

# THE BLUE LETTER



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

September 2, 2022

Honorable Mayor Herbst & Esteemed City Councilmembers:

- **City offices will be closed on Monday, September 5 for Labor Day.**

The Recreation Center will be open from 7:00 a.m. to Noon for the fitness area, gymnasium track only. Trash service will be delayed one day next week due to the holiday.

- It is the last weekend of the year to enjoy a swim at Cassel Hills Pool. The pool will close for the season at 5:00 p.m. on Monday. Weekend hours are as follows:
  - Saturday September 3 and Sunday September 4 – 11:30 a.m. – 7:30 p.m.
  - Monday September 5 – 11:30 a.m. – 5:00 p.m. followed by the Soggy Doggy Dip from 6:00 p.m. to 8:00 p.m.
- Crews will be installing final pavement markings for the US-40 road widening project this weekend. This work is scheduled to take place tonight 9/2.
- The Council Study Session will be Tuesday, September 6 at 5:45 p.m. followed by the City Council meeting at 7:00 p.m.

## **Tuesday, September 6, 2022 Study Session Items**

1. Ms. Holloway will give a presentation on the Façade Improvement Program.

### **2. Items on this evening's Council Meeting Agenda**

3. **Action Item: Ohio Department of Liquor Control Transfer** – The City of Vandalia received notification from the Ohio Department of Liquor Control that Oscars Sports Bar & LLC is transferring their liquor permit to 320 Dixie LLC to do business as Oscars Sports Bar & Grill. The Division of Police does not object to this transfer and recommends no hearing be required to complete the permit process.

## Monday, September 19, 2022 Items

1. **Action Item: Boards and Commission Applications:** Council will have the opportunity to review two applications for appointment to the Vandalia Arts Council. After Council reviews said applications during the Tuesday September 6, 2022, Study Session, if Council desires, we can invite candidates to an upcoming Council Study Session for a meet and greet. Furthermore, if Council desires, we can include the appointments as an Action Item at the Council Meeting immediately following the meet and greet.

2. **Resolution: Playground Equipment Purchase and Installation for Sports Complex and Helke Park** – The Parks and Recreation Department is requesting to waive the formal bidding process for the capital purchase of Playground Equipment for the Vandalia Sports Complex (Baseball Playground Units) and Helke Park, authorizing the purchase through the State of Ohio Procurement program with Landscape Structures of Delano, Minnesota at a cost not to exceed \$700,000.

The following funds are available for the Playground Replacement Project:

- **Sports Complex - \$375,000**
  - \$225,000 ARPA Funds
  - \$150,000 CIP Funds
- **Helke Park - \$325,000**
  - \$225,000 ARPA Funds
  - \$100,000 CDBG Funds

The playground units proposed for replacement at the Sports Complex were installed in 1992 (ages 5-12 unit) and 1996 (ages 2-5 unit). The playground units at Helke Park were installed in 2000 (ages 5-12 unit) and 1996 (ages 2-5 unit). According to the American Society for Testing and Materials International (a standards organization that develops and publishes consensus technical standards for a wide range of materials, products, systems and services) a standard playground area should see a new installation or update within 8-10 years after its original installation date. However, they have seen commercial playground areas last as long as 15-20 years. All of the playground units proposed for replacement are beyond the industry standard.

As part of the Playground Replacement Project, a committee has been formed to provide valuable input and feedback during the design process. The committee is comprised of several residents as well as representatives of the Montgomery County Board of Developmental Disabilities Services, Miami Valley Down Syndrome Association and Vandalia-Butler Schools. Facilities Superintendent Rudy Wells, Recreation Superintendent Jeff Kreill, and Facilities Manager Alicia McCracken are also part of the committee.

3. **Variance: Curb Openings – 769 Center Drive** – The Applicant, Levin Porter Architects, has requested a variance to allow a second curb opening on the same street frontage of an interior lot at 769 Center

Drive. Per Code, an interior lot is permitted one curb opening. At its meeting on August 24, 2022, the Board of Zoning Appeals voted 5-0 to recommend approval of the variance request.

4. **Variance: Fence – 9005 Dog Leg Road** - The Applicant, David Morse, has requested a variance to allow a 4 foot-tall high tensile, woven wire fence on property located at 9005 Dog Leg Road. Per Code, metal and woven wire fencing is permitted only in the Agriculture Zoning District where the property in question is zoned Industrial/Innovation. At its meeting on August 24, 2022, the Board of Zoning Appeals voted 5-0 to recommend approval with two conditions.

### **Discussion**

1. **60-Day Calendar** - The calendar is included in your packets for your review.

**Executive Session** - The purpose of the Executive Session is to consider pending or imminent litigation and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, where the information is directly related to a request for economic development assistance that is to be provided or administered under any provision the Revised Code Chapters/Sections set forth in Revised Code 121.22(G)(8) and the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

### **Tuesday, September 6, 2022 Council Meeting**

#### **Communications, Petitions and Awards:**

1. **Introduction and Oath of Office: Zoning and Planning Coordinator Ben Graham**

City Manager Wendt will introduce and administer the Oath of Office to Zoning and Planning Coordinator Ben Graham who began employment August 22, 2022

2. **Introduction: Assistant Public Works Superintendent Jake Hayslett**

City Manager Wendt will introduce Assistant Public Works Superintendent Jake Hayslett who began employment August 22, 2022.

3. **Introduction: Public Works Technician Justin Millhouse**

City Manager Wendt will introduce Public Works Technician Justin Millhouse who began his employment July 28, 2022.

4. **Introduction: Public Works Technician Nathan Bergman**

City Manager Wendt will introduce Public Works Technician Nathan Bergman who began his employment August 8, 2022.

**Action Items: Ohio Department of Liquor Control Transfer** – The City of Vandalia received notification from the Ohio Department of Liquor Control that Oscars Sports Bar & LLC is transferring their liquor permit to 320 Dixie LLC to do business as Oscars Sports Bar & Grill. The Division of Police does not object to this transfer and recommends no hearing be required to complete the permit process.

**Resolutions:**

1. **Resolution 22-R-54: Automatic Mutual Aid Response** – The City of Vandalia maintains an Automatic Mutual Aid Response (AMAR) agreement with the City of Dayton, covering responses to the Dayton Page 6 of 11 International Airport and to the commercial/industrial areas that are in the City of Dayton around the airport. A similar agreement is currently in place, and I am requesting that the agreement be modified to include fire responses *into* the airport property. Many of these properties are being covered by Butler Township through a separate agreement. The City of Vandalia provides mutual aid to Butler Township (and vice versa). This agreement would allow the City of Vandalia to continue responding with the ladder truck and as the third (or greater medic) when available during an emergency. This agreement is contingent on the availability of Vandalia staff and apparatus.

2. **Resolution 22-R-60:** The City participates in the Southwest Ohio Purchasers for Government (SWOP4G) purchasing consortium for the bidding of highway rock salt. SWOP4G recently received bids on behalf of 93 entities. The City received two bids with American Rock Salt Co., LLC of Mt. Morris, NY providing the lowest and best bid of \$83.82 per ton, for 2022-23 and \$91.45 for 2023-24 for an amount estimated at 2000 tons/year. This price is \$27.00 per ton more than last year's bid.

3. **Resolution 22-R-61:** On May 10, 2022, the Board of County Commissioners approved a \$150,000 ED/GE grant for Project Quarantine (Kendall Electric). This resolution will authorize the City Manager to enter into an agreement with Montgomery County and the company regarding these grant funds.

**Ordinances – First Reading:**

1. **Ordinance 22-35:** This ordinance amends the Vandalia Codified Ordinance Sections 1042.11, 1044.06(d) and 1045.28 regarding water, sewer, waste water treatment and storm water drainage rates. Adjusting these rates will ensure adequate funds are available for future necessary capital projects.

**Ordinances – Second Reading**

1. **Ordinance 22-32:** This Ordinance declares the certain land within Stonequarry Crossings to be part of a Tax Increment Financing program. Parcels within the Capstone TIF area will make service payments in lieu of taxes that will enable the City to make public infrastructure improvements that will directly benefit the parcels within the TIF area. The school district will be made whole under this proposal.

2. **Ordinance 22-33:** This Ordinance declares certain land west of the Airport Access Road to be part of a Tax Increment Financing program. Parcels within the Industrial Innovation TIF area will make service payments in lieu of taxes that will enable the City to make public infrastructure improvements that will

directly benefit the parcels within the TIF area. The school district will be made whole under this proposal.

3. **Ordinance 22-34:** This Ordinance declares the remaining land within the Northwoods Business Park to be part of a Tax Increment Financing program. Parcels within this specific TIF area will make service payments in lieu of taxes that will enable the City to make public infrastructure improvements that will directly benefit the parcels within the TIF area. The school district will be made whole under this proposal.

**Reports from Boards and Commissions:**

1. BZA Meeting Minutes: July 27, 2022

**Executive Session** - The purpose of the Executive Session is to consider pending or imminent litigation and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, where the information is directly related to a request for economic development assistance that is to be provided or administered under any provision the Revised Code Chapters/Sections set forth in Revised Code 121.22(G)(8) and the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

The next City Council meeting will be on **Tuesday, September 6, 2022, at 7:00 p.m.** The meeting will be an in-person meeting in Council Chambers. The meeting is open to Council, staff, and the public to attend in-person. The meetings will accessible for viewing only through [Zoom \(LINK\)](#). Please note, 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 5:45 pm followed by the City Council Meeting at 7:00 pm.**

Please contact me directly with comments and questions.

Very Respectfully,

Amber Holloway  
Assistant City Manager

CC:

Board and Commission Members  
All City Employees