting submitting a bid of \$39,866.64. Although Northern Light Upfitting submitted the lowest bid, Chief Althouse's memo outlines several reasons to recommend the bid award to K.E. Rose including but not limited to the stability of a company (e.g., Northern Light Upfitting has no customer base at this point). In addition, the Northern Light Upfitting bid requires upfront payment prior to completion, which is a risk that I am loathe to recommend. Remaining funds will be used for the installation of decals and graphics by a separate vendor.
5. **Resolution Replat – 275 E. National Road – Chipotle** - The Applicant, CAT Vandalia, LLC., has submitted an application requesting the re-plat of 1.2391-acres of land at 275 E. National Road. The requested re-plat would result in creating two lots, one 0.6871-acre lot for Chipotle Mexican Grill, and one 0.552-acre vacant lot between Chipotle and the office condos on James Bohanan Drive. The Planning Commission voted 4-0 to recommend denial of this request. In addition, because of the potential effects that such a replat would have on current businesses - I strongly recommend that City Council deny this request.
6. **Ordinance PUD Major Amendment / 139 S. Dixie Drive – Morton Whetstone** – The Applicant, Richard Drake, is requesting an amendment to an approved Planned Unit Development (PUD) Plan in order to construct a 586 square foot addition to an existing detached garage. The proposed addition would require the relocation of four parking spaces. The Planning Commission voted 4-0 to recommend approval with 3 conditions.
7. **Ordinance Rezoning 'HB' to 'I' – 2700 W. National Road** - The Applicant, EB Fuel Stops, has requested the rezoning of 8.952 acres of land located at 2700 W. National Road from Highway Business to Industrial. The purpose of the rezoning request is to construct a Truck Facility. The request for rezoning to Industrial conforms to the City's Future Land Use Map designation of "Industrial/Innovation". The Planning Commission voted 4-0 to recommend approval of this request.



8. **Conditional Use Truck Facility – 2700 W. National Road** - The Applicant, EB Fuel Stops, has requested a Conditional Use to allow a Truck Facility use as on property located at 2700 W. National Road. Truck Facilities are conditionally permitted uses in the Industrial Zoning District. This application accompanies a request to rezone the property from Highway Business to Industrial. The proposed use would include a convenience store and truck fueling facility. The Planning Commission voted 4-0 to recommend approval with 5 conditions.

Discussion

1. **Helke Park Sport Court Maintenance Project** – This resolution authorizes a contract with Asphalt Sealcoaters for the repair and painting of six tennis courts and eight pickleball courts at Helke Park. The City and the School District previously entered into an Amended Facility Use Agreement for the tennis courts at Helke Park whereby the entities agree to share the cost of repairing and painting the courts. The 2021 budget includes \$20,000 for the Helke Sport Court Repairs; the total cost of the repairs is \$19,375 with the City paying \$11,687.50 and the School District paying \$7,687.50. Vandalia-Butler Schools will be invoiced separately for their portion of the cost.
2. **Financial Reports for April 2021 and May 2021** - Finance Director Leiter will provide a monthly financial report on Monday.

June 21, 2021 Council Meeting

Communications, Petitions and Awards

1. **Oath of Office** – On Monday, I will have the pleasure of swearing in Police Lieutenant Brandon Sucher.
2. **Introduction of Police Public Safety Specialist** – Chief Althouse and I will introduce P.S.S. Mary Beth Dyke.
3. **Proclamation** - Mayor Herbst will present a Bee City USA Proclamation to Mr. Dranschak and the Historical Society of Vandalia-Butler in celebration of Pollinator week, which is June 21 through June 27, 2021.

Action Item

1. **Annual Boards and Commissions Appointments** – Monday night you will be asked to consider the reappointment of current board and commission members whose terms expire June 30, 2021. A memo from Mrs. Pruszynski is attached for your review.



Resolutions

1. **Resolution 21-R-34 Final Plat Foxfire/Phase 1** - The Applicant, Bob Krohngold, has requested a Final Plat for Phase I of Foxfire Section 8 Subdivision and Final Construction Drawings for Section 8 and the future Section 9 of the Subdivision. The Final Plat would subdivide 13.2471-acres of land generally located in the northwest section of the Foxfire Subdivision and dedicate an additional 2.2384-acres of land on Bolton Abbey Lane, Deerhurst Drive, and Poplar Creek Road as public right-of-way. The proposed plat would create 29 buildable single-family lots. The Planning Commission voted 5-0 to recommend approval subject to conditions.
2. **Resolution 21-R-35 Cassel Hills Golf Course Roof Replacement Project** - Parks and Recreation Director Clark is recommending a bid award for the Cassel Hills Golf Course Facilities Roof Replacement/Repair Project through the Omnia Partners National Cooperative Purchasing Program to Garland /DBS, Inc. Garland administered a competitive bid process with Enterprise Roofing of Dayton submitting the lowest and best bid of \$55,471. The 2021 capital improvement plan has \$65,000 appropriated for this project. As part of the project, three (3) roofs on structures at the Golf Course (Clubhouse, Cart Barn and Maintenance Building) will be replaced or repaired. The Clubhouse roof was last replaced in 1994, the Golf Maintenance Building has a metal roof which is original to the building (1974/75) and the Golf Cart Barn roof is original as well (1985). Additionally, he advised that it is possible that a portion of wood decking on both the Clubhouse and Cart Barn may need replaced as part of the project as well and will not be determined until the old shingles have been removed during the construction phase. Therefore, Director Clark and I are requesting to award the contract at a not to exceed price of \$60,000.
3. **Resolution 21-R-36 Street Resurfacing Bids** - Bids were publicly opened for our Annual Street Resurfacing Project on Tuesday May 11, 2021. I recommend that the bid be awarded to Barrett Paving Materials, Inc. as the lowest and best bidder at the bid price of \$582,932.30. Our Engineer's estimate for the project was \$605,000. This project is funded by the Safe and Stable Levy and Street Fund appropriated in the 2021 Budget. The project also includes the installation of a concrete median on N. Dixie Drive. The project has a completion date of October 1, 2021.
4. **Resolution 21-R-37 Health Care Renewal** - The City's health insurance broker, Demoray Benefits Administrators, recently received and reviewed, with staff, quotes from stop-loss carriers for the July 1 renewal of the City's self-funded health insurance plan. Staff is recommending the renewal be placed with Nationwide Life Insurance Company/TMS Re Inc. for stop loss coverage with a \$55,000 specific deductible., and with Underwriters Services Corp., as our third-party administrator. To keep up with growing healthcare costs, the healthcare premiums for the traditional Preferred Provider Organization (PPO) plan will be increased by no more than 7.5%. Moving forward, it will be necessary



to recommend incremental changes to premiums and plan designs each year. I plan to migrate the City's Pharmacy Benefits Manager (PBM) to TrueScripts. This migration will save the City an estimated \$188,707 annually (40.7%) while expanding the covered formulary. Our analysis shows that no employee will experience a coverage interruption of any currently covered prescription. Free generic maintenance medications will be provided to employees and covered family members under the new plan at a cost of approximately \$15,000 per year. Over time, this strategy is meant to promote healthy choices and reduce the cost of claims over an employee's career.

5. **Resolution 21-R-38 Helke Road Watermain & Reconstruction** - Bids were publicly opened for the Helke Road Watermain and Road Reconstruction Project on Thursday May 27, 2021 and eight contractors submitted bids for the project. Mr. Cron is recommending the bid be awarded to Brumbaugh Construction as the lowest and best bidder at the bid price of \$629,487.00. The engineer's estimate for the project was \$800,000. This project is funded by the Street Fund and the Water Fund respectively and the project has a completion date of December 3, 2021.
6. **Resolution 21-R-39 Donation of 864 Foley Drive** – This resolution would approve an agreement between City of Vandalia and Habitat for Humanity of Greater Dayton. The terms include donating the parcel at 864 Foley Drive to Habitat who will build a new home consistent with the size and type currently existing that meets all building codes.
7. **Resolution 21-R-40 Air Show Letter of Understanding** - Annually, the City enters into a Letter of Understanding with the US Air and Trade Show. Per the terms of the Letter, the City agrees to provide Police and City services in direct support of the 2021 CenterPoint Energy Dayton Air Show being held this year on July 10 & July 11. The City will be reimbursed should such services exceed \$21,900. In return, the City will receive one Flight Line Chalet with 200 Chalet tickets for each day of the Air Show, along with catering services. A copy of the proposed agreement is attached for your review.

Ordinance - First Reading

1. **Ordinance 21-17 Chronic Nuisance Amendments** - This ordinance will amend Section 642.16 of the Vandalia codified in order to efficiently enforce nuisance activities within the City of Vandalia. As previously stated, this ordinance may not be on the agenda on Monday.

Emergency Ordinances

1. **Ordinance 21-12 Land Acquisition Note** - The Land Acquisition Note issued for the acquisition of land for the Stonequarry Crossing development matures on August 3, 2021. The total amount due is \$1,399,000 in principal plus \$20,926.71 (1.50%) in interest.



The interest amount included in the 2021 budget is \$21,500. The maturity date on the new note (\$1,399,000) will be on July 28, 2022, with an estimated interest amount due of \$25,000. The debt is scheduled to be paid in full in 2036.

2. **Ordinance 21-13 Bond Anticipation Note (Fire Ladder Truck)** - The Division of Fire is requesting the purchase of a new ladder truck. In preparation for the financing of the new truck and apparatus, Finance is recommending the issuance of bond anticipation notes (not to exceed \$1.5 million) for the cost of the truck, and apparatus, and be combined with the current Fire Engine 2016 BAN to save issuance costs. Because this is a new purchase, new legislation (separate Ordinance) will be prepared and presented to Council for consideration and passage. However, beginning next year, it will only be necessary to prepare, to present and to pass one piece of legislation (Ordinance) that includes both the remaining balances for the 2016 BAN and 2021 BAN. The maturity on the new note will be on August 25, 2022. The 2016 BAN debt is scheduled to be paid in full in 2026. The 2021 BAN debt will be scheduled to be paid in full in 2031.
3. **Ordinance 21-14 Bond Anticipation Note (Fire Engine)** - The Fire Engine 2016 Bond Anticipation Note issued for a new fire engine matures on August 31, 2021. This note was combined with the refunding of the 1996 Bond Anticipation Notes related to the renovation of the Municipal Building, and construction of the Recreation Center and Justice Center in order to save on the costs of issuance. The total principal amount due is \$288,000 plus \$4,320 (1.50%) in interest. The 2021 budget includes a pay down amount of \$48,000 on the outstanding principal due, and an interest payment of \$4,500. The maturity on the new note (\$240,000) will be on August 25, 2022, with an estimated interest amount due of \$5,000. The debt is scheduled to be paid in full in 2026.
4. **Emergency Ordinance 21-15 Assessments** – This emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, & sewer and water.
5. **Emergency Ordinance 21-16 Supplemental** - Finance is requesting the approval of the following supplemental appropriation Ordinance for an increase in the General Fund in the amount of \$199,748, Street Fund in the amount of \$520,000, Capital Improvement Fund in the amount of \$209,548, Golf Fund in the amount of \$11,800, Water Fund in the amount of \$180,000, and Sewer Fund in the amount of \$261,800. in order to accomplish the following:

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prevention). Because the revenue and expense were not included in the 2021 budget, it is necessary to increase both revenue and appropriations.

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Sewer Fund:

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Variance

1. **Solar Panels 693 Cassel Creek Drive** - Empire Solar Group, LLC., has requested a variance to permit roof-mounted solar panels facing the public street at 693 Cassel Creek Drive. The Code requires that roof-mounted solar panels not face a street when not integrated with the surface layer of the roof structure. The Applicant is proposing to install twenty (20) solar panels that would face South Brown School Road and fifteen (15) solar panels that would face Cassel Creek Drive. The Board of Zoning Appeals voted to recommend approval subject to one condition.

Our team is putting in some good work here. There is no space for anyone who is allergic to work at the City of Vandalia. Instead, we are ready and excited to adapt and do our part to elevate this community.

Please contact me directly with comments and questions.

Very Respectfully,

Dan Wendt
City Manager

CC:

Board and Commission Members
All City Employees

