

May 19, 2025
Study Session
Study Session – 6:00 PM

The City of Vandalia is committed to transparency and open meetings. A live broadcast of this meeting for viewing only is available via the Zoom app.

Join Zoom Meeting

<https://us02web.zoom.us/j/85288834157>

Meeting ID: 852 8883 4157

One tap mobile: 1-305-224-1968, 85288834157#

1. Presentation
 - A. Division of Police Update (Chief Sucher)
2. Monday, May 19, 2025
 - A. Items on this evening's Council Meeting agenda (Mayor Herbst)
3. Monday, June 16, 2025
 - A. Ordinance: 2024 Codified Update (Mr. McDonald)
4. Discussion
 - A. PC 25-0005 – 3320 Benchwood Road – Rezoning - RSF-1 to HB (Mr. Cron)
 - B. BZA 25-0006 – 650 Pool Ave – Minimum Lot Frontage - The Landing (Mr. Cron)
 - C. Electric & Gas Aggregation Program Update (Mr. Cron)
 - D. Update on Airport Access Sign Lease with Outfront Media (Mr. McDonald)
 - E. Boards and Commission Reappointments & Expirations (Mr. Althouse)
 - F. April 2025 Financial Reports (Mrs. Leiter)
 - G. Legislative Calendar (Mayor Herbst)
5. Executive Session - The purpose of the Executive Session is to discuss with the City Attorney pending or imminent court action.

These icons illustrate which strategic goals Council Actions align to



Opportunity

Be known regionally as a top-tier suburb through top-tier City services.



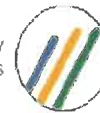
Safe & Secure

Invest in traditional public safety and community outreach to meet needs.



Infrastructure

Protect infrastructure by investing in roads, utilities & parks.



Vibrant

Use amenities & growth mindset to create a warm & welcome environment.



Fiscal Sustainability

Seize quality-of-life opportunities while maintaining fiscal practices.



Trust and Confidence

Transparent government to empower stakeholder engagement.



Sharpen the Saw

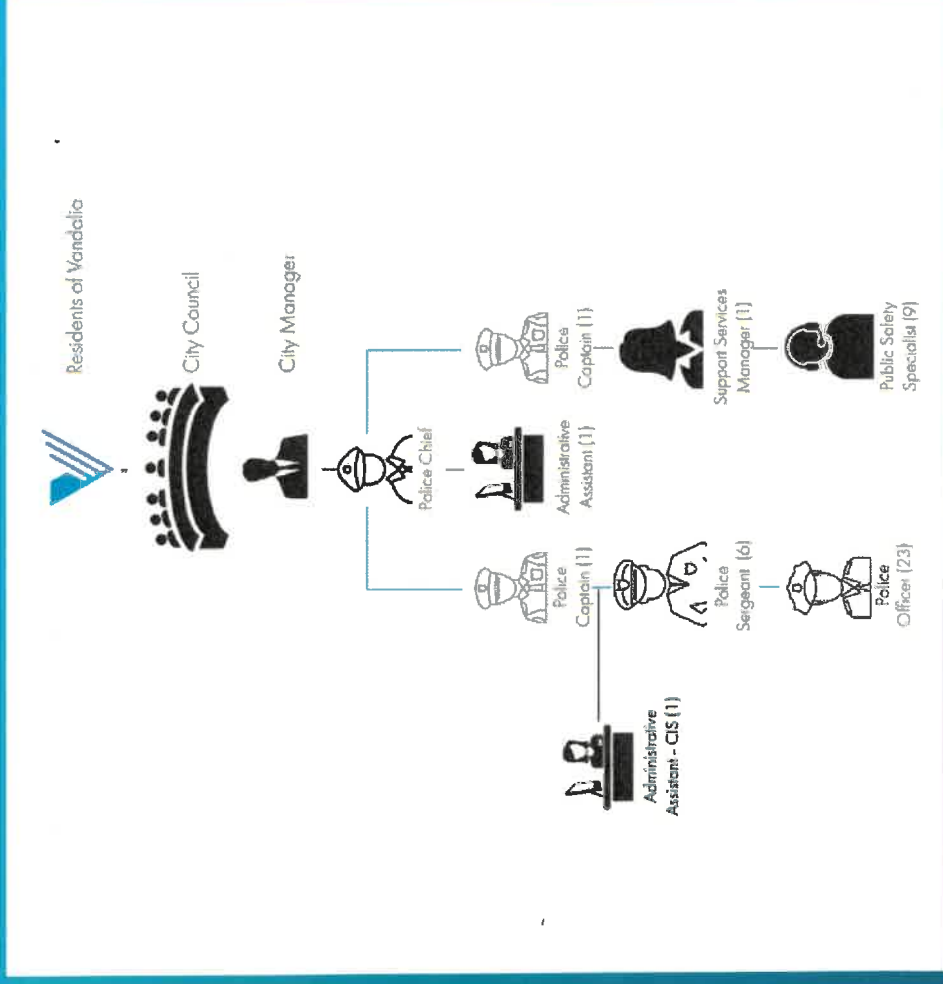
Refining practices and leverage technology to improve customer service.



VANDALIA DIVISION OF POLICE

2025 Division Update

ORGANIZATIONAL STRUCTURE



CURRENT SWORN STAFFING

- 32 sworn personnel
 - 3 – Administration
 - 6 – Sergeants
 - 4 – Road patrol
 - 1 – Criminal Investigations Section
 - 1 – Administrative (3 days on road/3 days admin)
 - 23 – Officers
 - 18 – Road Patrol
 - 5 – Criminal Investigations
 - 2 – General assignment detectives
 - 1 – Juvenile crimes / R.A.N.G.E. Task Force
 - 1 – Bulk Currency Task Force
 - 1 – Crime Prevention Officer



CURRENT CIVILIAN STAFFING

- 12 – Civilians
 - 1 – Support Services Manager
 - 9 – Public Safety Specialists (Dispatchers)
 - 1 – Administrative Assistant to the Chief
 - CALEA Accreditation Manager
 - 1 – Administrative Assistant to CIS
 - Property Room Custodian
 - Quartermaster
 - BWC and in car video redaction



CELEBRATING STAFF

- Officer Joe Manning selected as Officer of the Year and SSM Deborah Wright selected as Employee of the Year for 2024.
- Joe retired in January of 2025 after 29 years in law enforcement with 24 years at VPD.
- Deborah was promoted to Support Services Manager in November of 2024.



NEW ADDITIONS TO VPD

- PSS Heather James
- PSS Michael Stookey
- PSS Chase Solberg
- Ofc. Dustin Myers
- Ofc. Zachary Landis
- Ofc. Kelsey Hicks
- Ofc. Hunter Stout
- Ofc. Alexander Plummer
- Ofc. Kelsie Burnmeister



2024 VPD STATISTICS

- 12,535 calls for service
- 1,312 incident reports
- 2,463 supplemental reports
- 350 criminal arrests
- 3,354 traffic stops
- 439 traffic citations issued
- 3,073 traffic violation warnings
- 664 parking violations
- 47 OVI arrests
- 253 traffic crashes investigated
- 739 alarm drops
- PSS processed 6,718 911 calls
- PSS answered 26,096 non-emergency calls (avg 90 total phone calls per day)



2024 ACCOMPLISHMENTS

- Performed a workload assessment for the positions of Support Services Manager and both of our Administrative Assistants
- Patrol Field Training Manual updated
- Continued participation with the Montgomery County OVI Task Force
- Emergency Medical Dispatching updates
- Introduced 40mm less lethal launchers
- Completed an outdoor storage and wellness area with support from Christian Life Center.
- Uniform committee formed
- Reduction in quality of life issues surrounding hotels



- Active recruiting at police academies and colleges as far as the Toledo area
- Large database of academies, colleges, and technology centers to distribute employment information
- Implementation of our Police Inspiring Leaders of Tomorrow program. (PILOT)
 - Brings entire youth “explorer” program in-house versus using external partners
- Internship program begins in 2025. Our first intern will be a Vandalia-Butler graduate who is attending the University of Dayton. 120-hour program that meets the student’s needs while providing a mutual benefit to VPD.
- Plan to develop internal and external mentorship programs to enhance recruiting and retention
 - BHS athletic/activity liaison program



Opportunity

Be known regionally as a top-tier suburb through top-tier City services.

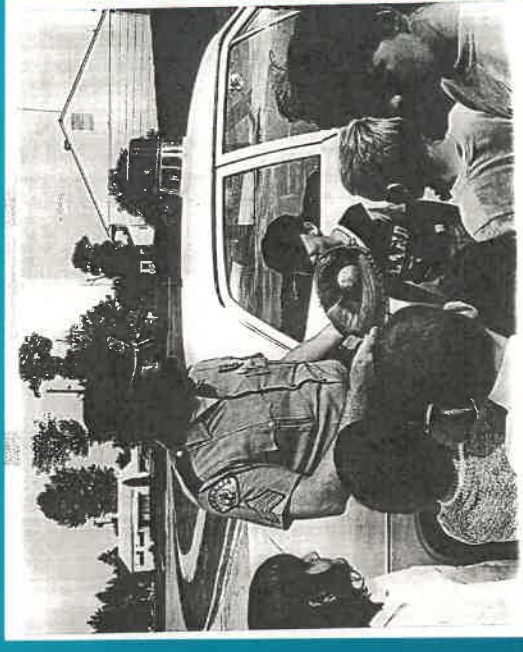


- Continue to address issues related to commercial motor vehicles
 - Partnering with Public Utilities Commission and OSP for joint enforcement details
 - CV-Safe commercial vehicle enforcement training program is a part of every new officer's mandatory training program
 - Maintaining traffic enforcement specific details
- Utilization of drones and other technology to promote positive outcomes for criminal and non-criminal incidents
- Quarterly meetings with local hotel management in conjunction with Butler Township PD.
- Increased usage of See, Click, Fix reports by citizens and visitors



Safe & Secure

Invest in traditional public safety and community outreach to meet needs.





Infrastructure

Protect infrastructure by investing in roads, utilities & parks.

- Exterior improvements to Justice Center to modernize signage and visibility, while meeting newer branding standards
- Updated fire alarm system with emergency alert paging
- Additional facility surveillance cameras to improve coverage for safety of employees and residents
- Working with Chief Follick on a Threat and Hazard Identification and Risk Assessment (THIRA)
 - Identify threats and assess potential for harm
 - Develop mitigation strategies
 - Comply with security regulations
 - Educate staff and public on emergency procedures
 - Improvements will enhance service delivery and promote safety at city properties



- Continued community engagement

- Coffee with a cop
- National Night Out
- VPD Open House
- Pizza with the Police
- Passport to Safety
- Active social media presence and transparency
- Operation Santa's Sleigh
- Shop with a Cop
- National Faith & Blue Movement

- Maintaining our CALEA accreditation and Ohio Collaborative Standards

- Community Engagement
- Body Worn Cameras
- Telecommunicator Training
- Bias Free Policing
- Investigation of Employee Misconduct
- Pursuits
- Mass Protests and Demonstrations
- Agency Wellness
- Police Interactions



Trust and Confidence

Transparent government
to empower stakeholder
engagement.

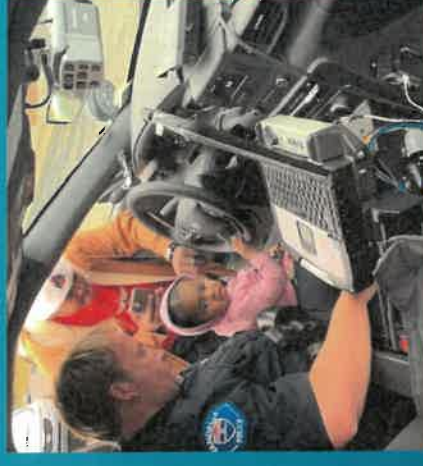


- Public facing with community concerns
- 2025 Revisions to Mission Statement, Mission Achievement Strategies, and Principles of Operation to include revised Division core values
- Offer Run, Hide, Fight active threat training to businesses
- Bank alarm protocol training
- Endangered Missing Adult and Children (EMAC)
- Handle With Care Program
- Vacation House Checks
- Constant community outreach and response



Trust and Confidence

Transparent government to empower stakeholder engagement.





Sharpen the Saw

Refine practices and leverage technology to improve customer service.



- 24 hours of mandatory CPT with an additional 16 hours of approved training approved for reimbursement
- CPT training also completed by PSS
- Joint training with school safety officers in 2025
- Over 70 outside training classes scheduled in 2024, equating to over 1,300 hours. This does not include approximately 768 hours of CPT and over 384 hours of internal in-service training.
- Ongoing roll call trainings to provide guidance on changes in law
- Updates to citywide Emergency Operations Plan

2025 RESEARCH FOR FUTURE IMPLEMENTATION

- Implement mobile E-citations (2026)
 - Allows for completion and submission of citations, warnings, and other documents from the cruiser
 - Reduces clerical errors
 - Reduces administrative records hours
 - Electronic demographic data
 - Improves efficiency with the court system
 - Reduces future print and reproduction cost
- Upgrades to dispatch consoles and portable radios (2026-2027)
 - Radios at the end of support life with Motorola
 - Will replace six per year through 2030
 - Dispatch consoles will not be operable/supported EOY 2029
 - Site Controller needs replaced by 2027
 - Cost savings to complete entire project by the end of 2027 as equipment costs will increase over time
 - Total project cost with current pricing \$347,000

THANK YOU FOR YOUR SUPPORT!

QUESTIONS?



CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE NO. 25-XX

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND A RESOLUTION AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; PROVIDING FOR THE ADOPTION AND PUBLICATION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; AND REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.

WHEREAS, American Legal Publishing Corporation has completed its updating and revision of the Codified Ordinances of the City; and

WHEREAS, various ordinances and resolutions of a general and permanent nature that have been passed by Council since the last update of the Codified Ordinances (December 18, 2023) have been included in the Codified Ordinances of the City; and

WHEREAS, certain changes were made in the Codified Ordinances to bring City law into conformity with State law;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO:

Section 1. The editing, arrangement and numbering or renumbering of the following ordinances and resolution are hereby approved as parts of the various component codes of the Codified Ordinances of the City, so as to conform to the classification and numbering system of the Codified Ordinances:

<u>Ordinance or Resolution No.</u>	<u>Date</u>	<u>C.O. Section</u>
24-02	3-18-24	1064.01
24-03	4-1-24	1482.24
Res. 24-R-61	10-21-24	Ch. 254, Ed. Note

Section 2. The following sections of the Codified Ordinances are or contain new matter in the Codified Ordinances and are hereby approved, adopted and enacted:

402.253, 402.59, 434.09, 434.10, 436.14, 452.05, 608.09, 612.07, 624.01, 624.02, 666.02, 666.03, 678.16, 698.05

Section 3. The following section of the Codified Ordinances is hereby repealed:

636.08 Failure to perform viability testing. (Repealed)

Section 4. All ordinances and resolutions or parts thereof that are in conflict or inconsistent with any provision of the new matter adopted in Section 2 of this ordinance are hereby repealed as of the effective date of this ordinance except as follows:

- (a) The enactment of such sections shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such enactment, or an action or proceeding for the enforcement of such right or liability. Such enactment shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution therefor. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purposes of revision and recodification.
- (b) The repeal provided above shall not affect any legislation enacted subsequent to October 21, 2024.

Section 5. Pursuant to Section 4-6 of the City Charter, the Clerk of Council shall publish this ordinance at least once within ten days after its final passage or adoption, together with a summary of the new matter contained in the 2025 Replacement Pages hereby adopted, a copy of which Summary of New Matter is attached hereto as Exhibit A.

Section 6. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this _____ day of _____, 20__.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse, Clerk of Council

EXHIBIT A

SUMMARY OF NEW MATTER CONTAINED IN THE 2025 REPLACEMENT PAGES FOR THE CODIFIED ORDINANCES OF VANDALIA, OHIO

New matter in the Codified Ordinances of Vandalia, Ohio, as contained in the 2025 Replacement Pages therefor, includes legislation regarding:

<u>Section</u>	<u>New or amended matter regarding:</u>
402.253	Definition of natural resources officer.
402.59	Definition of wildlife officer.
434.09	Street racing, stunt driving and street takeovers prohibited.
434.10	Vehicular homicide; vehicular manslaughter; vehicular assault.
436.14	Removal of vehicles after accidents.
452.05	Willfully leaving vehicles on private or public property.
608.09	Compliance with lawful order of police officer; fleeing.
612.07	Open container prohibited.
624.01	Definitions pertaining to drugs.
624.02	Adult use cannabis control; limitations on conduct by individuals.
636.08	Failure to perform viability testing. (Repealed)
666.02	Unlawful sexual conduct with a minor.
666.03	Sexual imposition.
678.16	Concealed handgun licenses; possession of a revoked or suspended license; additional restrictions; posting of signs prohibiting possession.
698.05	Multiple sentences.

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: May 13, 2025
SUBJECT: PC 25-0005 – Rezoning – 3320 Benchwood Road

General Information

Owner: Richard Schott
3320 Benchwood Road
Vandalia, Ohio 45414

Applicant: Jonathan Woche, AICP
McBride Dale Clarion
5721 Dragon Way, Suite 300
Cincinnati, Ohio 45227

Existing Zoning: Residential Single-Family (RSF-1)
Miller-Benchwood Overlay District (MBO)

Proposed Zoning: Highway Business (HB)
Miller-Benchwood Overlay District (MBO)

Location: 3320 Benchwood Road

Parcel(s): B02 01203 0169

Acreage: 0.919 Acres +/-

Related Case(s)¹: PC 19-14 – Record Plan
PC 16-25 – Rezoning (RSF-1 and GB to HB)

Requested Action: Recommendation of Approval

Exhibits: 1. Owner and Applicant's Submittal Letters
2. Site Plan
3. Vicinity Map

¹ This parcel was split from the original 11.791-acre parcel in 2019. The remaining 10.873-acre parcel was later sold to New Life Worship Center and rezoned to GB - Gateway Business. Previous rezonings focused on the remainder of the site, rather than this 0.919-acre area.

Application Background

Jonathan Woche, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves 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.

3320 Benchwood Road is a single-family residential property located immediately west of Wright-Patt Credit Union, and the last residentially-zoned property along Benchwood Road. The applicant seeks to redevelop the site as a commercial use. Given the surrounding zoning districts and the mix of uses along the Benchwood Road corridor, the Highway Business zoning would be most appropriate.

The property is also in the Miller-Benchwood Overlay District, and would remain so if the proposed rezoning is approved. The proposed Highway Business zoning would not conflict with the MBO, and any future development on this site would meet the standards of that overlay.

Surrounding Zoning / Uses

The Benchwood Road corridor features a variety of uses, mostly commercial in character. These include restaurants and retail uses to the north and east. The property to the south is owned by New Life Worship Center. Several residential properties are located to the west, though these are already zoned as HB – Highway Business.

Surrounding zoning districts are as follows:

Direction	District
North	Butler Township PD-2 – Planned Commercial Dist., Butler Township RCS-1 – Regional Commercial Service
South	HB – Highway Business, GB – Gateway Business
East	HB – Highway Business, GB – Gateway Business
West	HB – Highway Business

Comprehensive Plan

The 2020 Comprehensive Plan lists this area as part of the Miller-Benchwood Area, with this specific parcel designated for “Commercial: Retail” uses.² The HB zoning would be consistent with that designation.

² City of Vandalia Comprehensive Plan, Page 55.

Review and Recommendation

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.³

- (1) The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (2) The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies, and particularly that it is consistent with the Comprehensive Plan.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: While no specific use is proposed at this time, Staff feels that the site has adequate access to transportation, utilities, and other required public services to serve any likely future use.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

³ Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

Review Criteria (Cont'd)

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

Recommendation

At its May 13th, 2025 meeting, the Planning Commission voted 4-0 to recommend **approval** of the proposed rezoning from Residential Single-Family (RSF-1) to Highway Business (HB).

The recommendation of the Planning Commission is hereby forwarded to Council for their review.



Surrounding Zoning – 3320 Benchwood Road (RSF-1) 0.919 Acres +/-

April 16, 2025

Mr. Michael Hammes, City Planner
City of Vandalia Development & Engineering Services
333 James E. Bohanan Memorial Drive
Vandalia, OH 45377

Via Email & Online Municipality Connect Portal

RE: 3320 Benchwood Road – Request for Rezoning

Dear Mr. Hammes,

On behalf of Richard Schott, property owner, I am submitting this letter and enclosed materials to request Rezoning of the 0.9-acre property located at 3320 Benchwood Road, in Vandalia, Ohio (Parcel Number: B02 01203 0169). The property is currently zoned RSF-1 Residential-Single Family District and is within the MBO Miller/Benchwood Design Overlay District. We are requesting to rezone the property from RSF-1 to HB Highway Business District to allow the property to be redeveloped as a commercial use.

The property is surrounded by commercial zoning, with HB District to the east and west, and GB Gateway Business District to the south. The properties to the north of the site, across Benchwood Road, are located in Butler Township and are zoned commercially. The City of Vandalia Comprehensive Plan Future Land Use Map identifies the property within the “Miller/Benchwood Area”, which is intended for a mix of transportation-related businesses and professional offices, alongside higher density multi-family and single-family residential uses. We believe the rezoning request is consistent with the land use recommendations of the Vandalia Comprehensive Plan and commercial character of the area.

To initiate this request, I am submitting PDFs of the following materials through the City’s Municipality Connect online permit portal:

- A completed Planning Commission Application;
- A Property Owner Authorization Letter;
- A Survey of the property;
- An exhibit showing the property boundaries; and
- A list of surrounding property owner addresses within 200 feet.

We will coordinate payment of the application fee once you have reviewed the application and an invoice is sent.

Please review the enclosed documents and contact me immediately if additional information is needed or if there are any questions. Please confirm that this request is scheduled on the

May 13, 2025 Planning Commission agenda. Please transmit the meeting agenda and staff report when available. I can be reached at jwocher@mcbriedale.com or 513-561-6232.

We look forward to working with the City on this project, and believe the proposed Rezoning is consistent with the goals of the Zoning Code and Comprehensive Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Woche". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jonathan Woche, AICP, LEED GA

MDC #5354

April 9, 2025

Mr. Michael Hammes, City Planner
City of Vandalia
Development & Engineering Services
333 James E. Bohanan Memorial Drive
Vandalia, OH 45377

RE: Authorization Letter for 3320 Benchwood Road

Dear Mr. Hammes,

I, Richard Schott, own the 0.9190-acre property located at 3320 Benchwood Road, in Vandalia, Ohio (Parcel ID: B02 01203 0169). I am requesting to Rezone the property from "RSF-1" Residential Single-Family District to "HB" Highway Business District so that the property can be redeveloped for commercial use.

I am authorizing McBride Dale Clarion to obtain the necessary approvals related to the Rezoning and associated development permits. I am also granting McBride Dale Clarion authority to make presentations and participate in required public meetings and hearings associated with requested approvals.

Please review and contact me immediately if additional information is necessary. I can be reached at 937-307-2270 or via email at dschott622@aol.com.

Sincerely,

<i>Richard Schott</i>	dotloop verified 04/10/25 3:25 PM EDT 50LJ-MMVC-N70L-1ZV7
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Richard Schott, Property Owner

cc: McBride Dale Clarion

ZONED: (08) GATEWAY BUSINESS

**3320 Benchwood Road
Property Map Exhibit**



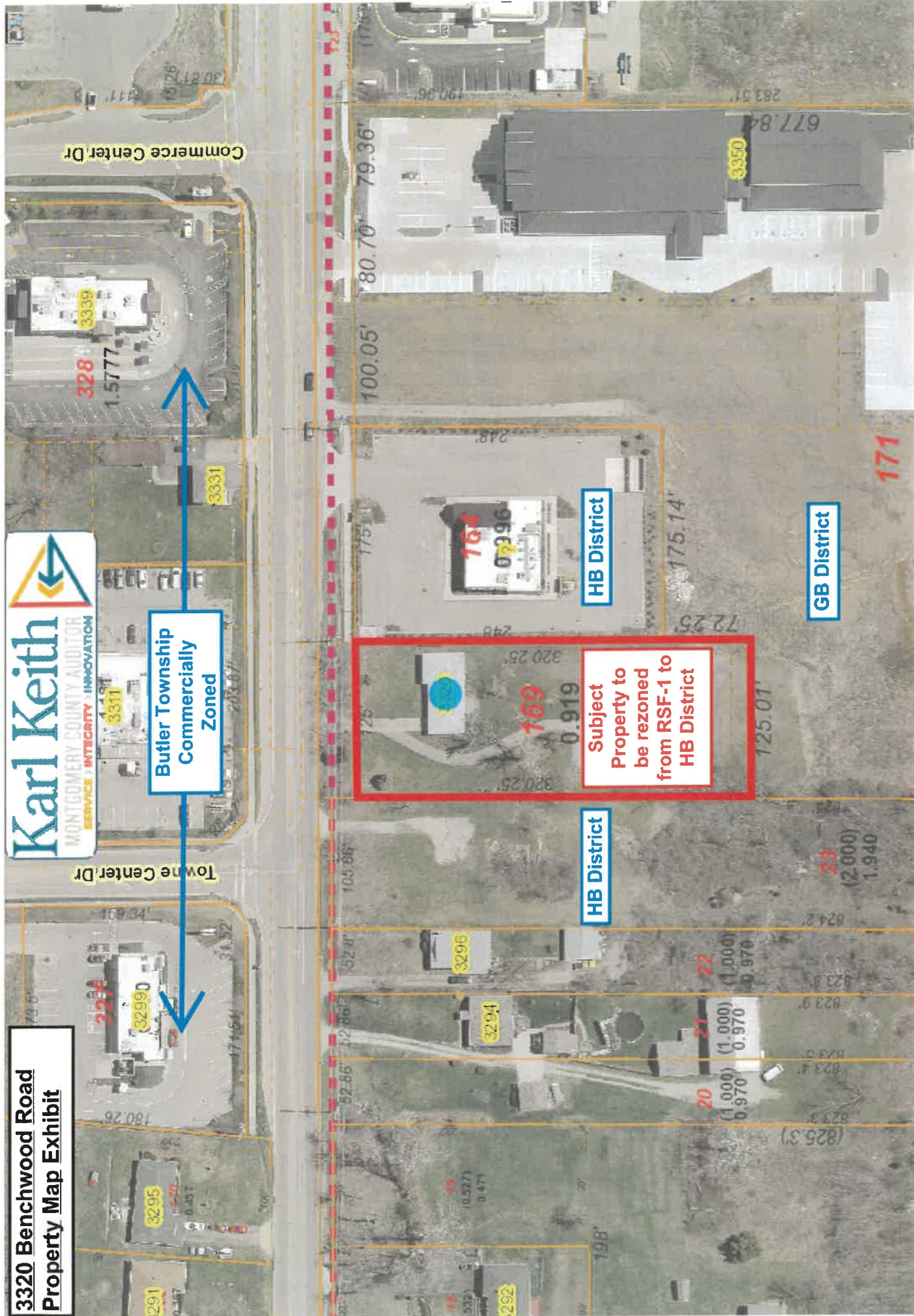
Butler Township
Commercially
Zoned

HB District

HB District

GB District

Subject
Property to
be rezoned
from RSF-1 to
HB District



Minutes of the City of Vandalia Planning Commission
May 13, 2025

Members Present:	Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant
Members Absent:	Mr. Kevin Keeley Jr.
Staff Present:	Michael Hammes, City Planner
Others Present:	Francis Dutmers, Kathryn Dutmers, Laura Trendler

Call to Order

Mr. Atkins called the meeting to order at 6:07 p.m.

Attendance

Mr. Atkins noted that Mr. Keeley, Jr., was absent. Mr. Arnold made a motion to excuse Mr. Keeley, Jr.'s absence. Mr. Plant seconded the motion. The motion carried 4-0.

Approval of Minutes of the Planning Commission

Mr. Plant made a motion to approve the March 25th, 2025, minutes. Mr. Arnold seconded the motion. The motion carried 4-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 25-0005 – Rezoning – 3320 Benchwood Road

Mr. Hammes introduced Case PC 25-0005. He reported that the applicant, Jonathan Wocher, 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.

Mr. Hammes noted that the parcel is located at the north end of the Miller-Benchwood Overlay. The applicant is not requesting a change to the overlay boundary, so the parcel would remain in the overlay even if the requested rezoning is approved.

Mr. Hammes described the property as a single-family residential structure. He reported that there are additional residential structures to the west, commercial structures to the north and east, and open space associated with a church to the south. Mr. Hammes provided the case history for the subject property. He noted that this property had at one point been part of a larger 15-acre parcel

for which a rezoning to Highway Business (HB) was filed in 2016. That request was withdrawn. In 2019, this parcel was split and the remaining 14 acres were rezoned to Gateway Business (GB) and sold to New Life Worship Center.

Mr. Hammes added that this parcel is the final residentially-zoned parcel along Benchwood Road in Vandalia. The parcels to the east and west are already zoned as Highway Business (HB), with Gateway Business (GB) to the south and Butler Township Commercial districts to the north (RCS-1 and PD-2).

Mr. Hammes reported that the applicant seeks this rezoning to allow commercial development comparable to businesses in the Miller Lane and Benchwood Road area. No specific end user is proposed at this time, but the uses allowed in the Highway Business (HB) zoning would be consistent with other businesses in the area.

Mr. Hammes discussed the 2020 Comprehensive Plan, noting that the plan designates this parcel as part of the Miller-Benchwood area, with a specific designation of "Commercial: Retail". He added that the proposed rezoning is consistent with that designation.

In summary, Mr. Hammes explained that the proposed rezoning is consistent with the overall zoning in the area. As a result, Staff recommended approval of the application.

Mr. Atkins asked the Commission for any questions.

Ms. Cox asked about the history of the residential parcels to the west. Mr. Hammes replied that they had been zoned Highway Business for some time, but that he did not know the specific dates.

Ms. Cox asked about spot zoning, and whether that was a problem with this parcel. Mr. Hammes replied that spot zoning would apply if this parcel had been rezoned to RSF-1 from a commercial zoning. In this case, the proposed rezoning would rectify an instance where the zoning became inconsistent with the parcel's surroundings over time.

Ms. Cox asked if there is a pending sale for this property. Ms. Laura Trendler, of McBride Dale Clarion, replied on behalf of the applicant. Ms. Trendler stated that there was no sale pending at this time.

Mr. Hammes added that rezonings could happen as a result of a sale or prior to the sale, and that the rezoning was not contingent upon a possible sale.

Public Hearing

Mr. Atkins opened the public portion of the meeting.

Ms. Laura Trendler of McBride Dale Clarion appeared on behalf of the applicant. She emphasized this parcel is the last residentially-zoned parcel in the area, and that the rezoning would allow this parcel to be developed as a commercial use. She also confirmed that there is no specific use planned.

Ms. Kathryn Dutmers, of 3296 Benchwood Road, stated that she had attended to get an idea of what was planned for the site. She added that there were four homes still occupied west of the site.

Mr. Francis Dutmers, also of 3296 Benchwood Road, pointed out that there are also houses on the north side of Benchwood Road in Butler Township. Mr. Hammes agreed, though he noted that they are further away from this parcel than the residential lots in Vandalia.

Hearing no further comments, Mr. Atkins closed the public portion of the meeting.

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.¹

- (1) The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (2) The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies, and particularly that it is consistent with the Comprehensive Plan.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

¹ Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

Review Criteria (Cont'd)

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: While no specific use is proposed at this time, Staff feels that the site has adequate access to transportation, utilities, and other required public services to serve any likely future use.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

By a vote of 4-0, the Planning Commission agreed with the Staff Comment.

Recommendation

Mr. Atkins reported that Staff recommended approval of the proposed rezoning of 3320 Benchwood Road from Residential Single-Family (RSF-1) to Highway Business (HB).

Ms. Cox made a motion to recommend approval of Case 25-0005 and the proposed rezoning of 3320 Benchwood Road from Residential Single-Family (RSF-1) to Highway Business (HB). Mr. Plant seconded the motion.

By a vote of 4-0, the Planning Commission recommended **Approval** of Case PC 25-0005.

Mr. Hammes reported that the recommendation would be placed on the agenda for the May 19th, 2025 Study Session, at which time Council would have an opportunity to ask questions about the proposed rezoning. The first reading of an ordinance to approve the proposed rezoning would be held on June 16th, 2025, with the second reading and final adoption scheduled for July 21, 2025.

Communications

Mr. Hammes reported that Mr. Keeley, Jr., had declined reappointment to the Planning Commission.

Mr. Atkins announced that he had also declined reappointment, which will leave the Commission with two vacancies.

In response to Mr. Atkins, Mr. Hammes replied that there was an applicant to fill Mr. Atkins' seat. He added that a previous member had inadvertently been appointed to a 3-year term rather than the remainder of an unexpired term in the early 2000's. The result is that Mr. Keeley, Jr.'s seat was offset by one year, meaning that four out of five members were up for reappointment at one time. The remaining vacancy would likely be filled for a two-year term to correct the error.

Mr. Hammes reported that there would be no second meeting in May, and that no applications had been filed for June as of yet. The result is that this could be Mr. Atkins' last meeting. Mr. Hammes thanked Mr. Atkins for his support and assistance as he transitioned into the City Planner role.

Mr. Atkins thanked staff for their support over the years.

Mr. Arnold pointed out that Mr. Atkins would always come to meetings prepared with handwritten notes on the topics under review. Mr. Atkins replied that preparation was important, and that the work of the Commission was not easy.

Mr. Plant thanked Mr. Atkins for his service, and invited him to come back anytime.

Ms. Cox stated that she was not certain if she wanted to adjourn the meeting or not, given that it could be Mr. Atkins' final meeting.

Mr. Atkins thanked the members for their hard work, and remarked that he had enjoyed his time on the Commission.

Adjournment

Mr. Atkins asked for a motion to adjourn. Mr. Arnold reluctantly made a motion to adjourn. Ms. Cox seconded the motion. The motion carried 4-0.

Mr. Atkins adjourned the meeting at 6:36 p.m.

Chairman

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Ben Graham, MPA, Zoning and Planning Coordinator
DATE: May 15, 2025
SUBJECT: BZA 25-0006 – 650 Pool Avenue - Variance from Table 1226-1 in City Code Section 1226.05 “Minimum Lot Frontage”

General Information

Applicant: Longhorn Development
650 Pool Avenue
Vandalia, Ohio 45377

Zoning: Residential Multi-Family (RMF)

Location: 650 Pool Avenue

Related Case(s): PC 24-04¹

Requested Action: Approval

Exhibits: 1 – Application
2 – Letter of Justification
3 – Location Map
4 – Site Plan
5 – Record Plan Draft
6 – Deed

Background

The Applicant, Brandon Kaiser, on behalf of Longhorn Development LLC has requested a variance to not meet the minimum lot frontage requirement. Table 1226-1 in City Code 1226.05 provides that lots with 5 or more dwelling units shall have at least 125 feet of frontage. Lot 3 will have 0 feet of frontage. Lot 1 has 153.21 feet of frontage and Lot 2 has 168.22 feet of frontage. Both Lot 1 and Lot 2 meet the requirements of the zoning code.

¹ On May 14, 2024, the Planning Commission approved a site plan review for "The Landing," which includes the development of three 10-unit multi-family residential buildings.

The overall layout of the buildings and drive will remain the same, but the lot will be divided into 3 separate lots, instead of being 1 lot. The buyer, Fischer Homes is requesting the Applicant to divide the property 3 ways in order to allow the transfer of 1 property at a time as they begin to build these multi-family buildings.

In the Letter of Justification, the Applicant explains “the original plan was to place 3 buildings on 1 lot. The previous configuration was approved in May 2024. Once approved, the current owner purchased the property in August 2024. In December, the buyer decided that in order to purchase, the property needed to be split into 3 lots.”

Staff notes that the arrangement of buildings, private streets, and other elements of the development would remain unchanged if this variance is approved. The proposed variance would allow the creation of a zero-frontage lot, which in turn would allow the buildings to be sold one at a time, once complete.

Variance Criteria

In determining whether a property owner has suffered practical difficulties, the Board of Zoning Appeals and City Council shall weigh the following factors: provided however, an applicant need not satisfy all of the factors and no single factor shall be determinative, to determine the following:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

Applicant Response: As mentioned before, the buyer is not wanting to purchase the whole property at once. So, without the variance, there would not be any return on investment by our client (Longhorn Development).

BZA Comment: The Board agreed the property in question will yield a reasonable return and the property has a beneficial use without granting of the variance.

- (2) Whether the variance is substantial;

Applicant Response: As mentioned previously, we are only requesting a single variance on Lot #3 for "Lot Frontage". The Lot itself will have plenty of frontage along the private street, just not the public street per the zoning code definition.

BZA Comment: The Board agreed the variance is not substantial.

- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Applicant Response: This variance would not change the character of the neighborhood. The multi-family nature of this site would be like surrounding properties.

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood.

- (4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

Applicant Response: The private street would be contained within a proposed ingress/egress easement as well as the utilities. These easements will allow access and maintenance/repair of these services. The City guidance was followed when designing the cul-de-sac for emergency vehicle access.

BZA Comment: The Board agreed the variance would not adversely affect the delivery of government services.

- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;

Applicant Response: As mentioned previously, the original plan was to place 3 buildings on 1 lot. The previous configuration was approved in May 2024. Once approved, the current owner purchased the property in August 2024. In December, the buyer decided that in order to purchase, the property needed to be split into 3 lots.

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the property. When Staff first met with the Applicant, their intent was to have all the buildings on one property.

- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

Applicant Response: We've discussed at length and the buyer insists that it be split in order for the individual building lots to be purchased one by one. Once each building is substantially completed, condominiums will be created. In other words, these internal lot lines will disappear in the future.

BZA Comment: The Board agreed the owner's predicament cannot be obviated without a variance.

- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

Applicant Response: We believe the spirit of the zoning requirement remains intact. This requirement is in place to prevent landlocked parcels and to ensure proper access to public streets. In this case, we have a private street that must be constructed in order to make this project viable at all. Access to Pool Avenue via the private street will be a benefit to all of the lots (and future condos).

BZA Comment: The Board agreed the intent behind the zoning code would be observed by granting the variance.

- (8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief.

Applicant Response: This project is already under construction and this multi-lot requirement by the buyer was unknown at the time that Longhorn Development purchased the property. We went through several options and ideas prior to requesting this variance. Several of our platting options would have required more than one variance. This final configuration limits the number of variances requested to 1.

BZA Comment: Mr. Johnston and Mr. Stefanidis agreed there are no other relevant factors. Mr. Wolfe did not agree there were no other relevant factors.

Recommendation

At its meeting on May 14, 2025, the Board of Zoning Appeals voted 2-1 to recommend **approval** of the requested variance from Table 1226-1 in City Code Section 1226.05 for the purpose of allowing Lot 3 of “The Landing” to have 0 feet of lot frontage at 650 Pool Avenue.

The recommendation of the Board of Zoning Appeals will be forwarded to City Council for their review.



Development & Engineering Services Board of Zoning Appeals Application

Complete this page and follow the directions on page 2

Applicant Name: Longhorn Development
Mailing Address: 3067 Running Deer Trail
Franklin, OH 45005
Phone Number: 937-903-2681
E-mail Address: law@kaiseroffices.com
Owner Name**: Brandon Kaiser
Mailing Address: 3067 Running Deer Trail
Franklin, OH 45005
Phone Number: 937-903-2681

OFFICE USE ONLY
Filing Date 4/22/2025
Hearing Date 5/14/2025
Case No. BZA 25-0006

**** If Applicant is other than owner, written consent of owner is required for variance.**

Location of Property

Street Address: 650 Pool Avenue, Vandalia, Ohio 45377
(north, south, east, west) side of Pool Avenue, 335 feet
(north, south, east, west) from the intersection of Helke Road
Attach copy of legal description of the property as recorded in the County Recorder's office.

Case Description.

Present Zoning District: RMF Total Acres: 3.xxx
Description of the existing use of property: Vacant former site of Willow Community Swimming Pool

Description of proposed use of property: Multifamily: 3 10-Unit Townhomes, with private cul-de-sac street and associated parking, utilities, landscaping and detention area. Site is currently under construction.

Specific Zoning Code provision that applicant is seeking variance from: Minimum Lot Frontage per Table 1226-1
Variance Requested: 0' of Road Frontage for Lot #3 of the attached draft plat.

Request for zoning certificate was refused on _____
Applicant must also attach a letter justifying the variance, see page 2, Section C for directions.

Applicant/Owner	Date
Brandon Kaiser	4-21-2025
Zoning Administrator	Date
Michael Hammes	4/22/2025

FILING FEES (office use only):	
Residential (\$159.00)	_____
Commercial (\$318.00)	_____
Receipt No.: _____	TOTAL: <u>\$159.00</u>

Variance application requirements and submittal instructions

Turn in the following items for a complete application.

A. SITE PLAN-- Must submit 5 copies

The applicant/owner shall provide a site plan drawn to scale which shows the following, if applicable:

1. Property/Boundary lines
2. Exterior lot dimensions
3. Size and location of all existing structures
4. Location and size of proposed new construction
5. Setbacks of all structures from property boundary lines
6. Distance between structures
7. Show location of any and all streets, alleys, right-of-ways and easements that are contiguous to the property requesting the Variance
8. Open space, landscaping, signage
9. Photos or graphics that illustrate proposed project

B. LIST OF PROPERTY OWNERS

Provide a list of property owners (as recorded in the Montgomery County Auditor's office) adjacent to, contiguous to and directly across the street from the property being considered.

<i>Example:</i>			
<u>Property Address</u>	<u>Parcel I.D. #</u>	<u>Owner Name</u>	<u>Owner Mailing</u>
123 Clubhouse Way	B02 00000 0000	Carol Smith	124 Green Way Vandalia, OH 45377
345 Brown School Rd.	B02 11111 1111	Fred Jones	345 Brown School Rd. Vandalia, OH 45377

C. LETTER OF JUSTIFICATION

The applicant shall submit a letter of justification that states how the variance request meets the eight (8) criteria for a variance. See the next section for the standards of a variance and eight criteria that are considered when a variance is given.

D. VARIANCE REVIEW CRITERIA

In determining whether a property owner has suffered practical difficulties, the Board of Zoning Appeals and City Council shall weigh the following factors; provided however, an applicant need not satisfy all of the factors and no single factor shall be determinative:

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

(2) Whether the variance is substantial;

(3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

(4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

(5) Whether the property owner purchased the property with knowledge of the zoning restriction;

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance; and

(8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief.

E. VARIANCE REVIEW PROCEDURE

The review procedure for a variance is as follows:

Step 1 – Application

The applicant shall submit an application in accordance with City Code Section 1214.02. Within 10 days of receipt of an application for a variance, the Administrative Officer shall make a determination of completeness in accordance with the provisions of this chapter.

Step 2 – Staff Review and Transmittal to the Board of Zoning Appeals

Upon determination that an application is complete, the Administrative Officer shall transmit the application to the Board of Zoning Appeals for consideration pursuant to the standards set forth in City Code Section 1214.02.

Step 3 – Recommendation by Board of Zoning Appeals

Within thirty days of receipt of a completed application, the Board of Zoning Appeals shall hold a public hearing to consider an application for a variance at its next regular meeting or in a special meeting. The recommendation of the Board shall be based upon the review standard set forth above and transmitted to the Clerk of Council for final decision. Notice of this public hearing must be made in accordance with Section 1214.02 (c) to (g).

Step 4 – Final Decision by City Council

Within thirty days of the date on which the Clerk of Council receives the recommendation of the Board of Zoning Appeals, unless a longer time is requested by the applicant, City Council shall hold a public hearing to determine whether to grant the proposed variance based upon the application and the review standards listed above.

DRAFT
Minutes of the City of Vandalia Board of Zoning Appeals
May 14, 2025

Agenda Items

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. BZA 25-0006 – Minimum Lot Frontage – 650 Pool Avenue
5. Approval of Minutes
 - a. Board of Zoning Appeal Minutes: April 23, 2025
6. Communications
7. Adjournment

Members Present:	Mr. Mike Johnston, Mr. Steve Stefanidis, and Mr. Robert Wolfe
Members Absent:	Mr. Mike Flannery and Mr. Kevin Larger
Staff Present:	Mr. Ben Graham, Zoning and Planning Coordinator
Others Present:	Mr. Brandon Kaiser

1. Call to Order

Mr. Johnston called the meeting to order at 6:00 p.m. Mr. Johnston described the BZA as a recommending body that evaluated the BZA application and stated that the City Council would make the final decision on all appeal and variance requests but will not hold its own public hearing. He noted that City Council would hear the request at its June 16, 2025, regular meeting.

2. Attendance

Three of the members were in attendance. Mr. Flannery and Mr. Larger were absent.

Mr. Stefanidis made a motion to excuse Mr. Flannery and Mr. Larger. Mr. Wolfe seconded the motion. The motion passed 3-0.

3. Old Business

Mr. Graham confirmed that there was no old business.

4. New Business

a. BZA 25-0006 – Minimum Lot Frontage – 650 Pool Avenue

Mr. Graham stated that the Applicant, Brandon Kaiser, on behalf of Longhorn Development LLC has requested a variance to not meet the minimum lot frontage requirement. Table 1226-1 in City Code 1226.05 provides that lots with 5 or more dwelling units shall have at least 125 feet of frontage. Lot 3 will have 0 feet of frontage. Lot 1 has 153.21 feet of frontage and Lot 2 has 168.22 feet of frontage. Both Lot 1 and Lot 2 meet the requirements of the zoning code.

Mr. Graham stated the overall layout of the buildings and drive will remain the same, but the lot will be divided into 3 separate lots, instead of being 1 lot. The buyer, Fischer Homes is requesting the Applicant to divide the property 3 ways in order to allow the transfer of 1 property at a time as they begin to build these multi-family buildings.

Mr. Graham reported that in the Letter of Justification, the Applicant explains “the original plan was to place 3 buildings on 1 lot. The previous configuration was approved in May 2024. Once approved, the current owner purchased the property in August 2024. In December, the buyer decided that in order to purchase, the property needed to be split into 3 lots.”

Mr. Graham noted that the arrangement of buildings, private streets, and other elements of the development would remain unchanged if this variance is approved. The proposed variance would allow the creation of a zero-frontage lot, which in turn would allow the buildings to be sold one at a time, once complete.

Mr. Graham referred to the PowerPoint presentation and stated that the overall configuration of the lot will remain the same, but the lot lines will be adjusted. He added that Lot 3 requires a variance.

Mr. Wolfe asked what is permitted under the current zoning. He questioned whether the Applicant is only allowed to construct condominiums and not apartments. Mr. Graham responded that the property is zoned Residential Multi-Family (RMF), which allows for any type of multi-family development, including both apartments and condominiums. He clarified that this particular proposal is for condominiums.

Mr. Wolfe then asked if the Applicant would need additional approval to change the use from condos to apartments. Mr. Graham replied that if the layout is altered, the project would need to go through another Site Plan Review by the Planning Commission.

Mr. Wolfe summarized that the zoning allows for either condominiums or apartments. Mr. Stefanidis replied that this use being proposed is for condos.

Mr. Graham reiterated that the property is zoned Residential Multi-Family, and that any multi-family use—whether owner-occupied or rental—is permitted. However, if the layout were to change, a new site plan would need to be submitted to the Planning Commission.

Mr. Wolfe asked again if switching from condos to apartments would require further review.

Mr. Graham referred back to the PowerPoint and stated that the layout and use have already been approved by the Planning Commission. The only proposed change is to the lot lines. Any significant change to the layout would require further review.

Mr. Wolfe expressed concern, saying that Mr. Graham had told him two different things: that multi-family zoning permits both condos and apartments, and that changing to apartments would trigger another site plan review. Mr. Wolfe added that if the design remains unchanged, the use could switch between condos and apartments without additional review.

Mr. Graham stated that this design is specifically for condominiums and that apartments would likely require a different design, particularly regarding building layout and parking.

Mr. Wolfe voiced concern that the Applicant and future buyer may build one building at a time with the intent of eventually converting the project to apartments instead of condos. He added that Vandalia does not need any more apartments.

Mr. Stefanidis asked what would happen if the condos were later rented. Mr. Graham replied that any significant change to the layout would need Planning Commission approval. Mr. Wolfe responded that if the use remains multi-family, Planning Commission approval would not be required.

Mr. Wolfe reiterated that he does not support the addition of more apartments. He stated that any new development should be strictly for condominiums or houses.

Mr. Graham stated that Mr. Tim Winkle of 639 Pool Avenue called his office to express concern about the variance and the possibility of apartments.

Mr. Johnston invited the Applicant to address the Board.

Mr. Brandon Kaiser, representing Longhorn Development LLC, of 562 North Main Street Springboro, Ohio 45066, introduced himself as the owner of 650 Pool Avenue.

Mr. Kaiser stated that during the May 2024 meeting, two residents expressed concern about the potential for apartments versus condominiums. He assured the Board that there is no intent to develop apartments and noted that the project's covenants include bylaws prohibiting transient housing. The minimum lease term will be one year.

Mr. Kaiser emphasized that they are fully committed to building condominiums. However, once a unit is sold, they cannot legally prevent a buyer from renting it.

Mr. Kaiser added that the product being proposed is similar to a development they completed in Sugarcreek Township.

Mr. Wolfe asked about the price range. Mr. Kaiser replied the range will be from \$239,000 – 350,000.

Mr. Wolfe stated that he could not support the proposal, expressing concern that the project is a setup to sell apartments rather than condos.

Mr. Graham asked if there was a condominium association. Mr. Kaiser confirmed there will be.

Mr. Graham asked whether short-term rentals would be prohibited. Mr. Kaiser responded that while Fischer Homes had requested a minimum six-month lease, they opted for a stricter one-year minimum. No month-to-month rentals will be permitted.

Mr. Johnston asked how many units each building will have. Mr. Kaiser replied that each building will have 10 units.

Mr. Kaiser added that the original site plan did not need Council approval because it met the requirements of the zoning code.

Mr. Kaiser reiterated Mr. Graham's earlier statement that the design was approved by the Planning Commission and that any change to the design would require another review.

Mr. Stefanidis asked for clarification on leasing. Mr. Kaiser replied that an individual could lease out their units. Mr. Wolfe expressed dissatisfaction with that arrangement. Mr. Graham clarified that the Planning Commission has already approved the site plan. The Board is only making a recommendation regarding lot frontage.

Mr. Johnston asked if these concerns were brought up at Planning Commission. Mr. Graham replied that it was. Mr. Wolfe added that he may need to consider joining the Planning Commission.

Mr. Kaiser stated the site plan met all the zoning requirements for Planning Commission.

Mr. Kaiser reiterated that the site plan met all zoning code requirements and stated that the condos are similar to those in Beavercreek, Bellbrook, and Sugarcreek.

Mr. Stefanidis asked what role Mr. Kaiser's company plays in the project. Mr. Kaiser explained that his company prepares the site for Fischer Homes, which will purchase each building individually and then sell the units.

Mr. Johnston confirmed that Fischer Homes will build and sell all building units at a time before moving on to the next.

Mr. Johnston asked about curb appeal. Mr. Kaiser stated the development will have a private drive.

Mr. Kaiser stated the project will be completed in three different phases.

Mr. Stefanidis asked if all the excavation would happen at once. Mr. Kaiser responded that they are already working to excavate the entire property.

Mr. Graham asked what building will be constructed first. Mr. Kaiser replied Lot 2.

Mr. Kaiser emphasized once again that the buildings will be condominiums.

Mr. Wolfe asked about water detention. Mr. Kaiser showed him the detention pond on the PowerPoint.

Hearing no further comments from the public, Mr. Johnston closed the public portion of the meeting.

Variance Criteria

Mr. Johnston then proceeded to the variance review criteria.

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

BZA Comment: The Board agreed the property in question will yield a reasonable return and the property has a beneficial use without granting of the variance.

- (2) Whether the variance is substantial;

BZA Comment: The Board agreed the variance is not substantial.

- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Mr. Wolfe asked how many parking spaces would be provided for the development. Mr. Kaiser responded that there would be approximately 70 parking spaces, including those in driveways and garages. Mr. Graham directed the Board's attention to the PowerPoint presentation to highlight the designated parking areas.

Mr. Wolfe stated that he believed the amount of parking was insufficient. Mr. Graham replied this meets the requirements of the zoning code. Mr. Kaiser added that 3 units are just one bedroom.

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood.

- (4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

BZA Comment: The Board agreed the variance would not adversely affect the delivery of government services.

- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;

Mr. Wolfe asked who owns the property and whether this was their first development in Vandalia. Mr. Kaiser responded that the property is owned by Longhorn Development LLC and confirmed that this is their first development in Vandalia.

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the property. When Staff first met with the Applicant, their intent was to have all the buildings on one property.

- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

BZA Comment: The Board agreed the owner's predicament cannot be obviated without a variance.

- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

BZA Comment: The Board agreed the intent behind the zoning code would be observed by granting the variance.

- (8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief; and

BZA Comment: Mr. Johnston and Mr. Stefanidis agreed there are no other relevant factors. Mr. Wolfe did not agree there were no other relevant factors.

Mr. Johnston reported that Staff recommends that the Board of Zoning Appeals recommend **approval** of the requested variance from Table 1226-1 in City Code Section 1226.05 for the purpose of allowing Lot 3 of "The Landing" to have 0 feet of lot frontage at 650 Pool Avenue.

Hearing no questions, Mr. Johnston called for a motion.

Mr. Stefanidis made the motion to recommend **approval** of the requested variance from Table 1226-1 in City Code Section 1226.05 for the purpose of allowing Lot 3 of "The Landing" to have 0 feet of lot frontage at 650 Pool Avenue.

Mr. Johnston seconded the motion. The motion passed 2-1. Mr. Wolfe voted against the motion.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on May 19, 2025, at 6:00 p.m. and the City Council Meeting on June 16, 2025, at 7:00 p.m.

Mr. Kaiser thanked the Board and assured them that only condos would be placed in the development.

5. Approval of Minutes

a. Board of Zoning Appeal Minutes: April 23, 2025

Mr. Wolfe made a motion to approve the April 23, 2025, Meeting Minutes. Mr. Stefanidis seconded the motion. The motion passed 3-0.

6. Communications

Mr. Graham reported the meeting scheduled for May 28, 2025, has been canceled.

Mr. Graham reported there would be a meeting on June 11, 2025.

7. Adjournment

Mr. Wolfe made a motion for adjournment. Mr. Stefanidis seconded the motion. The motion passed 3-0.

The meeting was adjourned at 6:31 p.m.

Mike Johnston
Vice Chair

April 21, 2025

Planning & Zoning Department – City of Vandalia, OH
Attention: Michael Hammes
333 James E. Bohanan Drive
Vandalia, OH 45377

RE: The Landing – Zoning Variance Request

Dear Mr. Hammes:

The purpose of this letter is to humbly request a zoning variance for “The Landing” project located at 650 Pool Avenue. This project is currently under construction and will include 3 10-Unit Multi-Family Townhomes along with: a private cul-de-sac street, detention, landscaping, parking areas and associated utilities. The original plan was to have all the buildings on 1 lot prior to creating condominiums. This site configuration was approved by case # PC 24-04 in May of 2024.

Since that time, the buyer (Fischer Homes) has requested that we create 3 lots so that each “building pad site” can be purchased separately. This new configuration is shown on the attached pdfs and meets all RMF zoning requirements for Lots 1 and 2. However, Lot 3 would need a single variance for Lot frontage since it would only have frontage along the Private Street Cul-de-sac.

Per the Variance Review Criteria as shown in the Variance Application, we offer the following Explanations:

- 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance: As mentioned before, the buyer is not wanting to purchase the whole property at once. So, without the variance, there would not be any return on investment by our client (Longhorn Development).
- 2) Whether the variance is substantial: As mentioned previously, we are only requesting a single variance on Lot #3 for “Lot Frontage”. The Lot itself will have plenty of frontage along the private street, just not the public street per the zoning code definition.
- 3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance: This variance would not change the character of the neighborhood. The multi-family nature of this site would be like surrounding properties.

- 4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage): The private street would be contained within a proposed ingress/egress easement as well as the utilities. These easements will allow access and maintenance/repair of these services. The City guidance was followed when designing the cul-de-sac for emergency vehicle access.
- 5) Whether the property owner purchased the property with knowledge of the zoning restriction: As mentioned previously, the original plan was to place 3 buildings on 1 lot. The previous configuration was approved in May 2024. Once approved, the current owner purchased the property in August 2024. In December, the buyer decided that in order to purchase, the property needed to be split into 3 lots.
- 6) Whether the property owner's predicament can feasibly be obviated through some method other than a variance: We've discussed at length and the buyer insists that it be split in order for the individual building lots to be purchased one by one. Once each building is substantially completed, condominiums will be created. In other words, these internal lot lines will disappear in the future.
- 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance: We believe the spirit of the zoning requirement remains intact. This requirement is in place to prevent landlocked parcels and to ensure proper access to public streets. In this case, we have a private street that must be constructed in order to make this project viable at all. Access to Pool Avenue via the private street will be a benefit to all of the lots (and future condos).
- 8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief: This project is already under construction and this multi-lot requirement by the buyer was unknown at the time that Longhorn Development purchased the property. We went through several options and ideas prior to requesting this variance. Several of our platting options would have required more than one variance. This final configuration limits the number of variances requested to 1.

We appreciate your consideration. Hopefully, this additional insight into the project is helpful. If you have any questions, do not hesitate to call me at 937-388-0060.

Sincerely,

Nathan D. Tirey, P.E., P.S

Project Engineer

Type: DEED
Kind: DEE
Recorded: 08/26/2024 at 10:15:28 AM
Fee Amt: \$42.00 Page 1 of 3
Montgomery County, OH
Stacey Benson-Taylor Recorder
File# 2024-00044745

TRANSFER
14:48:07 8/23/2024
Reg ID# Receipt 24625 Cashier KC
Montgomery County Auditor
Karl L. Keith
CONV # 013069 \$585.00

3
GENERAL WARRANTY DEED

Shock Properties, LLC, a Ohio Limited Liability Company, for valuable consideration paid, grant, with general warranty covenants, to Longhorn Developments LLC, whose tax mailing address is: 562 N Main Springboro OH 45066, the real estate described more particularly as follows: Exhibit A (the "Property").

The following are excepted from the general warranty covenants:

1. Easements, restrictions and covenants of record and legal highways; and
2. Real estate taxes and assessments not yet due and payable; and
3. Matters which a survey of the Property would disclose.

Auditor's Parcel Number: B02-00201-0034

Property Address: 650 Pool Avenue, Vandalia, OH 45377

Prior Instrument Reference: Instrument Number 04-120190, of the Deed Records of Montgomery County, Ohio.

OK

Executed this 8 day of August 2024.

Shock Properties, LLC

By: [Signature]

Print Name: Drew A. Shock

Title: member

Shock Properties, LLC

By: [Signature]

Print Name: Jacquelyn R. Shock

Title: member

STATE OF Ohio)
COUNTY OF Montgomery) SS:

This is an acknowledgement clause; no oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me on the 8 day of August, 2024, by Drew A. Shock & Jacquelyn R. Shock members of Shock Properties, LLC, a Ohio Limited Liability Company, on behalf of the company.

[Signature]
Notary Public

My commission expires: _____

This instrument was prepared by:
Brandon Kaiser, Esq.
Kaiser Law Practice LLC
6450 Poe Ave. Ste. 109
Dayton, Ohio 45414



Derek Mumford
Notary Public, State of Ohio
My Commission Expires:
09/08/2026

ME
Vantage Land Title
8075 Washington Village
Dayton, OH 45458



A 28 North Cherry Street
Germantown, OH 45327

P 937-388-0060
E info@burkhardtinc.com

BURKHARDTINC.COM

RETRACEMENT TRACT - 3.127 ACRES

Situate in Section 16, Town 3, Range 6, E., City of Vandalia, Montgomery County, Ohio and being all of a 3.129 acres (deed) tract as conveyed to Shock Properties, LLC, by deed recorded in I.R. Deed 04-120190 of the Montgomery County Deed Records; said tract being more particularly described as follows:

Beginning at a 3/4 inch iron pin found, said pin being the northeast corner of Lot 30 of the Stanley Arms Subdivision as recorded in Plat Book 78; Page 13, said iron pin also lying on the south right-of-way line of Pool Avenue (75' R/W) and being the northwest corner of tract and True Place of Beginning for the herein described tract;

Thence along the south right-of-way line of Pool Avenue, N 89° 12' 05" E, 321.43 feet to a 3/4 inch iron pin found, said pin also being the northeast corner of the subject tract and the northwest corner of a 1.566 acres parcel as conveyed to HLC Dayton Properties, LLC as recorded in I.R. Deed# 19-062638;

Thence departing the south right-of-way line of Pool Avenue along the west line of said 1.566 acres HLC parcel, S 02° 00' 07" W, 439.05 feet to a 5/8 inch iron pin with Burkhardt cap set, said pin being the southeast corner of the retracement tract, the southwest corner of the 1.566 acres HLC parcel and lying in the north line of Lot 119 of Village Brooke Estates, Section 4 as recorded in Plat Book 108, Page 4

Thence with the south line of the retracement tract and the north line of said Lot 119, S 89° 16' 52" W, 300.00 feet to a 5/8 inch iron pin with Burkhardt cap set; said pin being the southwest corner of said retracement tract and the southeast corner of Lot 26 of the Stanley Arms Subdivision;

Thence with the east line of said Stanley Arms Subdivision and the west line of said retracement tract, N 00° 47' 44" W, passing an 3/4 inch iron pipe and 5/8 inch iron pin on Lot 29 of said Stanley Arms Subdivision, for a total distance of 438.10 feet to the true place of beginning, containing 3.127 acres, more or less, subject however all highways, easements, and restrictions of record.

The above legal description is the result of a field survey performed in June 2024, under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101. As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2024, Page 0225.

Basis of Bearing: Bearings are based on the south line of Pool Avenue taken from the State Plane Coordinate System, NAD83(2011) adjustment, Geoid 18, Ohio South Zone, O.D.O.T VRS/CORS network (bearing N 89° 12' 05" E)

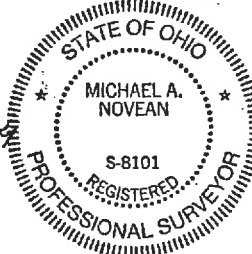
Prior Deed Reference: I.R. Deed 04-120190

Michael A. Novean, PLS No. 8101

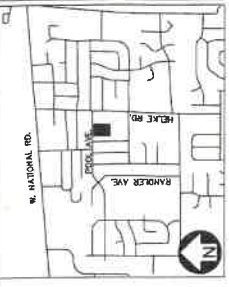
BURKHARDT ENGINEERING COMPANY

PHONE: 937-388-0060

Project # 24.140



MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 7/31/2024 FILE NO. 2024-0225
BY Wayne B. H.



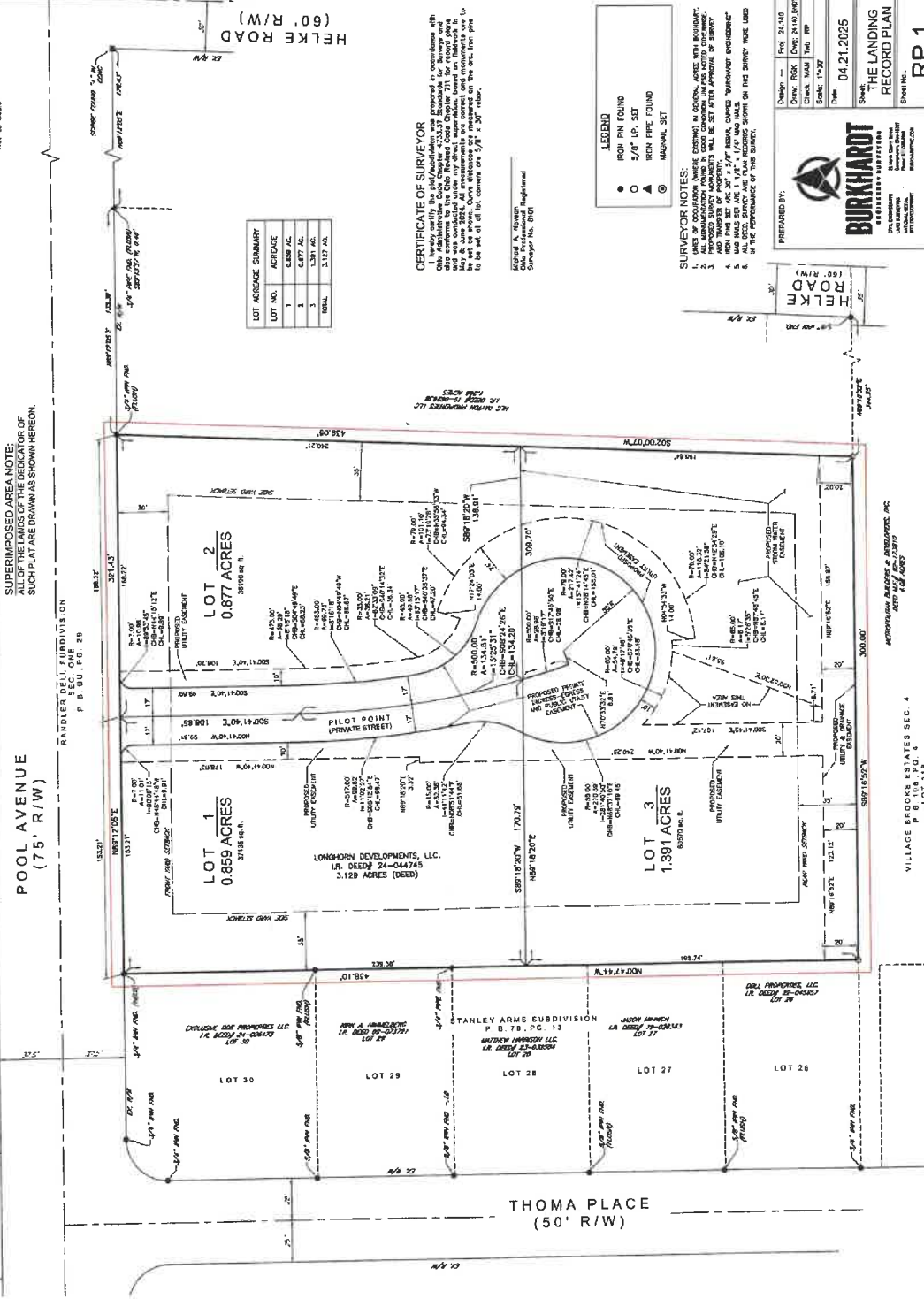
GRAPHIC SCALE
1 inch = 30 ft.

BASE OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF POOL AVENUE, TAKEN FROM STATE ADJUSTED RECORDS, CHORD SOUTH ZONE, 0.0.0.1. VRS/CORS NETWORK (BEARING N 89°12'00" E)



RECORD PLAN
SECTION 16, TOWN 3, RANGE 6, EAST.
VANDALIA, MONTGOMERY COUNTY, OHIO
TOTAL AREA: 1.327 ACRES
(JULY, 2024)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7



LOT NO.	ACREAGE
1	0.859 AC.
2	0.877 AC.
3	1.391 AC.
TOTAL	3.127 AC.

CERTIFICATE OF SURVEY

On this day of July, 2024, I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of Ohio, and that I am the duly authorized representative of the owner of the above described property, and that I have caused the above plat to be prepared and recorded in accordance with the provisions of the Ohio Revised Code, and that the same is a true and correct copy of the original plat on file in my office.

Prepared by:
ONE PROFESSIONAL ENGINEER
SURVEY NO. 801

- LEGEND
- PLOT PIN FOUND
 - 5/8" I.A. SET
 - ▲ IRON PIPE FOUND
 - ⊙ MAGNOL SET

SURVEYOR NOTES:

1. AREA OF OCCUPATION (HERE ENTERED) IN GENERAL AGREES WITH BOUNDARY.
2. ALL DIMENSIONS ARE IN FEET AND INCHES, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD, UNLESS OTHERWISE NOTED.

PREPARED BY:
ONE PROFESSIONAL ENGINEER
SURVEY NO. 801

DATE: 04.21.2025

THE LANDING
RECORD PLAN

RP 1

DESCRIPTION
Plat is in the State of Ohio, County of Montgomery, City of Vandalia, Section 16, Township 3, Range 6, East, and is located in the City of Vandalia, Montgomery County, Ohio. The plat is a subdivision of the land owned by the undersigned, and is a true and correct copy of the original plat on file in my office.

DEDICATION
The undersigned, being duly sworn, depose and say that I am the duly authorized representative of the owner of the above described property, and that I have caused the above plat to be prepared and recorded in accordance with the provisions of the Ohio Revised Code, and that the same is a true and correct copy of the original plat on file in my office.

OWNERS STATEMENT
I, the undersigned, being duly sworn, depose and say that I am the duly authorized representative of the owner of the above described property, and that I have caused the above plat to be prepared and recorded in accordance with the provisions of the Ohio Revised Code, and that the same is a true and correct copy of the original plat on file in my office.

ACKNOWLEDGEMENT
I, the undersigned, being duly sworn, depose and say that I am the duly authorized representative of the owner of the above described property, and that I have caused the above plat to be prepared and recorded in accordance with the provisions of the Ohio Revised Code, and that the same is a true and correct copy of the original plat on file in my office.

CITY OF VANDALIA, OHIO
APPROVED BY DIRECTOR OF PUBLIC SERVICE
DATE: 04.21.2025

ENGINEER'S STATEMENT
I, the undersigned, being duly sworn, depose and say that I am the duly authorized representative of the owner of the above described property, and that I have caused the above plat to be prepared and recorded in accordance with the provisions of the Ohio Revised Code, and that the same is a true and correct copy of the original plat on file in my office.

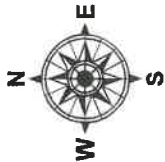
NOTARY PUBLIC
I, the undersigned, being duly sworn, depose and say that I am the duly authorized representative of the owner of the above described property, and that I have caused the above plat to be prepared and recorded in accordance with the provisions of the Ohio Revised Code, and that the same is a true and correct copy of the original plat on file in my office.



City of Vandalia Board of Zoning Appeals

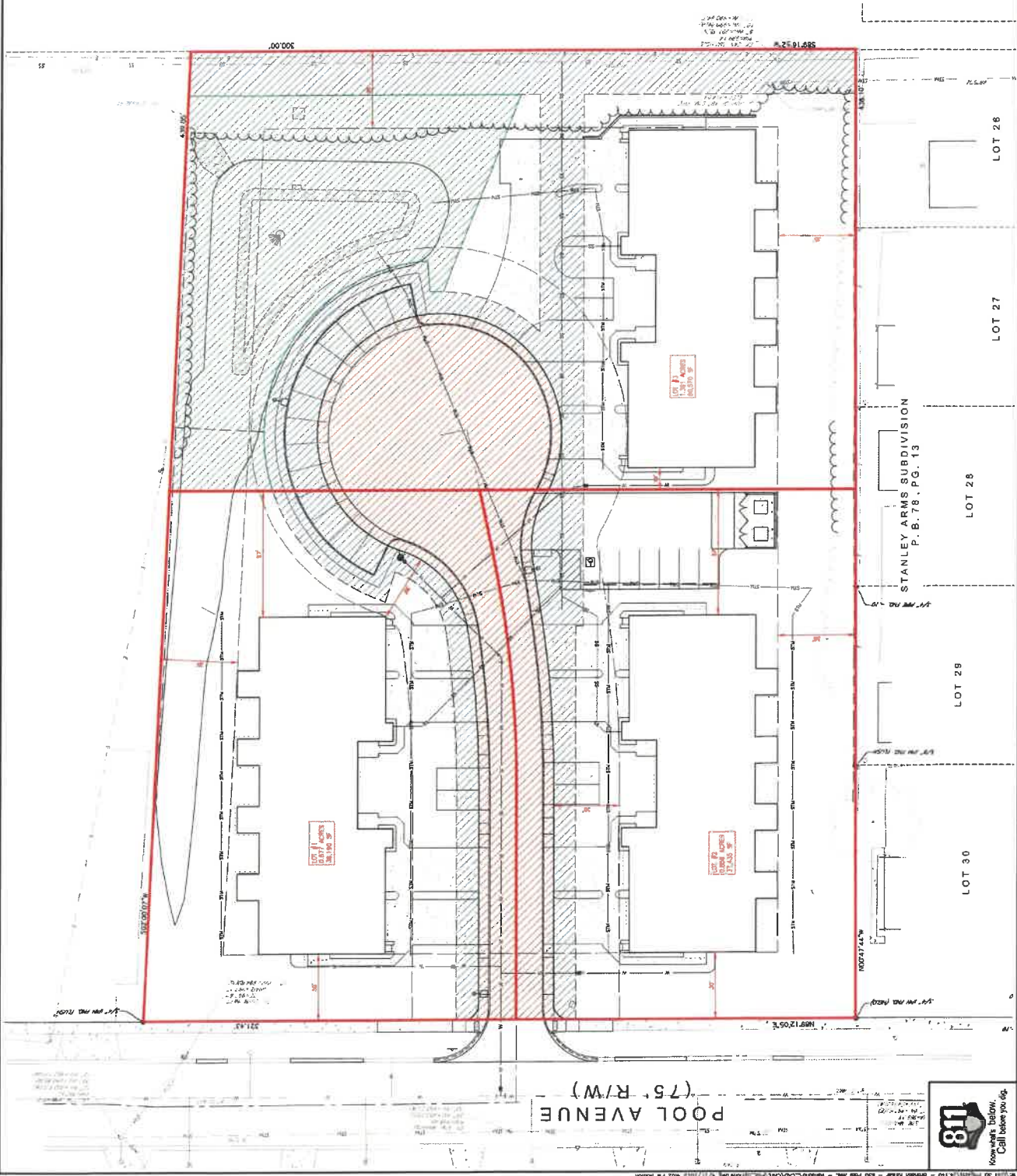
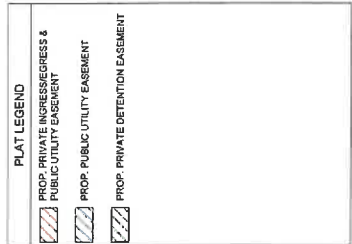
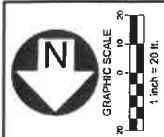
650 Pool Avenue

BZA 25-0006 Minimum Lot Frontage



1 inch = 71 feet



[illegible]



To: Kurt Althouse
From: Rob Cron
Date: May 13, 2025
Subject: Utility Aggregation Program

The Miami Valley Communication Council (MVCC) represents nearly 20 communities with efforts to secure the best rates for electric and natural gas delivery. Palmer Energy is the consultant that MVCC is using to facilitate the bidding/proposal process. Our current agreement for electric aggregation runs through December of this year. Our current rate is 6.57 cents per KWH. We are not currently in a program for natural gas.

Fifteen RFPs were sent out to suppliers for quotes for natural gas. One proposal was received from Archer Energy. Palmer Energy is recommending the group to enter into an agreement with Archer Energy at their 20-month fixed rate of \$7.069 per MCF (thousand cubic feet). This rate would then take effect in October of 2025 and run through May of 2027. Late June or early July is the deadline to execute contract. MVCC will hold another meeting in late May with all jurisdictions to decide whether to move forward.

RFPs were also sent out for electric suppliers. Proposals were due back the second week of May. We have not seen the results of the proposals at this time. They are currently being reviewed by Palmer Energy and they will be sent to us later next week. Palmer Energy has stated that they do not anticipate the same amount of savings that we saw during this last agreement. They were estimating over 9.5 cents per KWH. For comparison Butler Township just entered into their next agreement with Archer Energy beginning in June at a rate of 9.911 cents per KWH.

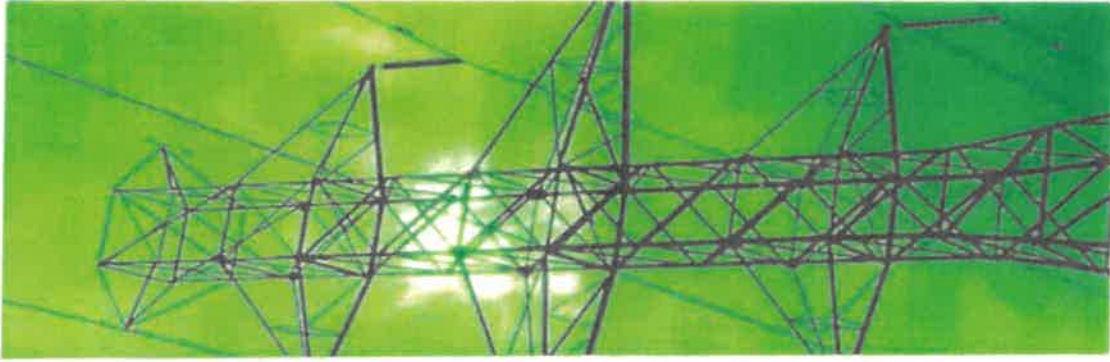
MVCC Energy Program Update & Recommendation

April 28, 2025



SERVICE CORPORATION





Electric Aggregation Update

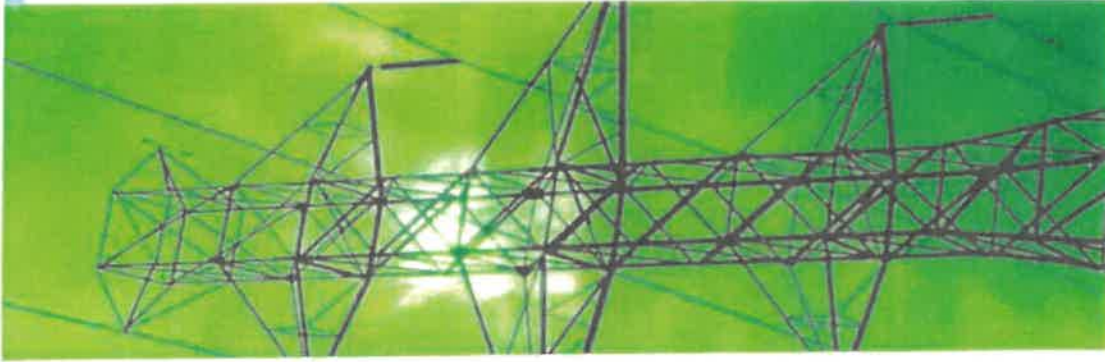


- Price @ 6.57¢ fixed thru Dec. 2025 billing.
- Avg. residential saving 2 cents/kWh thru May.
- Household count @ ~62,000.
- 19 communities including New Lebanon, Monroe & Lewisburg.
- Est. savings thru May for participants @ \$30 million.



OHIO MUNICIPAL LEAGUE

SERVICE CORPORATION



Electric Aggregation Update Contd.



- RFP for next agreement due back May 7th.
- Recommendation expected by end of May.
- 50% of AES SSO already set. Next auction 4/29/25.
- Est. PTC in AES in June @ 9.5 – 10 cents/kWh
- Pricing will be higher than current due to higher generation capacity and energy.
- Lower savings anticipated.



OHIO MUNICIPAL LEAGUE

SERVICE CORPORATION

New Gas Agg Pricing Offers

October 2025 Billing Start



- RFP sent to 15 suppliers
- Received pricing offers from Archer Energy
 - 12-M fixed rate offer (10/25 – 9/26) = \$7.299 per MCF
 - 20-M fixed rate offer (10/25 – 5/27) = \$7.069 per MCF
- Based on market movement since original offers were submitted on 4/7/25:
 - 12-M fixed rate offer @ ~\$6.98 per MCF
 - 20-M fixed rate offer @ ~\$6.90 per MCF



Electric vs. Natural Gas Agg.



- Electric PTCs are known for longer time horizons (summer 2025).
 - Can determine savings vs. fixed value (e.g. X cents/kWh).
- CenterPoint (CPE) prices change monthly (future weather & market movement)
 - Fixed price per MCF does not guarantee savings.
 - It should not be the main objective of gas aggregation in our opinion.



SERVICE CORPORATION

Contracting Timeline



- If MVCC communities want to pursue this opportunity, Archer needs to receive MVCC authority to order utility customer data
 - Can then provide executable pricing offers
 - Contract has been reviewed but need to 2b check refund language.
- Late June/Early July is the contract execution deadline for an October 2025 billing start



SERVICE CORPORATION

OHIO MUNICIPAL LEAGUE

RECOMMENDATION



- Palmer Energy recommendation to MVCC:

Authorize the MVCC Executive Director to execute a 20-month fixed rate contract with Archer Energy, on behalf of the participating MVCC communities, provided contract language is approved by legal counsel and Palmer indicates offer is in line with market conditions.



OHIO MUNICIPAL LEAGUE

SERVICE CORPORATION



April 24, 2025

To: Miami Valley Communications Council (MVCC)
From: OML Service Corporation & Palmer Energy
Subject: Natural Gas RFP for Governmental Aggregation Program
Electric Aggregation Program Update and RFP Status

Natural Gas Aggregation RFP

Table 1: Archer Energy Pricing Offers Beginning October 2025 Billing

Supplier	Term (Months)	NYMEX + Offer (per MCF)	Fixed Rate Offer (per MCF)	Est. Annual Supply Bill
Archer Energy	12	No Bid	\$7.299	\$590
Archer Energy	20	No Bid	\$7.069	\$571
Archer Energy	32	No Bid	\$6.979	\$564
Archer Energy	44	No Bid	\$6.939	\$561

Table Notes

- 1) Pricing offers reflect market conditions as of market settlement pricing on 4/7/2025.
- 2) Archer's pricing offers include estimates for the currently filed and pending TCO Rate Case.
 - a. The currently proposed rate case requests a 110% increase from current base tariffs.
 - b. Archer is pricing in the full 110% increase in its pricing offers – A per-unit increase of \$1.10 per MCF.
- 3) Final contract pricing will be determined based on market conditions on the date of execution.
- 4) Estimated per-customer savings will vary with consumption, gas futures pricing, and full-service market rates.
- 5) "Estimated Annual Supply Bill" displays an avg. resident's expected monthly supply cost based on the current fixed rate offers.
 - a. Assumes an avg. residential customer use of 75 MCF/yr.
 - b. This comparison is utilized for budgetary purposes.
 - c. Excludes regulated distribution charges from CenterPoint Energy (CPE).
- 6) **The NYMEX + & fixed price offers from responding suppliers do not guarantee savings compared to the future CPE Standard Choice Offer (SCO) price. These offers allow for MVCC to protect against adverse market volatility while also providing competitive pricing to its participants.**
- 7) All supplier offers provide the ability for participants to "opt-in" during the contract term to receive the same price & contract terms as current participants.
- 8) All supplier offers include **no early termination fees** for participants who leave the program during the term.

Pricing Offer Clarifiers

- The current CPE SCO price for April 2025 – May 2026 deliveries is NYMEX final monthly settlement * 1.07 BTU-to-MCF conversion factor + \$2.20 per MCF.
- Archer's pricing offers include the BTU conversion along with fuel/line losses and cover all MVCC participants, whether they are in CPE, Duke Energy (Duke), or Columbia Gas of Ohio (COH) territory.
- As mentioned above, Archer is pricing in the full 110% increase from TCO's proposed rate case. Archer committed to providing refunds to all MVCC participants, in the form of a pro-rata rate reduction, for any settlement provided by the Federal Energy Regulatory Committee (FERC) for less than the filed 110% increase.



Electric Aggregation RFP

The Miami Valley Communications Council's electric aggregation program includes 19 communities largely receiving electric distribution service from AES Ohio, with small portions served by Duke Energy and Ohio Edison. MVCC's current agreement term expires with the December 2025 billing period and is supplied by Dynegy (contracted under Energy Harbor). The program serves over 60,000 residential and small commercial meters, consuming over 640 million kWh annually. The estimated savings versus utility prices-to-compare (PTCs) for the current agreement, projected through May 2025, is just under \$30 million.

An RFP was issued on April 10th to seven suppliers to obtain renewal pricing. The RFP is due back on May 7th, and results are expected to yield higher pricing than the current agreement. This is due to rising capacity costs, which will also impact utility PTCs. AES Ohio has held one SSO auction for 50% of the forecasted load for the 2025-2026 planning year. The result was a price of \$88.05 per MWh. The auction for the remaining 50% was expected to occur on April 1st, however, it was pushed back to April 29th. Based on the known result of \$88.05, PTCs are estimated to be in the high 9¢ to low 10¢ range.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 23-R- 15

A RESOLUTION ADOPTING A PLAN OF OPERATION AND GOVERNANCE FOR THE CITY'S ELECTRICAL AGGREGATION PROGRAM IN CONJUNCTION WITH THE MIAMI VALLEY COMMUNICATIONS COUNCIL ELECTRIC AND NATURAL GAS AGGREGATION PROGRAM

WHEREAS, this Council enacted Ordinance 22-26 on July 5, 2022 authorizing the City to establish an electric aggregation program pursuant to Section 4928.20, Ohio Revised Code (the "Aggregation Program") for the residents, businesses and other electric consumers in the City, and for that purpose, to act jointly with any other municipal corporation, township, or county or other political subdivision of the State of Ohio, as permitted by law provided such program was approved by the voters of the City; and

WHEREAS, the voters of the City approved the electrical aggregation on November 8, 2022; and

WHEREAS, by joining with the Miami Communications Council ("MVCC"), the City will be able to act jointly with other member political subdivisions and thereby maximize the potential benefits of electric deregulation through group purchasing efforts; and

WHEREAS, this Council pursuant to Section 4928.20, Ohio Revised Code, has held two (2) public hearings on the Plan of Operation and Governance for the MVCC electric aggregation program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. It is hereby found and determined that this Council held two (2) public hearings, with the first hearing taking place on the 20th day of February 2023, and the second hearing taking place on the 6th day of March 2023.

Section 2. This Council hereby approves and adopts the plan of operation and governance of the MVCC titled Miami Valley Communications Council Electric Power Aggregation Operation and Governance Plan, set forth as Exhibit A and incorporated herein by this reference.

Section 4. This Council hereby appoints the City Manager as the City delegate and assistant City manager as the alternate delegate to represent the City with respect to MVCC aggregation matters, and further authorizes the City Manager to take all action and execute all documents not adverse to the interest of the City in order to act jointly with other member and affiliate political subdivisions for the MVCC acquisition and aggregation of electric supply.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall be in full force and effect immediately upon its passage.

Passed this 6th day of March 2023.

APPROVED:


Richard Herbst, Mayor

ATTEST:


Daniel D. Wendt, Clerk of Council

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 23-R- 16

A RESOLUTION ADOPTING A PLAN OF OPERATION AND GOVERNANCE FOR THE CITY'S NATURAL GAS AGGREGATION PROGRAM IN CONJUNCTION WITH THE MIAMI VALLEY COMMUNICATIONS COUNCIL ELECTRIC AND NATURAL GAS AGGREGATION PROGRAM

WHEREAS, this Council enacted Ordinance 22-25 on July 5, 2022 authorizing the City to establish electric and natural gas aggregation programs pursuant to Section 4929.26 Ohio Revised Code (the "Aggregation Programs") for the residents, businesses and other natural gas consumers in the City, and for that purpose, to act jointly with any other municipal corporation, township, or county or other political subdivision of the State of Ohio, as permitted by law provided such programs were approved by the voters of the City; and

WHEREAS, the voters of the City approved the aggregation of natural gas on November 8, 2022; and

WHEREAS, by joining the Miami Communications Council ("MVCC"), the City will be able to act jointly with other member political subdivisions and thereby maximize the potential benefits of natural gas deregulation through group purchasing efforts; and

WHEREAS, this Council pursuant to Section 4929.26, Ohio Revised Code, has held two (2) public hearings on the Plan of Operation and Governance for the MVCC natural gas aggregation program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. It is hereby found and determined that this Council held two (2) public hearings, with the first hearing taking place on the 20th day of February 2023, and the second hearing taking place on the 6th day of March 2023, with each hearing meeting the necessary notice requirements as set forth in Section 4929.26, Ohio Revised Code.

Section 2. This Council hereby approves and adopts the plan of operation and governance of the MVCC titled Miami Valley Communications Council Natural Gas Aggregation Operation and Governance Plan, set forth as Exhibit A and incorporated herein by this reference.

Section 3. This Council hereby appoints the City Manager as the City delegate and assistant City manager as the alternate delegate to represent the City with respect to MVCC aggregation matters, and further authorizes the City Manager to take all action and execute all documents not adverse to the interest of the City in order to act jointly with other member and affiliate political subdivisions for the MVCC acquisition and aggregation of natural gas supply.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon its passage.

Passed this 6th day of March 2023.

APPROVED:



Richard Herbst, Mayor

ATTEST:



Daniel D. Wendt, Clerk of Council

Memorandum

To: Kurt E. Althouse, City Manager
From: Angela Swartz
Date: May 13, 2025
Re: **Boards and Commissions – Annual Term Expirations**

This year, there are two committee members who do not wish to be reappointed to the Golf Advisory Board, leaving two vacancies for this Board. There is one committee member who does not wish to be reappointed to the Housing Code of Appeals, leaving one vacancy for this board. There are two committee members who do not wish to be reappointed to the Planning Commission, leaving two vacancies.

I have included each Boards & Commissions roster.

The following is a list of board members whose terms expire June 30, 2025, and are requesting reappointment. All incumbents that are Council appointments can be voted by acclamation.

Arts Council

There are two positions with a term expiring June 30, 2025. The incumbents are interested in reappointment. There are two vacancies on this committee.

Incumbents

Judith Pope
Stephanie Wilmoth

Bicycle Committee

There are two positions with a term expiring June 30, 2025. The incumbents are interested in reappointment. There is one vacancy on this committee.

Incumbents

Henry Hunter
Chuck Smith

Board of Zoning Appeals

There is one position with a term expiring June 30, 2025. The incumbent is interested in reappointment. There are no vacancies on this board.

Incumbents

Mike Johnston

Civil Service Commission

There are no positions with terms expiring June 30, 2025, however there is one vacancy on this board.

Community Reinvestment Area Housing Council

There are two positions with a term expiring June 30, 2025. The incumbents are interested in reappointment. There is one vacancy on this board.

Incumbents

Jack Shirley – Mayor Appointment
John Froschauer, Sr. – Community Reinvestment Area Housing Council's Appointment

Golf Advisory Board

There are three positions with terms expiring June 30, 2025, with one incumbent interested in reappointment. There are two vacancies on this board.

Incumbent

Robert Wolfe

Housing Code Board of Appeals

There are two positions with a term expiring June 30, 2025, with one incumbent interested in reappointment. There is one vacancy on this board.

Incumbent

Aaron Hathaway

Local Board of Tax Review

There are two positions with a term expiring June 30, 2025. The incumbents are interested in reappointment. There are no vacancies on this board.

Incumbents

Frank Keish, Jr.

Peter Breidenbach

Parks & Recreation Advisory Board

There are two positions with a term expiring June 30, 2025. The incumbents are interested in reappointment. There are two vacancies on this committee.

Incumbents

Tara Landis

Lenny Maenza

Planning Commission

There are four positions with a term expiring June 30, 2025, with two incumbents interested in reappointment. There are two vacancies on this board.

Incumbents

David Arnold

Kristin Cox

Vandalia Development Corporation

There are no positions with terms expiring June 30, 2025, and there are no vacancies on this board.

Revised: May 13, 2025

ARTS COUNCIL

KRISTIN COX

Term Expiration: 06/30/26
751 Cassel Creek
Vandalia, OH 45377
937-307-0469
kcox.oh@gmail.com
Appointed: 11/18/19
Reappointed: 06/20/22

JOANNE E. TOWNSEND

Term Expiration: 06/30/26
1019 Crestwood Hills.
Vandalia, OH 45377
(h) 898-6508
(c) 937-231-2874
joannetownsend919@gmail.com
Reappointed: 06/20/22

JUSTIN SPIVEY

Term Expiration: VB Foundation Determines
206 E. National Road
Vandalia, OH 45377
937-409-5608
justin@jspiveyphotography.com
Appointed by Vandalia-Butler Foundation:
4/21/2016

Vacant

Term Expiration:

Vacant

Term Expiration:

CANDICE FARST

Term Expiration: 12/31/2025
(Council Representative)
311 Dunnigan Dr.
Vandalia, OH 45377
(h) 890-4646
(c) 266-9066
sevsun@aol.com
Reappointed: 01/02/24

Tara Landis

Term Expiration: 06/30/27
832 Olde Farm Ct
Vandalia, OH 45377
937-545-2434
tlandis1527@gmail.com
Appointed 5/5/25

Seeking Reappointment

STEPHANIE WILMOTH

Term Expiration: 06/30/25
1640 Carolina Drive
Vandalia, OH 45377
(w)
(c) 937-475-5223
sawilmoth@hotmail.com
Appointed: 8/21/23
Reappointed:

Vacant as of 5/13/25

Mary Zellmer seeking appointment
at the 5/19/25 Council Meeting

Seeking Reappointment

JUDITH POPE

Term Expiration: 06/30/25
1485 Furman Drive
Vandalia, OH 45377
judithpope@rocketmail.com
(h) 937-576-0103
(c) 937-313-3874
Reappointed: 06/21/2021

EDGAR RAPP

Term Expiration: 06/30/26
235 Timberwind Lane
Vandalia, OH 45377
(c) 937-901-6660
elpfrapp@gmail.com
Reappointed: 06/20/22

AARON MESSENGER

(Staff Representative)
City of Vandalia/Vandalia Rec Center
1111 Stonequarry Road
Vandalia, OH 45377
(w) 415-2334
(c) 558-6000
amessenger@vandaliaohio.org

Members are NOT sworn

Term: 2 years

Resolution 20-R-45

Revised: May 15, 2025

BICYCLE COMMITTEE

Seeking Reappointment Henry Hunter (Hal) 985 Cliffbrook Vandalia, OH 45377 937-898-5074 h6hunter@gmail.com <i>Reappointed 6/20/22</i>	06/30/25	VACANT – will fill term 06/30/27 (Ed Shoemaker Passed Away Dec. 2024)
Seeking Reappointment Chuck Smith 825 Olde Farm Court Vandalia, OH 45377 Home: 937-280-4288 Bus: 937-369-3423 bikeohio@gmail.com <i>Reappointed 6/20/22</i>	06/30/25	Mike Hammes City Planner Ext. 2301

Term: 3 years
Not A Sworn Board

*The Bicycle Committee was created by Resolution 95-R-32

Revised: May 15, 2025

BOARD OF ZONING APPEALS

Robert Wolfe 1005 Woodland Meadows Drive Vandalia, OH 453787 Rwolfe359@aol.com 937-241-5866 Appointed: 12/04/2023	06/30/26	Steve Stefanidis 1027 Neri Ave. Vandalia, OH 45377 Mrwheat21@yahoo.com 937-869-0019 Appointed: 2/3/25 to fill the unexpired term of Ashley Franklin	06/30/26
Mike Flannery 4511 Poplar Creek Vandalia, Ohio 45377 Mikescliffview@att.net Home: 937- 898-8030 Cell: 937-430-1244 Appointed 5/4/15 Reappointed 6/21/24	06/30/27	SEEKING REAPPOINTMENT Mike Johnston 1660 Dunsinane Court Vandalia, OH 45377 Mikej1515@outlook.com Cell: 937-361-8565 Appointed 08/01/2022 Reappointed:	06/30/25
Kevin Larger 745 Estelle Drive Vandalia, OH 45377 Kevin.larger@att.net 937-572-9132 Appointed 12/18/23	06/30/26	Staff Representative Ben Graham 937-415-2239	

Term: 3 years

Members are sworn in.

Meetings held as needed.

*Board of Zoning Appeals created by Ordinance # 86-13

**Resolution 84-R-2 extends the terms of the Board of Zoning Appeals from December 31 to June 30.

Revised: May 13, 2025

CIVIL SERVICE COMMISSION

HARRY G. BEYOGLIDES, JR. (Chairman) 06/30/26 965 Crestwood Hills Drive Vandalia, OH 45377 (home) 898-0824 (bus) 224-1427 hgbjr@dblhcklaw.com Reappointed by Council 12/5/22	VACANT ~ will fill term 06/30/27 (Tim Townsend resigned 4/9/25) Appointed by Council
FOREST MOSES 06/30/27 1130 Crestwood Hills Drive Vandalia, OH 45377 (bus) 898-5599 f_moses@yahoo.com Reappointed by City Manager 12/18/23	Leann Hanf Staff Representative 415-2258

Members are sworn

Term: 4 years

*The Civil Service Commission was created by Ordinance #

**Resolution 84-R-2 extends the terms of the Civil Service Commission from December 31 to June 30.

***Must take an Oath of Office

Revised: May 13, 2025

COMMUNITY REINVESTMENT AREA HOUSING COUNCIL

AMOS KNIPP 06/30/28 AmosLKnipp@gmail.com 207 James Bohanan Drive Apt. 2 Vandalia, OH 45377 Appointed 2/3/25 (Mayor's Appointment)	JACK WILLIAMS 06/30/27 jack@gemcityinsurance.com 2624 Ome Avenue Dayton, OH 45414 937-898-4365 Appointed 9/07/2021 (Council's Appointment)
STEVEN PONSHECK 06/30/28 Ponsathi1@aol.com 418 Woodland Meadows Drive Vandalia, OH 45377-1572 937-272-1129 Appointed 2/3/25 (Council's Appointment)	SEEKING REAPPOINTMENT JACK SHIRLEY 06/30/25 jdshirvan@sbcglobal.net 209 Skyview Drive Vandalia, OH 45377 937-623-5098 (cell) Reappointed 6/20/22 (Mayor's Appointment)
JUDY DODGE 06/30/27 judy.dodge@hotmail.com 397 Farrell Rd. Vandalia, OH 45377 937-890-9289 Reappointed 6/21/21 (Planning Commission's Appointment)	VACANT (Community Reinvestment Area Housing Council's Appointment)
SEEKING REAPPOINTMENT JOHN FROSCHAUER, SR. 06/30/25 caddyjak@yahoo.com 11600 North Cassel Road Vandalia, OH 45377 937-898-8212 Reappointed 6/20/22 (Community Reinvestment Area Housing Council's Appointment)	STAFF REPRESENTATIVE Rob Cron, Asst. City Mgr. 937-415-2323 rcron@vandaliaohio.org

Members are NOT sworn

Term: 3 years

*Community Reinvestment Area Housing Council created by Resolution 88-R-30.

Revised: May 13, 2025

GOLF ADVISORY BOARD

NOT SEEKING REAPPOINTMENT Danny Knife 225 Topton Drive Vandalia, OH 45377 Home: 937-573-8800 Work: 937-236-6558 Email: dknife5@yahoo.com <i>Appointed: 8/1/22</i>	06/30/25	Larry Pearson 217 Vista Ave. Vandalia, OH 45377 937-689-4929 Email: lpearson@ameritech.net <i>Appointed: 4/8/25</i>	06/30/28
NOT SEEKING REAPPOINTMENT GORDON JACKSON 438 Bennert Drive Vandalia, OH 45377 898-9606 Email: Gordieandjenny116@yahoo.com <i>Reappointed 6/20/22</i>	06/30/25	DAVID HIGGINS 690 Golf View Vandalia, OH 45377 898-6731 Email: dparhiggs@yahoo.com <i>Reappointed 6/15/20</i>	06/30/26
SEEKING REAPPOINTMENT Robert Wolfe 1005 Woodland Meadows Drive Vandalia, OH 45377 241-5866 Email: rwolfe359@aol.com <i>Appointed 7/15/13</i> <i>Reappointed 6/20/22</i>	06/30/25	DAVID LEWIS Council rep 937-657-1157 Email: dlewis@vandaliaohio.org <i>Reappointed 1/2/2024</i>	12/31/2027

**** Staff Representative Ben Lickliter 415 – 2075**

Term: 3 years

Meetings scheduled for the fourth Tuesday of each month at 7:30 p.m.

*Golf Advisory Board created by Ordinance #75-05, Amended by Ordinance #77-02

**Resolution 84-R-02 extends terms of the Golf Advisory Board from December 31 to June 30.

Revised: May 13, 2025

Housing Code Board of Appeals

HOLLY PAYTON 1249 Helke Road Vandalia, OH 45377 937-287-8621 HPayton1225@gmail.com <i>Reappointed: 6/21/21</i>	06/30/27	JOHN FROSCHAUER, SR. 11600 North Cassel Rd. Vandalia, OH 45377 937-898-8212 caddyjak@yahoo.com <i>Reappointed 6/15/20</i>	06/30/26
SEEKING REAPPOINTMENT AARON HATHAWAY 1577 Cambron Ct. Vandalia, OH 45377 937-478-9308 Ah6440@gmail.com <i>Reappointed 6/20/22</i>	06/30/25	NOT SEEKING REAPPOINTMENT ALTERNATE MEMBER CRAIG EARHART 1108 W. Alkaline Springs Vandalia, OH 45377 937-475-5196 craigrealtor@hotmail.com <i>Appointed 8/1/2022</i>	06/30/25
ALTERNATE MEMBER JOHN WHEELER 1019 Kenbrook Drive Vandalia, OH 45377 937-898-2346 John@digitalcowboyit.com <i>Appointed 08/19/24</i>	06/30/27	Marcus E. O'Brien 552 Vista Ave. Vandalia, OH 45377 937-409-8306 Marcus.Obrien@vbcsd.com <i>Appointed 7/15/24</i>	06/30/27
JIMMIE GEASLEN 527 Koch Ave. Vandalia, OH 45377 937-657-3083 j.geaslen@yahoo.com <i>Appointed 06/15/2020</i>	06/30/26	CHIEF BUILDING OFFICIAL/SECRETARY CHRIS MASTRINO 415-2322 cmastrino@vandaliaohio.org	

Term: 3 years

Alternate: 5 years

Members are not sworn

Meetings held as needed.

*Housing Code Board of Appeals created by Ordinance # 85-08, revised by Ordinance #00-03

REVISED: May 13, 2025

LOCAL BOARD OF TAX REVIEW

SEEKING REAPPOINTMENT FRANK KEISH, JR. Alternate 535 Bayonne Drive Vandalia, OH 45377 (Home) 937- 890-8498 (Cell) 937-572-6825 keishcpa@hotmail.com <i>Reappointed 12/18/23</i>	12/31/25 6/30/25	
Rob Cron CM Appointment – Staff Representative 937-415-22323 rcron@vandaliaohio.org Appointed 1/2/2024		
SEEKING REAPPOINTMENT Peter Breidenbach 1154 Park Forest Drive Vandalia, OH 45377 937-898-6693 pbreidenbach@woh.rr.com <i>Reappointed 12/18/23</i>	12/31/25 6/30/25	

Members are NOT sworn

Term: 2 year

Meetings held as needed.

*Board of Tax Appeals created by Ordinance # 15-19 and Resolution 15-R-105

**Term expiration date changed in 2024 to June 30 to be uniform with other Boards and Commissions expiration dates per Resolution 84-R-2.

Updated: 5/13/2025

PARKS & RECREATION ADVISORY BOARD

Staff Member: Steve Clark

SEEKING REAPPOINTMENT LENNY MAENZA 1117 Ronald St. Vandalia, OH 45377 898-1302 (bus) 546-4412 lmaenza@woh.rr.com Reappointed 6/21/21	6/30/25	BOB COSTELLO Emeritus 1177 Tree Leaf Lane Vandalia, OH 45377 898-1710 cazmanone@gmail.com	
LARRY TAYLOR 1414 Carolina Drive Vandalia, OH 45377 898-9587 (bus) 898-5841 ltaylor@btford.com Reappointed 06/17/19	6/30/27	SEEKING REAPPOINTMENT TARA LANDIS Chair 832 Olde Farm Court Dayton, OH 45414 937-545-2434 tara.landis@vbcasd.com Appointed 6/21/2021	6/30/2025
HOLLY HERBST School Board Appointment 1525 Furman Drive Vandalia, OH 45377 937-898-9631 holly.herbst@vbcasd.com Appointed 1/6/25	12/31/26	LYDIA BAKER Vice Chair 1044 Wilhelmina Dr. Vandalia, OH 45377 830-1038 frankandlydia.lb@gmail.com Appointed 6/18/2018 Reappointed 6/20/2022	6/30/26
RICK SCHERER Secretary 377 Woodland Meadows Drive Vandalia, OH 45377 626-0039 rscherer0311@gmail.com Reappointed 06/17/2019	6/30/27	COREY M. FOLICK 333 Bohanan Drive Vandalia, OH 45377 (937) 387-7010 Council representative Reappointed 1/02/2024 cmfollick@vandaliaohio.org	12/31/2027

Members are NOT sworn
Term: 4 Years

Meetings held 3rd Wednesday of each month – Senior Center at 6:30 p.m.

* Parks & Recreation Advisory Board created by Ordinance # 67-24

**Resolution 84-R-2 extends terms of the Parks and Recreation Advisory Board from December 31 to June 30.

*** Ordinance 07-12 amending Chapter 266, pertaining to appointment of Board of Education Members.

Revised: May 15, 2025

PLANNING COMMISSION

NOT SEEKING REAPPOINTMENT Kevin M. Keeley, Jr. 1265 Leaf Tree Lane Vandalia, OH 45377 Home: (937)469-2945 Work: (937)665-2008 Email: kkeeleyjr1388@gmail.com <i>Appointed: 8/1/22</i>	06/30/25	SEEKING REAPPOINTMENT David Arnold 462 Meadowview Ct. Vandalia, Ohio 45377 dave.arnold@woh.rr.com Home: 937-898-8897 <i>Appointed 7/18/22</i>	06/30/25
SEEKING REAPPOINTMENT KRISTIN COX 751 Cassel Creek Vandalia, OH 45377 Cell: (937) 307-0469 kcox.oh@gmail.com <i>Appointed: 12/02/19</i> <i>Reappointed 6/20/22</i>	06/30/25	Lucious Plant 2330 Cheviot Hills Lane Vandalia, OH 45377 937-454-1607 Luciousplant@gmail.com <i>Appointed 07/17/23</i>	06/30/26
NOT SEEKING REAPPOINTMENT RON ATKINS 10630 Cassel Road Vandalia, OH 45377 Home: (937) 890-6375 Cell: (937) 654-0990 ratkins213@gmail.com <i>Appointed 4/7/14</i> <i>Reappointed 6/20/22</i>	06/30/25	Staff Representative Mike Hammes (937) 415-2301	

Members are sworn

Term: 3 years

Meetings held second and fourth Tuesday of each month at 6:00 p.m.

*The Planning Commission was created by Ordinance # 86-13

May 13, 2025

**VANDALIA DEVELOPMENT CORPORATION
ROSTER**

Michael Blakesly Appointed 1/02/18 Council Appointment Even Years 720 Bright Avenue Vandalia, OH 45377 (c) 937-689-2929 mblakesly@vandaliaohio.org Reappointed 01/02/24	1/01/2026	David Gerhard 20 Clubhouse Way Vandalia, OH 45377 937-212-8188 (cell) davidgerhard@yahoo.com Reappointed 06/20/22	06/30/2026
Bill Hibner, President billhibner@sbcglobal.net 1700 Cawdor Court Vandalia, OH 45377 937-890-4078 Reappointed 06/20/22	06/30/2026	Larry Taylor ltaylor@btford.com 1414 Carolina Drive Vandalia, OH 45377 937-898-9587 (bus) 898-5841 Reappointed 06/20/22	06/30/2026
Amber Aivalotis-Weaver Appointed 1/2/24 to replace outgoing Councilmember Council Appointment Odd Years amber@vandaliaohio.org 1031 Bailey Ave. Vandalia, OH 45377 937-270-0369	01/01/2027	Staff Representative: Rob Cron, ACM 937-415-2323	

Members are NOT sworn

Vandalia Development Corporation – Established 2008

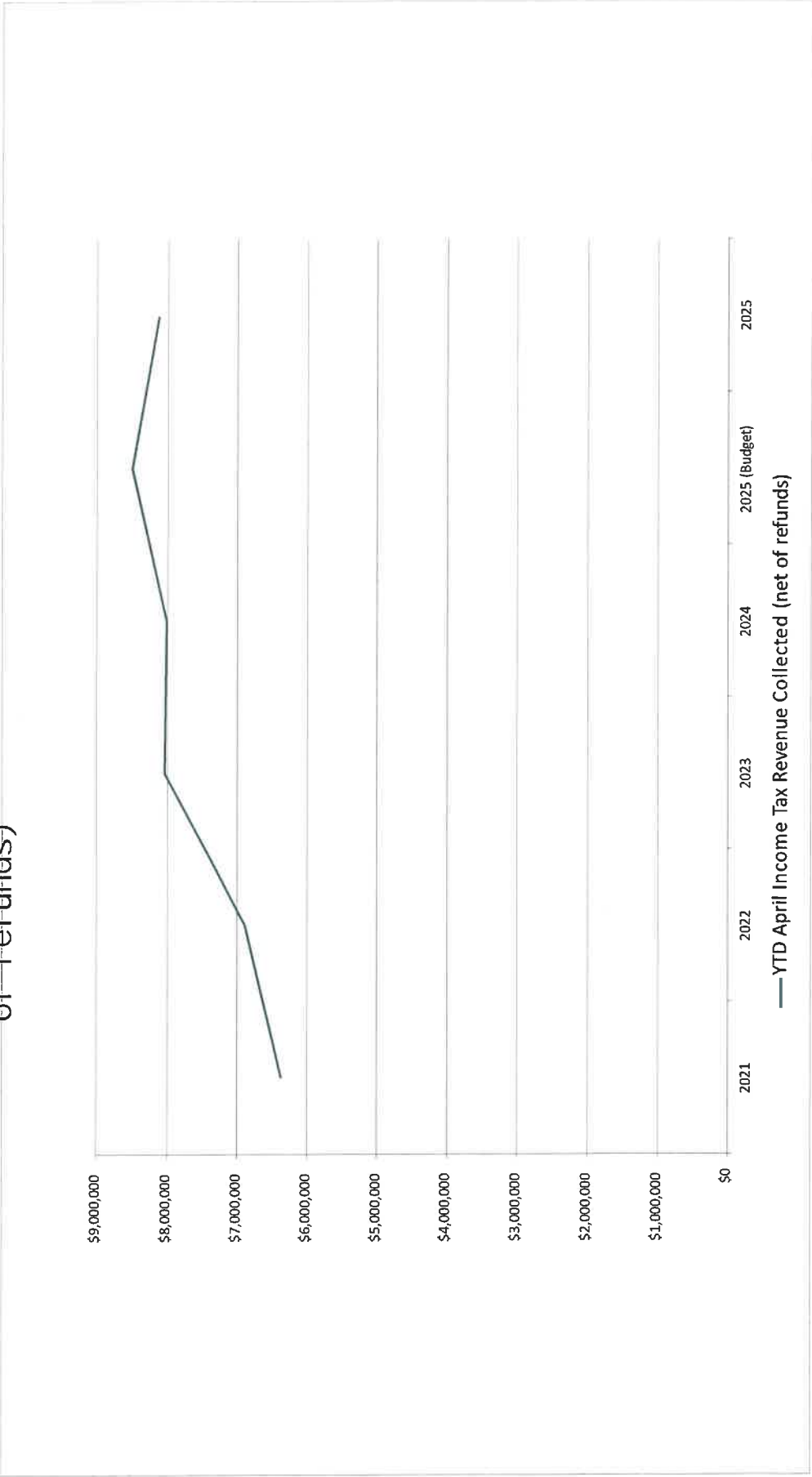
Terms are for two years after initial setup

Financial Report

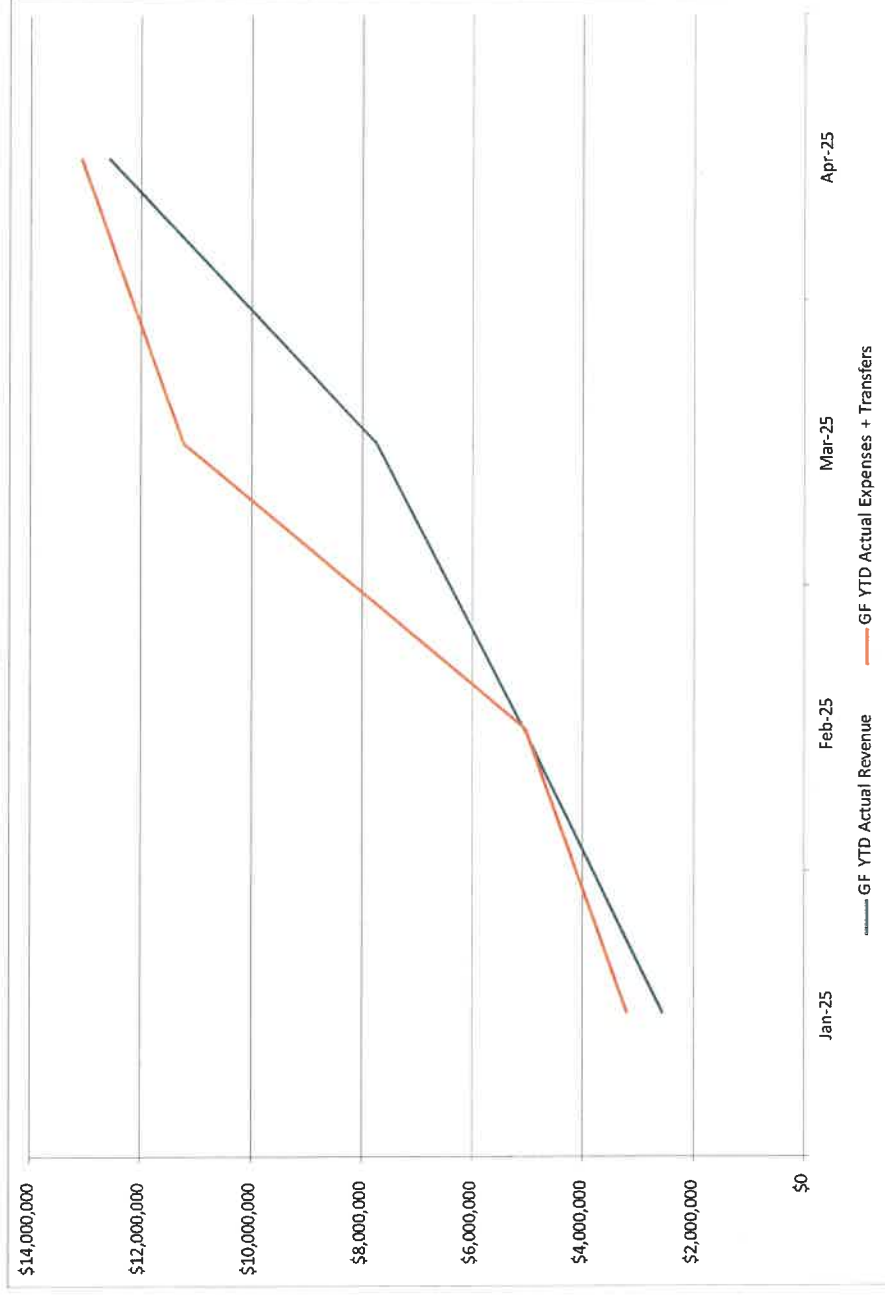
April 2025

General Fund	Budget (YTD)	Actual (YTD)	Difference
Revenue			
Income Tax	\$ 7,331,833	\$ 8,258,516	\$ 926,683
Other	\$ 3,646,791	\$ 4,319,775	\$ 672,984
Total	\$ 10,978,624	\$ 12,578,291	\$ 1,599,667
Expenses			
Income Tax Refunds	\$ 166,667	\$ 136,771	\$ (29,896)
Other	\$ 9,168,692	\$ 8,016,831	\$ (1,151,861)
Transfers	\$ 2,267,581	\$ 4,926,861	\$ 2,659,280

YTD April Income Tax Revenue Collected (net of refunds)



GF YTD Actual Revenue vs GF YTD
Actual Expenses + Transfers (Apr 2025)



FUND STATEMENT						
Fund	Descriptlon.....	Beg Yr Bal	YTD APRIL 30, 2025 Ytd Recel pts...	Ytd Expenses...	Unexp bal	Unenc bal
110	GENERAL FUND	22,124,164.15	12,578,291.19	13,080,462.92	21,621,992.42	16,278,037.08
221	STREET FUND	1,257,083.13	1,356,796.23	466,082.27	2,147,797.09	1,483,237.14
222	STATE HIGHWAY FUND	346,272.75	73,317.49	85,865.81	333,724.43	299,316.25
224	PERMISS MOT VEH LIC TX FD	201,011.87	17,965.03	5,900.89	213,076.01	206,792.66
225	LAW ENFORCEMENT FUND	54,435.83	-	-	54,435.83	45,366.89
226	DRUG LAW ENFORCEMENT FUND	4,118.77	25.00	-	4,143.77	4,143.77
227	OMV EDUCATION & ENFORCEMENT F	70,529.05	5,702.77	-	76,231.82	76,231.82
228	OMVI INDIGENT FUND	297,764.03	9,802.95	-	307,566.98	307,566.98
229	COMPUTER LEGAL RSCH FUND	95,291.93	38,193.11	55,001.67	78,483.37	66,217.95
230	INDIGENT DRIVERS IAM FUND	188,323.24	2,589.00	-	190,912.24	190,880.24
233	POLICE CPT FUND	55,911.52	35,117.00	-	91,028.52	91,028.52
234	9-1-1 SERVICE SYSTEM	-	14,549.85	-	14,549.85	14,549.85
238	AMERICAN RESCUE PLAN ACT	169,734.97	-	156,734.97	13,000.00	13,000.00
241	FEMA SPECIAL REVENUE FUND	3.23	-	-	3.23	3.23
242	STORMWATER SPECIAL REVENUE	193,053.66	197,959.40	212,235.71	178,777.35	(106,694.12)
244	ONEOHIO OPIOID SETTLEMENT	97,733.18	2,543.37	-	100,276.55	100,276.55
245	JOB CREATION AND REVITALIZATION	3,384,453.37	73,504.14	151,023.00	3,306,934.51	3,305,059.51
250	INFRASTRUCTURE	711,880.28	25,354.68	-	737,234.96	737,234.96
251	COURT PROJECTS SPECIAL REVENUE	57,068.28	73,555.26	56,931.43	73,692.11	73,665.23
255	EMPLOYEE RETIREMENT RESERVE	1,198,854.74	300,000.00	153,660.27	1,345,194.47	1,345,194.47
260	CRISIS INTERVENTION TRAIN FUND	-	-	-	-	-
325	CAPITAL IMPROVEMENT FUND	534,857.02	2,104,695.00	394,964.61	2,244,587.41	1,042,660.30
332	POLICE-FIRE-STREET CIP FUND	591,917.18	976,938.49	558,633.12	1,010,222.55	405,435.33
333	TIF CAPITAL PROJECTS FUND	540,492.94	55,734.30	1,887.49	594,339.75	575,538.39
336	STONEQUARRY CROSSINGS TIF FUND	42,750.24	4,231.35	143.30	46,838.29	32,884.20
337	CDBG FUND	(50,000.01)	-	-	(50,000.01)	(100,000.01)
339	FIRE EQUIPMENT FUND	259.34	-	-	259.34	259.34
340	OPWC FUND	(262,610.29)	-	-	(262,610.29)	(262,610.29)
360	FACILITIES IMP/MAINT RESERVE	2,143,935.50	1,630,200.00	50,277.44	3,723,858.06	2,939,301.08
436	G.O. DEBT SERVICE FUND	394,892.13	322,182.00	3,022.00	714,052.13	713,552.13
641	GOLF COURSE OPERATIONS FUND	3,091,376.09	286,884.63	761,286.41	2,616,974.31	969,077.61
643	CASSEL HILLS GOLF MEM. FUND	564.41	-	-	564.41	564.41
651	WATER FUND	3,795,776.37	1,450,931.03	1,212,441.97	4,034,265.43	(78,032.88)
652	SEWER FUND	3,143,816.70	1,521,840.07	1,349,016.12	3,316,640.65	1,435,156.19
872	HOSPITAL CARE TRUST FUND	25,908.88	671,319.02	834,856.56	(137,628.66)	(493,128.08)

**GENERAL FUND
STATEMENT OF REVENUES AND EXPENDITURES
APRIL 30, 2025**

	2024 APRIL ACTUAL	2024 JAN-APR BUDGET	2024 YTD ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 APRIL ACTUAL	2025 JAN-APR BUDGET	2025 YTD ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Income Taxes	2,842,324	6,557,000	8,129,170	19,671,000	41%	2,845,387	7,331,833	8,258,516	21,995,500	38%
Other Taxes	1,038,268	620,556	1,046,650	1,861,667	56%	1,074,490	687,572	1,082,080	2,062,716	52%
Intergovernmental	15,756	377,761	174,546	983,282	18%	122,516	645,450	532,941	1,936,350	28%
Licenses, Permits, and Fees	832		1,660			310		4,548		
Fines and Forfeitures	124,791	418,333	432,804	1,255,000	34%	142,330	419,167	469,778	1,257,500	37%
Charges for Services	375,152	1,395,314	1,410,647	4,185,941	34%	492,996	1,473,305	1,674,736	4,269,916	39%
Other Revenue	152,953	296,469	669,398	889,406	75%	151,624	474,297	555,692	1,413,890	39%
TOTAL REVENUES:	4,550,076	9,615,432	11,864,875	28,846,296	41%	4,829,553	10,978,624	12,578,291	32,935,872	38%
EXPENDITURES:										
Council/City Manager	1,540,062	1,734,430	2,436,873	5,173,289	47%	158,557	1,760,317	1,101,731	5,280,351	21%
Finance/Tax	98,377	579,497	485,128	1,586,490	31%	115,872	525,105	524,572	1,575,315	33%
Court	131,632	685,506	646,008	2,056,523	31%	154,585	732,970	673,970	2,198,911	31%
Police	442,066	2,193,171	2,073,825	6,579,513	32%	403,113	2,205,516	2,015,020	6,616,548	30%
Fire	283,493	1,288,865	1,320,919	3,866,596	34%	278,356	1,446,968	1,379,177	4,340,905	32%
Recreation	299,506	1,511,576	1,343,014	4,534,728	30%	327,438	1,609,794	1,421,889	4,829,383	29%
DES/Public Works	208,964	970,961	985,845	2,924,884	34%	96,776	1,007,138	982,428	3,021,415	33%
Non-Departmental	30,440	48,950	71,399	146,850	49%	26,766	47,750	54,815	143,250	38%
TOTAL EXPENDITURES	3,034,539	8,956,557	9,363,011	26,870,872	35%	1,561,463	9,335,359	8,153,602	28,006,078	29%
OTHER FINANCING SOURCES/(USES)										
Transfers In	-	10,920	-	32,761	0%	-	-	-	-	-
Advances In	-	-	-	-	-	-	-	-	-	-
Transfers Out	(236,265)	(3,018,742)	(2,699,295)	(9,056,227)	30%	(235,679)	(2,267,583)	(4,926,861)	(6,802,743)	72%
Advances Out	(555,000)	-	(555,000)	-	-	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	(791,265)	(3,007,822)	(3,254,295)	(9,023,466)		(235,679)	(2,267,581)	(4,926,861)	(6,802,743)	
TOTAL SURPLUS/(DEFICIT)	724,272	(2,349,347)	(752,431)	(7,048,042)		3,032,511	(624,316)	(502,172)	(1,872,849)	

POLICE-FIRE-STREET CIP FUND
STATEMENT OF REVENUES AND EXPENDITURES
APRIL 30, 2025

	2024 APRIL ACTUAL	2024 JAN-APR BUDGET	2024 YTD ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 APRIL ACTUAL	2025 JAN-APR BUDGET	2025 YTD ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Intergovernmental	-	22,667	-	68,000	0%	66,874	22,667	66,874	68,000	98%
Other Revenue	-	12,274	134,931	36,823	366%	8,523	272,000	15,585	816,000	2%
TOTAL REVENUES:	-	34,941	134,931	104,823	129%	75,398	294,667	82,460	884,000	9%
EXPENDITURES:										
Police	19,326	97,451	92,507	293,554	32%	19,393	95,890	96,371	287,670	34%
Fire	12,975	81,009	69,181	243,027		21,162	87,804	110,235	263,413	
TOTAL EXPENDITURES	19,326	97,851	92,507	536,581	17%	40,554	183,694	206,606	551,083	37%
OTHER FINANCING SOURCES/(USES)										
Transfers In	209,036	865,012	872,066	2,595,037	34%	235,679	916,667	894,479	2,750,000	33%
Advances In	-	-	-	-		-	-	-	-	
Advances Out	-	-	-	-		-	-	-	-	
Police - Capital	-	(99,276)	(71,127)	(297,827)	24%	(406)	(104,533)	(65,260)	(313,600)	21%
Fire - Capital	(9,049)	(94,100)	(221,108)	(282,300)	78%	(40,280)	(124,667)	(111,979)	(174,000)	30%
Public Works - Capital	(80,793)	(364,877)	(336,946)	(1,094,632)	31%	(91,451)	(445,960)	(160,162)	(1,337,970)	12%
Fire - Debt	-	(83,808)	-	(251,425)	0%	-	(83,813)	-	(251,440)	0%
Public Works - Debt	(120,603)	(49,952)	(135,229)	(149,855)	90%	-	(9,751)	(14,626)	(29,252)	50%
TOTAL OTHER FINANCING SOURCES/(USES)	(1,409)	172,999	107,655	518,998		103,542	147,913	542,451	443,738	
TOTAL SURPLUS/(DEFICIT)	(20,734)	110,089	150,079	87,240		138,385	258,885	418,305	776,655	

GOLF FUND
STATEMENT OF REVENUES AND EXPENDITURES
APRIL 30, 2025

	2024 APRIL ACTUAL	2024 JAN-APR BUDGET	2024 YTD ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 APRIL ACTUAL	2025 JAN-APR BUDGET	2025 YTD ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Memberships	740	2,667	7,590	8,000	95%	455	2,667	3,080	8,000	39%
Greens Fees	56,612	169,000	84,063	507,000	17%	49,401	184,000	72,171	552,000	13%
Cart Rentals	21,962	68,333	31,782	205,000	16%	18,271	75,000	25,402	225,000	11%
Merchandise Sales	2,245	8,333	3,829	25,000	15%	2,227	8,333	3,823	25,000	15%
Food and Beverage Sales	8,643	31,000	13,510	93,000	15%	8,051	34,000	11,464	102,000	11%
Rental Income	19	100	28	300	9%	37	100	37	300	12%
Other Revenue	2,475	7,500	4,122	22,500	18%	19,959	8,500	20,907	25,500	82%
TOTAL REVENUES:	92,696	286,933	144,924	860,800	17%	98,401	312,600	136,885	937,800	15%
EXPENDITURES:										
Personal Services	34,749	199,318	147,045	597,954	25%	33,825	195,048	141,577	585,145	24%
Contractual Services	10,138	59,952	22,590	179,857	13%	67,548	67,274	87,312	201,822	43%
Materials and Supplies	6,277	68,829	48,385	206,487	23%	31,211	69,727	56,860	209,182	27%
Other Expenditures	4,091	19,676	11,263	59,027	19%	1,890	19,676	12,308	59,027	21%
TOTAL EXPENDITURES	55,255	347,775	229,282	1,043,325	22%	134,475	351,725	298,056	1,055,176	28%
OTHER FINANCING SOURCES/(USES)										
Transfers In	-	768,333	-	2,305,000	0%	-	50,000	150,000	150,000	100%
Capital	-	(666,344)	(13,500)	(1,999,033)	1%	(144,336)	(85,000)	(463,230)	(255,000)	182%
TOTAL OTHER FINANCING SOURCES/(USES)	-	101,989	(13,500)	305,967		(144,336)	(35,000)	(313,230)	(105,000)	
TOTAL SURPLUS/(DEFICIT)	37,441	41,147	(97,858)	123,442		(180,409)	(74,125)	(474,402)	(222,376)	

WATER FUND
STATEMENT OF REVENUES AND EXPENDITURES
APRIL 30, 2025

	2024 APRIL ACTUAL	2024 JAN-APR BUDGET	2024 YTD ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 APRIL ACTUAL	2025 JAN-APR BUDGET	2025 YTD ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Service Charges and Collections	286,984	1,114,482	1,132,394	3,343,445	34%	342,401	1,393,102	1,390,342	4,179,306	33%
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Water Tap-In Fees	-	1,972	-	5,915	0%	-	2,465	-	7,394	0%
Well Field Protection Fee	8,718	35,167	35,006	105,500	33%	8,923	35,167	35,287	105,500	33%
Rental Income	1,870	11,333	7,478	34,000	22%	1,926	8,333	7,703	25,000	31%
Other Revenue	3,489	7,000	17,621	21,000	84%	5,912	8,647	17,599	26,000	68%
TOTAL REVENUES:	301,061	1,169,953	1,192,499	3,509,860	34%	359,162	1,447,733	1,450,931	4,343,200	33%
EXPENDITURES:										
Personal Services	65,881	318,439	296,177	955,316	31%	60,054	317,270	317,745	951,659	33%
Contractual Services	105,596	587,074	446,642	1,761,222	25%	127,152	638,512	478,364	1,915,537	25%
Materials and Supplies	4,200	17,665	21,594	52,995	41%	4,250	23,767	24,031	71,300	34%
Other Expenditures	103	1,995	629	5,986	11%	1,586	333	4,484	1,000	448%
TOTAL EXPENDITURES	175,780	925,173	765,042	2,775,519	28%	193,041	979,832	824,623	2,939,496	28%
OTHER FINANCING SOURCES/(USES)										
Debt Proceeds	-	-	-	-	-	-	1,800,000	-	5,400,000	0%
Transfers In	-	-	-	-	-	-	-	-	-	-
Debt Payments	-	(89,910)	(26,332)	(269,729)	10%	-	(71,490)	(21,233)	(214,469)	10%
Capital	(292,218)	(718,892)	(790,063)	(2,156,675)	37%	(40,288)	(2,654,867)	(366,586)	(7,964,600)	5%
TOTAL OTHER FINANCING SOURCES/(USES)	(292,218)	(808,801)	(816,395)	(2,426,404)		(40,288)	(926,356)	(387,819)	(2,779,069)	
TOTAL SURPLUS/(DEFICIT)	(166,936)	(564,021)	(388,937)	(1,692,063)		125,833	(458,455)	238,489	(1,375,365)	

SEWER FUND
STATEMENT OF REVENUES AND EXPENDITURES
APRIL 30, 2025

	2024 APRIL ACTUAL	2024 JAN-APR BUDGET	2024 YTD ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 APRIL ACTUAL	2025 JAN-APR BUDGET	2025 YTD ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Service Charges and Collections	79,496	311,168	305,847	933,503	33%	96,242	404,518	389,192	1,213,554	32%
Intergovernmental	-	1,321	1,321	-	-	-	-	887	-	-
Sewer Tap-In Fees	-	2,675	-	7,875	0%	-	3,413	-	10,238	0%
Wastewater Treatment Fees	221,598	877,625	859,421	2,632,875	33%	262,378	1,140,913	1,131,762	3,422,738	33%
Other Revenue	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES:	301,094	1,191,418	1,166,588	3,574,253	33%	358,619	1,548,843	1,521,840	4,646,530	33%
EXPENDITURES:										
Personal Services	67,193	319,005	301,560	957,015	32%	61,500	319,056	311,385	957,169	33%
Contractual Services	103,196	541,545	416,057	1,624,635	26%	113,877	584,386	465,497	1,783,159	26%
Materials and Supplies	2,463	17,506	21,632	52,517	41%	3,676	17,452	20,702	52,357	40%
Other Expenditures	-	433	278	1,298	21%	-	333	-	1,000	0%
TOTAL EXPENDITURES	172,851	878,488	739,527	2,635,465	28%	179,052	931,228	797,584	2,793,684	29%
OTHER FINANCING SOURCES/(USES)										
Transfers In	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Debt Payments	-	(54,327)	(3,990)	(162,980)	2%	-	1,800,000	(3,990)	5,400,000	0%
Capital	(318,751)	(164,833)	(895,339)	(494,500)	181%	(40,246)	(2,136,017)	(547,442)	(6,408,035)	3%
TOTAL OTHER FINANCING SOURCES/(USES)	(318,751)	(219,160)	(899,329)	(657,480)		(40,246)	(379,172)	(551,432)	(1,137,515)	
TOTAL SURPLUS/(DEFICIT)	(190,509)	93,769	(472,269)	281,308		139,321	238,444	172,824	715,331	

COST RECOVERY
YTD APRIL 30, 2025

Golf Course	2021	2022	2023	2024	2025
Revenues	131,733	85,492	144,662	144,924	136,885
Expenditure - Operating	191,929	175,466	229,394	224,728	298,056
Expenditure - Building Maint.	-	7,314	3,089	6,019	3,201
% Cost Recovery	68.64%	46.77%	62.22%	62.81%	45.44%
Expenditure - Capital	15,645	30,901	-	13,500	463,230
% Cost Recovery	63.46%	40.01%	62.22%	59.34%	17.91%
Recreation Center					
	2021	2022	2023	2024	2025
Revenues	272,879	369,156	368,768	427,151	435,763
Expenditure - Operating	429,939	470,207	500,217	547,906	568,947
Expenditure - Building Maint.	-	6,065	3,717	6,221	6,108
% Cost Recovery	63.47%	77.51%	73.18%	77.09%	75.78%
Expenditure - Capital	3,061	19,751	53,771	34,292	59,132
% Cost Recovery	63.02%	74.42%	66.12%	72.59%	68.71%
Cassel Hills Pool					
	2021	2022	2023	2024	2025
Revenues	-	6,360	8,491	9,125	7,990
Expenditure - Operating	24,217	26,835	9,666	11,552	20,511
Expenditure - Building Maint.	-	4,574	3,221	4,964	12,206
% Cost Recovery	0.00%	20.25%	65.89%	55.25%	24.42%
Expenditure - Capital	668	2,284	-	1,023	-
% Cost Recovery	0.00%	18.88%	65.89%	52.03%	24.42%

FUND STATEMENT YTD APRIL 30, 2025

Fund Description.....	Beg Yr Bal....	Ytd Receipts..	Ytd Expenses..	Unexp bal.....	Encumbrances..	Unenc bal.....
110 GENERAL FUND	22,124,164.15	12,578,291.19	13,080,462.92	21,621,992.42	5,343,955.34	16,278,037.08
221 STREET FUND	1,257,083.13	1,356,796.23	466,082.27	2,147,797.09	664,559.95	1,483,237.14
222 STATE HIGHWAY FUND	346,272.75	73,317.49	85,865.81	333,724.43	34,408.18	299,316.25
224 PERMISS MOT VEH LIC TX FD	201,011.87	17,965.03	5,900.89	213,076.01	6,283.35	206,792.66
225 LAW ENFORCEMENT FUND	54,435.83	-	-	54,435.83	9,068.94	45,366.89
226 DRUG LAW ENFORCEMENT FUND	4,118.77	25.00	-	4,143.77	-	4,143.77
227 OMVI EDUCATION & ENFORCEMENT F	70,529.05	5,702.77	-	76,231.82	-	76,231.82
228 OMVI INDIGENT FUND	297,764.03	9,802.95	-	307,566.98	-	307,566.98
229 COMPUTER LEGAL RSCH FUND	95,291.93	38,193.11	55,001.67	78,483.37	12,265.42	66,217.95
230 INDIGENT DRIVERS IAM FUND	188,323.24	2,589.00	-	190,912.24	32.00	190,880.24
233 POLICE CPT FUND	55,911.52	35,117.00	-	91,028.52	-	91,028.52
234 9-1-1 SERVICE SYSTEM	-	14,549.85	-	14,549.85	-	14,549.85
238 AMERICAN RESCUE PLAN ACT	169,734.97	-	156,734.97	13,000.00	-	13,000.00
241 FEMA SPECIAL REVENUE FUND	3.23	-	-	3.23	-	3.23
242 STORMWATER SPECIAL REVENUE	193,053.66	197,959.40	212,235.71	178,777.35	285,471.47	(106,694.12)
244 ONEOHIO OPIOID SETTLEMENT	97,733.18	2,543.37	-	100,276.55	-	100,276.55
245 JOB CREATION AND REVITALIZATION	3,384,453.37	73,504.14	151,023.00	3,306,934.51	1,875.00	3,305,059.51
250 INFRASTRUCTURE	711,880.28	25,354.68	-	737,234.96	-	737,234.96
251 COURT PROJECTS SPECIAL REVENUE	57,068.28	73,555.26	56,931.43	73,692.11	26.88	73,665.23
255 EMPLOYEE RETIREMENT RESERVE	1,198,854.74	300,000.00	153,660.27	1,345,194.47	-	1,345,194.47
260 CRISIS INTERVENTION TRAIN FUND	-	-	-	-	-	-
325 CAPITAL IMPROVEMENT FUND	534,857.02	2,104,695.00	394,964.61	2,244,587.41	1,201,927.11	1,042,660.30
332 POLICE-FIRE-STREET CIP FUND	591,917.18	976,938.49	558,633.12	1,010,222.55	604,787.22	405,435.33
333 TIF CAPITAL PROJECTS FUND	540,492.94	55,734.30	1,887.49	594,339.75	18,801.36	575,538.39
336 STONEQUARRY CROSSINGS TIF FUND	42,750.24	4,231.35	143.30	46,838.29	13,954.09	32,884.20
337 CDBG FUND	(50,000.01)	-	-	(50,000.01)	50,000.00	(100,000.01)
339 FIRE EQUIPMENT FUND	259.34	-	-	259.34	-	259.34
340 OPWC FUND	(262,610.29)	-	-	(262,610.29)	-	(262,610.29)
360 FACILITIES IMP/MAINT RESERVE	2,143,935.50	1,630,200.00	50,277.44	3,723,858.06	784,556.98	2,939,301.08
436 G.O. DEBT SERVICE FUND	394,892.13	322,182.00	3,022.00	714,052.13	500.00	713,552.13
641 GOLF COURSE OPERATIONS FUND	3,091,376.09	286,884.63	761,286.41	2,616,974.31	1,647,896.70	969,077.61
643 CASSEL HILLS GOLF MEM. FUND	564.41	-	-	564.41	-	564.41
651 WATER FUND	3,795,776.37	1,450,931.03	1,212,441.97	4,034,265.43	4,112,298.31	(78,032.88)
652 SEWER FUND	3,143,816.70	1,521,840.07	1,349,016.12	3,316,640.65	1,881,484.46	1,435,156.19
872 HOSPITAL CARE TRUST FUND	25,908.88	671,319.02	834,856.56	(137,628.66)	355,499.42	(493,128.08)
	44,501,624.48	23,830,222.36	19,590,427.96	48,741,418.88	17,029,652.18	31,711,766.70

Negative fund balances YTD due to timing.

Monthly Financial Variance Analysis: April 30, 2025

General Fund

Revenues

- Net income tax revenue collected YTD was \$8,121,745, and refunds issued YTD were \$136,771.10. Overall receipts, net of refunds, were up 1.35% as compared to April 2024, also net of refunds.
- Intergovernmental revenue is up YTD due to increase in funds received from the county, state grants, and ED/GE grants.
- Licenses, Permits and Fees is up YTD due to increase in land development fees and other permits and fees.
- Charges for Services is up YTD due to increase in cemetery revenue, miscellaneous revenue, and ambulance service.
- Other Revenue is down YTD due to a decrease in interest revenue received and reimbursements.

Expenditures

- Council/City Manager expenditures are down YTD due to the 2024 CRA Reimbursement to VBCSD.
- Non-Departmental expenditures are down YTD due to decrease in State/Local Fees, Permits, Licenses, and property taxes.
- Transfers Out are up due to budgeted transfers posted in March.

Police-Fire-Street CIP Fund

Revenues

- Intergovernmental revenue is up YTD due to increase in permissive tax.
- Other Revenues is down YTD due to decrease in reimbursements.

Expenditures

- Police personnel expenditures are up YTD.
- Fire personnel expenditures are up YTD.

Golf Fund

Revenues

- Except for rental income and other revenue, overall revenues are down YTD.
- Other Revenue is up YTD due to the sale of fixed assets.
- Materials & Supplies is up due to increase in gas & oil and tree removal & replacement.
- Transfers In is up YTD due to timing.

Expenditures

- Contractual Services is up YTD due to increase in equipment rental (golf carts), utilities and other services.
- Capital Expenditures is up YTD due to increase in machinery and services equipment and land improvements.

Water Fund

Revenues

- Service Charges & Collections is up YTD due to rate increases.

Expenses

- Personal Services is up YTD.
- Other Expenditures is up YTD due to increase in bank service charges.
- Capital purchases are down YTD due to timing.

Sewer Fund

Revenues

- Service Charges & Collections and Wastewater Treatment Fees are up YTD due to rate increases.

Expenses

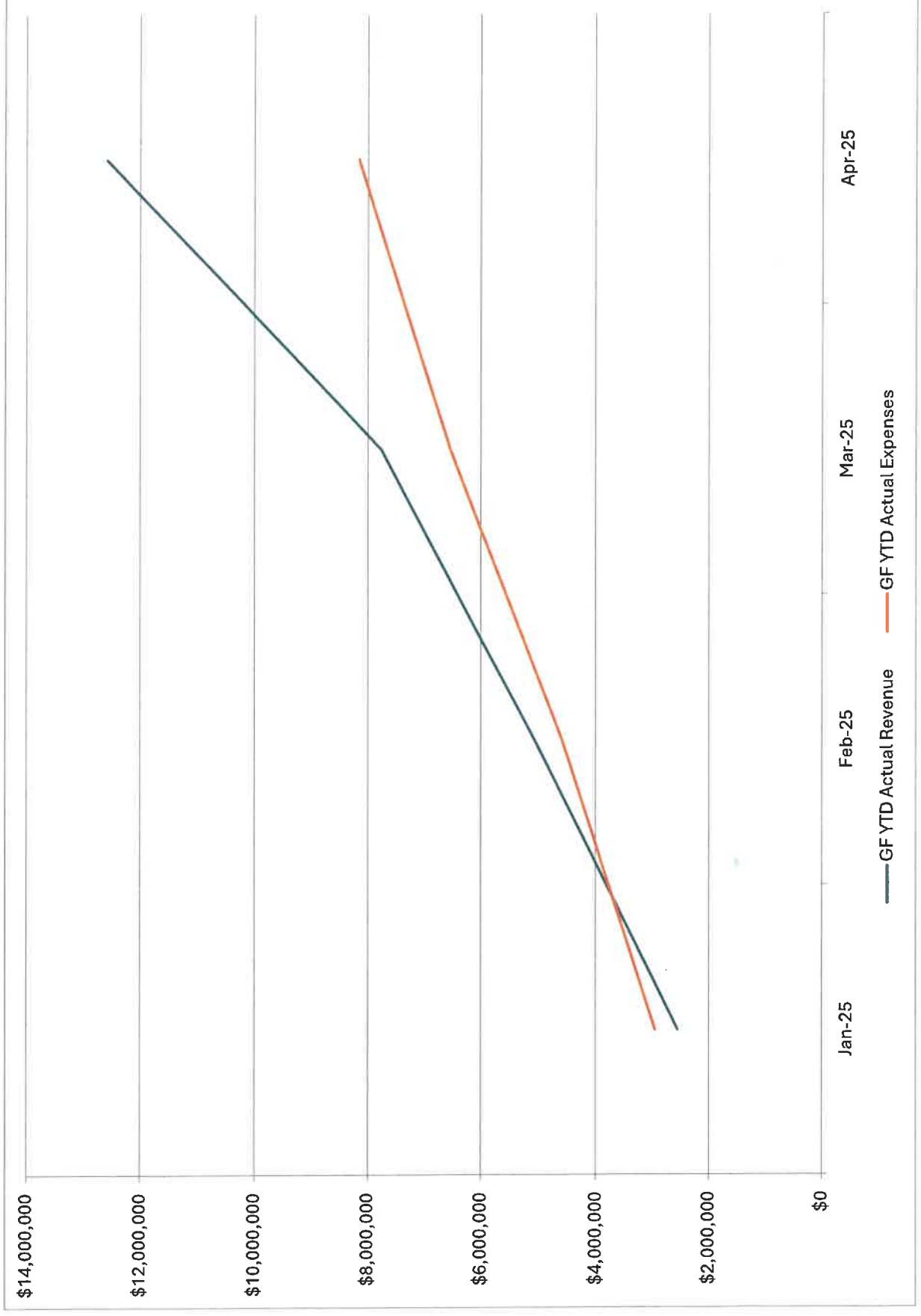
- Personal Services is up YTD.
- Contractual Services is up YTD due to increase in communications, bank service charges, and payments to Tri Cities.
- Capital purchases are down YTD due to timing.

CITY OF VANDALIA
INCOME TAX REVENUE COMPARISON - NET OF REFUNDS
2025

PERIOD	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL	2025 FORECAST	2025 ACTUAL	Var. to Forecast over (under)	Var. to Prior Yr. over (under)	% VAR. TO FORECAST	% VAR. TO PY ACTUAL
JANUARY	1,476,154	1,700,956	1,787,561	1,952,195	2,140,560	2,179,733	1,802,384	(377,349)	(338,176)	-17.31%	-15.80%
FEBRUARY	1,252,025	1,126,039	1,155,865	1,392,230	1,380,442	1,455,843	1,609,902	154,059	229,460		
YTD	2,728,179	2,826,995	2,943,426	3,344,425	3,521,002	3,635,576	3,412,286	(223,290)	(108,716)	-6.14%	-3.09%
MARCH	1,478,428	1,337,796	1,362,275	1,643,196	1,672,288	1,732,835	1,885,429	152,594	213,141		
YTD	4,206,607	4,164,791	4,305,701	4,987,621	5,193,290	5,368,411	5,297,715	(70,696)	104,425	-1.32%	2.01%
APRIL	1,415,467	2,206,344	2,579,100	3,047,237	2,820,096	3,134,013	2,824,030	(309,983)	3,934		
YTD	5,622,073	6,371,135	6,884,801	8,034,858	8,013,386	8,502,424	8,121,745	(380,679)	108,359	-4.48%	1.35%
MAY	1,048,517	1,634,741	1,235,464	1,272,627	1,376,149	1,441,576		(1,441,576)	(1,376,149)		
YTD	6,670,591	8,005,876	8,120,265	9,307,485	9,389,535	9,944,000	8,121,745	(1,822,255)	(1,267,790)	-18.33%	-13.50%
JUNE	1,396,201	1,393,164	1,506,028	1,597,652	1,826,375	1,827,320		(1,827,320)	(1,826,375)		
YTD	8,066,792	9,399,040	9,626,293	10,905,137	11,215,910	11,771,320	8,121,745	(3,649,575)	(3,094,165)	-31.00%	-27.59%
JULY	1,589,480	1,239,270	1,370,798	1,593,382	1,248,932	1,567,051		(1,567,051)	(1,248,932)		
YTD	9,656,272	10,638,309	10,997,091	12,498,519	12,464,842	13,338,371	8,121,745	(5,216,626)	(4,343,097)	-39.11%	-34.84%
AUGUST	1,237,765	1,461,277	1,475,294	1,396,583	1,313,679	1,558,786		(1,558,786)	(1,313,679)		
YTD	10,894,037	12,099,586	12,472,385	13,895,102	13,778,521	14,897,157	8,121,745	(6,775,412)	(5,656,776)	-45.48%	-41.06%
SEPTEMBER	1,493,925	1,398,308	1,793,560	1,423,183	1,874,328	1,892,973		(1,892,973)	(1,874,328)		
YTD	12,387,962	13,497,895	14,265,945	15,318,285	15,652,849	16,790,130	8,121,745	(8,668,385)	(7,531,104)	-51.63%	-48.11%
OCTOBER	1,229,632	1,172,064	1,641,209	1,697,616	1,502,056	1,801,436		(1,801,436)	(1,502,056)		
YTD	13,617,593	14,669,959	15,907,154	17,015,901	17,154,905	18,591,566	8,121,745	(10,469,821)	(9,033,160)	-56.31%	-52.66%
NOVEMBER	1,289,480	1,301,460	1,268,989	1,167,243	1,566,156	1,483,705		(1,483,705)	(1,566,156)		
YTD	14,907,074	15,971,419	17,176,143	18,183,144	18,721,061	20,075,271	8,121,745	(11,953,526)	(10,599,316)	-59.54%	-56.62%
DECEMBER	1,283,667	1,481,468	1,540,364	1,783,237	1,858,115	1,920,228		(1,920,228)	(1,858,115)		
YTD	16,190,741	17,452,887	18,716,507	19,966,381	20,579,176	21,995,500	8,121,745	(13,873,755)	(12,457,431)	-63.08%	-60.53%

Original Forecast \$21,995,500

**GF YTD Actual Revenue vs GF YTD
Actual Expenses (April 2025)**





June 16, 2025

Study Session

- Presentation: Division of Fire Update
- Resolution: Referendum
- Discussion: Division of Fire Community Risk Assessment Action Plan
- May 2025 Financial Reports
- Discussion: BZA 25-0007 – 842 Donora Drive – Total Accessory Structure Area
- Discussion: Boards & Commissions Appointment Request– Robert Hussong – Planning Commission

Council Meeting

Communications, Petitions and Awards

- Proclamation – Pollinator Week June 23-29, 2025
- Proclamation for Paige Harsman - Girl Scouts of Western Ohio Gold Award

Action Item

- Boards and Commission Reappointments & Expirations

Resolution

Ordinance – First

- PC 25-0005 – 3320 Benchwood Road – Rezoning (RSF-1 to HB)
- 2024 Codified Update

Ordinance – Second Reading

Ordinance – Emergency

- Land Acquisition Note – Stonequarry Crossing
- Bond Anticipation Note – Fire Engine 2016 BAN & Fire Ladder Truck 2021 BAN

Variance/Conditional Use

- BZA 25-0006 – 650 Pool Ave – Minimum Lot Frontage (The Landing)

Bill Listing May

Executive Session

July 21, 2025

Study Session

- Presentation: Department Update Parks & Recreation
- Resolution: Bid Award – Damian, Soter, Romanus, Desales (N) Watermain & Resurfacing (OPWC)
- Ordinance: Assessments April, May and June
- June 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

- Boards & Commissions Appointment – Robert Hussong – Planning Commission

Resolution

- Referendum
- Bid Award – Damian, Soter, Romanus, Desales (N) Watermain & Resurfacing (OPWC)

Ordinance – First

Ordinance – Second Reading

- PC 25-0005 – 3320 Benchwood Road – Rezoning (RSF-1 to HB)
- 2024 Codified Update

Ordinance – Emergency

- Assessments April, May and June

Variance/Conditional Use

- Variance: BZA 25-0007 – 842 Donora Drive – Total Accessory Structure Area

Bill Listing June

Executive Session

August 18, 2025

Study Session

- Presentation: Department Update Public Service
- July 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing July

Executive Session

TUESDAY, September 2, 2025

Study Session

- Presentation: Department Update Finance

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency
Variance/Conditional Use
Executive Session

September 15, 2025

Study Session

- Presentation: Department Update - IT
- August 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards
Action Item
Resolution
Ordinance – First
Ordinance – Second Reading
Ordinance – Emergency
Variance/Conditional Use
Bill Listing August
Executive Session

October 6, 2025

Study Session

Council Meeting

Communications, Petitions and Awards
Action Item
Resolution
Ordinance – First
Ordinance – Second Reading
Ordinance – Emergency
Variance/Conditional Use
Executive Session

October 20, 2025

Study Session

- September 2025 Financial Reports
- Ordinance: Assessments July, August and September

Council Meeting

Communications, Petitions and Awards
Action Item
Resolution
Ordinance – First
Ordinance – Second Reading

Ordinance – Emergency

- Assessments July, August and September

Variance/Conditional Use

Bill Listing September

Executive Session

November 3, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

November 17, 2025

Study Session

- October 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing October

Executive Session

December 1, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

December 15, 2025

Study Session

- November 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing November

Executive Session