

**June 16, 2025
City Council
Council Meeting - 7:00 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. Call to Order
2. Moment of Reflection
3. Pledge of Allegiance
4. Approval of Minutes
 - A. Council Study Session Minutes: April 7, 2025
 - B. Council Meeting Minutes: April 7, 2025
 - C. Council Study Session Minutes: April 21, 2025
 - D. Council Meeting Minutes: April 21, 2025
5. Communications, Petitions and Awards
 - A. **Proclamation for Pollinator Week, June 23 - 29, 2025**
Mayor Herbst will present a Bee City USA Proclamation to Mr. Al Tuttle in celebration of Pollinator Week, which is June 23 through June 29, 2025.
 - B. **Proclamation Recognizing Paige Harsman, Girl Scouts of Western Ohio Gold Award Recipient**
Mayor Herbst will present a proclamation to Paige Harsman, from Vandalia Girl Scout Troop 35209, recognizing Paige for earning the esteemed Girl Scout Gold Award.
 - C. **Proclamation for Parks & Recreation Month**
Mayor Herbst will present a proclamation to the Parks and Recreation Department proclaiming July Parks and Recreation Month in the City of Vandalia.

D. Retirement Acknowledgement for Steve Clark, Director of Parks and Recreation

Mr. Althouse will acknowledge Steve Clark, who retired from the City of Vandalia after 37 years of service.

6. Public Hearing

7. City Manager's Report

A. Information Items

1. **Stars, Stripes & Songs with the U.S. Air Force Band of Flight – Thursday, June 19, 2025, 7-9 p.m.**

Join us for a patriotic evening from under the stars as we welcome Flight One, the high-energy rock band from the U.S. Air Force Band of Flight! Get ready for a mix of pop, rock, and Americana classics that'll have you tapping your toes and waving the red, white, and blue. Bring a lawn chair, grab your crew, and celebrate freedom, community, and the power of music with us! Food trucks, fun, and patriotic vibes guaranteed. Let's make it a night to remember—see you at Stars, Stripes & Songs!

2. **Vandalia FlightFest – Friday, June 20, 6-10 p.m. and Saturday, June 21, 6-10 p.m.**

The City is hosting the FlightFest event at the Sports Complex, organized by the Vandalia-Butler Chamber of Commerce and CenterPoint Energy Airshow officials. FlightFest is scheduled for Friday, June 20 from 6:00 -10:00 p.m. and Saturday, June 21 from 6:00 – 10:00 p.m. This event will feature guest appearances by the U.S. Air Force Thunderbirds crews, the U.S. Army Golden Knights parachute team, other airshow performers, and a concert by the Lt. Dan Band. The event includes food, drinks, and live music along with various displays and vendors.

3. **Star Spangled Celebration – July 3, 2025**

The City of Vandalia and Butler Township will present the Star-Spangled Celebration on Thursday, July 3 beginning at 6:00 p.m. at the Vandalia Sports Complex. The event is being sponsored by Beau Townsend Ford, Joseph Airport Toyota, Smedley's Chevrolet and Minster Bank with additional support from Digital Cowboy Computers, and Pickrel, Shaeffer & Ebeling. Entertainment will be provided by the band "The Blue Leaf's". Fireworks by Rozzi's Famous Fireworks will start at 10:00 p.m. In case of rain, the fireworks will be held on Friday, July 5 at 10:00 p.m. with fireworks only, no entertainment.

4. **City Offices Closed July 4, 2024**

City offices will be closed on Friday, July 4 in observance of Independence Day. The recreation center will close July 3 at 6:00 p.m. and will be open 7:00 a.m. to Noon on July 4.

5. **City Council Retreat**

On Monday, July 7th at 4 pm, Councilmembers and City Staff will meet to engage in dialogue about key topics and discuss future goals. The retreat will be held at the Justice Center Community Room and is open to the public.

6. **Summer Schedule – Council Meetings**

Council established a summer schedule for Council meetings. The July meeting will be held Monday, July 21 at 7:00 p.m. The Study Session will tentatively begin at 5:30 p.m.

B. Action Items

1. **Boards and Commissions Reappointments & Expirations**

Enclosed is a list of current members of various boards and commissions whose terms expire June 30, 2025, and are interested in reappointment.

8. Old Business

9. Resolutions

- A. **25-R-31 A Resolution Authorizing The City Manager To Negotiate And Enter Into A Facilities Infrastructure Improvement Project Phase 2 Contract Amendment With Energy Systems Group, LLC**

10. Ordinances - First Reading

- A. **25-13 An Ordinance Rezoning 0.919 Acres Of Land Located At 3320 Benchwood Road From Residential Single-Family (Rsf-1) To Highway Business (Hb) And Amending The Zoning Map Of The City**
- B. **25-14 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**

11. Ordinances - Second Reading

12. Ordinances – Emergency

- A. **25-11 An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$1,272,000, In Anticipation Of The Issuance Of Bonds, To Provide Moneys For The Retirement Of The City's Outstanding Taxable Land Acquisition Notes, Series 2024, And Declaring An Emergency**

- B. **25-12 An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Aggregate Principal Amount Of \$865,000, In Anticipation Of The Issuance Of Bonds, To Provide Moneys For The Retirement Of The City's Outstanding Various Purpose Notes, Series 2024, And Declaring An Emergency**

13. Reports from Boards and Commissions

A. **Variance: BZA 25-0006 – 650 Pool Ave – Minimum Lot Frontage (The Landing)**

Enclosed is a memorandum from Mr. Graham wherein The applicant, Longhorn Development, has requested a variance to not meet the minimum lot frontage requirement at 650 Pool Avenue. The purpose of this request is to allow Lot 3 of “The Landing” to have 0 feet of lot frontage, falling short of the required 125 feet of lot frontage. The Board of Zoning Appeals voted 2-1 to recommend approval of the proposed variance.

B. Civil Service Meeting Minutes: May 12, 2025

C. Board of Zoning Appeals Minutes: May 14, 2025

14. May 2025 Bill Listing \$7,544,238.51, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$32,336.18.

A. May 2025 Bill Listing and Expenses over \$25,000

B. May 2025 Purchasing Card Detail

15. Comments from Interested Citizens

16. Council Comments

17. Executive Session

18. Adjournment

These icons illustrate which strategic goals Council Actions align to



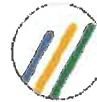
Opportunity
Be known regionally as a top-tier suburb through top-tier City services.



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.

CITY OF VANDALIA
April 7, 2025
City Council
Study Session – 5:45 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, April 7, 2025
5:45 P.M.

Councilmembers Present: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Cindy Doogan, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

Others Present: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Mike Hammes, Ben Borton, Steve Clark, Alicia McCracken, Chad Follick, Leann Hanf, Brandon Sucher, Bridgette Leiter, Barbara Spurgeon, Don Hutchison, Larry Doogan, Daniel Pierron, Kevin Keeley Jr., John Minear, Kelly & Ryan Pike and Kristen Cox.

Mayor Herbst called the Study Session to order at 5:45 p.m.

Presentation

John Minear, Assistant Director, Solid Waste Management District & Operations Montgomery County Solid Waste District, gave a presentation to City Council on the Ratification of the Montgomery County Solid Waste Management Plan. **Mr. Minear** advised Council the Montgomery County Solid Waste Management District ("District") has completed the required statutory steps (ORC 3734.53 – 99 & 343) of preparing an update to the District's Solid Waste Management District Plan ("District Plan"), conducting a thirty-day public comment period, holding a public hearing, and having the Solid Waste Management Policy Committee ("SWMPC") adopting the plan and directing the District staff to send it out to all of the jurisdictions (Cities, Villages, Townships and Board of County Commissioners) within the District for ratification. For the District Plan to be ratified, the County must have seventy percent (70%) of the jurisdiction, based on population; to ratify the updated District Plan, which the District Plan is updated every 5 years. There was a brief discussion regarding refuse collection. **Mr. Minear**, advised with Council's approval, the next step would be an Emergency Ordinance on the April 21st Council meeting for adoption. There were no comments or questions from Council.

Monday, April 7, 2025

Items on this evening's Council Meeting Agenda

Mayor Herbst called for questions or comments regarding items on this evening's Council agenda. **Mr. Althouse** noted the City Manager's office became aware of an error under Discussion Item letter E and will make the correction during the discussion of this item. There were no other comments.

Resolution: Public Right of Way and City Property Mowing

Mr. Cron advised Council in March of 2024 the bid for the Right of Way and City owned property mowing contract went to Property Worx. This was a two-year contract award. On March 14th they notified Staff that they were going to be closing their Dayton area operations and would not be able to fulfill the second year of the contract. Property Worx reached out to another company, Schill Grounds Management, to see if they would be interested in taking over the remainder of their contract. Schill Grounds Management was the second lowest bidder back in 2024 and they agreed to take over the contract at the current prices awarded to Property Worx. Due to the timing of this notification and the need for

mowing before another project could be bid out, we are recommending allowing Property Worx to assign the remainder of the contract to Schill Grounds Management. There were no comments or questions from Council.

BZA 25-0003 – Variance – Six Foot Fence in Zone A – 320-326 Dellsing Drive

Mr. Cron advised Council the Applicant, Jonathan Frederick requested a variance to construct a 6-foot fence on his corner lot within Zone A for the property located at 320-326 Dellsing Drive. The proposal involves allowing a 6-foot fence to encroach 24 feet into Zone A. On March 12th, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval with 1 condition, the fence shall not extend more than 20 feet into Zone A. Staff included a drawing of the various fence locations as requested by Council at the March 17th Study Session. There was a brief discussion regarding clear line of site at the busy intersection, the current code allowing a 42-inch-high decorative fence, setting the precedence for other corner lot owners. There were no comments or questions from Council.

Monday, April 21, 2025

Resolution: Part Time Pay Plan

Mrs. Hanf advised Council the City of Vandalia Parks & Recreation Department is proposing to add two part-time positions to the 2025 Part-Time Pay Plan: a Marketing Coordinator to enhance community engagement and program participation through strategic marketing and outreach, funded by reallocating hours from existing roles, and an Assistant Golf Professional to support golf instruction and operations at Cassel Hills Golf Course. The Marketing Coordinator will ensure consistent branding and increased awareness of recreational programs, while the Assistant Golf Professional will revive a previously budgeted role that has been vacant since 2020. There was a brief discussion regarding the roll of the part-time Marketing Coordinator, with a response this position would not have anything to do with Focus Vandalia. There were no further comments or questions from Council.

Resolution: OPWC Notice of Intent for Tionda, Mossview, Ranchview Drive Watermain Replacement Reimbursement

Mr. Borton advised Council the Tionda, Mossview, Ranchview Drive Watermain Replacement project is set to begin construction, with \$900,000 in funding awarded by the Ohio Public Works Commission (OPWC) – \$450,000 as a grant and \$450,000 as a zero percent (0%) five-year loan. Before requesting reimbursements for completed work, OPWC requires a Resolution of Intent to confirm that the loan disbursement will be placed in the appropriate fund for repayment. There were no comments or questions from Council.

Resolution: 2025 Dayton Air Show MOU

Mr. Althouse advised Council annually, the City enters into a Letter of Understanding with the US Air and Trade Show. Per the terms of the Letter, the City agrees to provide Police and City services in direct support of the 2025 CenterPoint Energy Dayton Air Show being held this year on June 21 & June 22. The City will be reimbursed should such services exceed \$21,900. There was a brief discussion inquiring if the services had exceeded the amount with **Mr. Althouse** responding, they did not, but if the hours and cost of the services are over the amount of \$21,900, an invoice will be sent to the Air Show. There were no further comments or questions from Council.

Resolution: Financial Contribution to the Historical Society of Vandalia Butler

Mr. Althouse advised Council there is \$15,000 appropriated in Council's 2025 budget for an annual donation to The Historical Society of Vandalia-Butler for maintenance projects and to include the cost of an annual Business/Organization membership. It is necessary for Council to take formal action to authorize said donation. There was a brief discussion how the \$15,000 donation amount was set, the Historical Society reporting what projects the monies were spent on, going forward, have the Historical

Society's budget available to see if the donation amount needs to be raised. There were no further comments or questions from Council.

Ordinance: Code Amendment – Interstate Highway and Limited Access Sign Overlay District

Mr. Cron advised Council on March 3rd, 2025, Council discussed options for permitting digital billboards along Airport Access Road on a limited basis. Based on that discussion, Staff has prepared a set of amendments to the Interstate and Limited-Access Highway Sign Overlay District. If approved, the overlay would be amended to permit billboards along Airport Access Road. On March 25th, 2025, the Planning Commission voted 4-0 to recommend approval of the proposed amendments. There was a brief discussion regarding the number of permitted signs, there would be a maximum of six signs in the proposed area, any provisions in the contract to regulate what will be on the signs, acting as an owner, there can be certain restrictions, and clarification on the sign size. There were no further questions or comments from Council.

Discussion

EV Charger Update

Mr. Cron gave an update on the status of the Electric Vehicle Charging Stations including a report of the usage of each site. There was a brief discussion that the City's rate is similar to the other two sites in the City, being Warehouse 4 and the library. Councilmember Aivalotis-Weaver stated this was not worth it to the City, even with the grant, and the money could have been used for other things in the City. There were no further comments or questions from Council.

Update 10 W. National Road

Mr. Cron advised Council the City is at the end of our due diligence period regarding the purchase of the property at 10 W. National Road. The inspections have been performed on the structure including the roof, HVAC units, environmental and the plumbing. A title search was also performed. There were no issues found regarding any of these items that would discourage us from moving forward with the purchase. **Mr. Cron** advised initially, there was a tentative closing date scheduled for April 30, 2025, however the seller built into the contract a 1031 exchange, adding an additional 30 days for the closing, which they have exercised, which will now move the closing date to late May. There were no further comments or questions from Council.

Concrete Repairs at Station Two Under \$50k

Chief Follick advised Council the Division of Fire budgeted \$55,000 for a concrete replacement project at Fire Station 2 on Brown School Road in our 2025 CIP. The Division of Fire received two estimates for the work, the lowest and best price is Star City Concrete (of Tipp City). They have quoted the project at \$49,652.00, this covers the cutting out and replacement of decorative concrete accents on the front apparatus ramp, the installation of a "apparatus turn around" ramp on the south side of the existing ramp, the replacement of failing sidewalk around the west side of the station (where employees enter), the repair and replacement of a concrete footer for a structural support on the west side of the station, and the installation of a porch on the south side of the station (outside dinner and/or food prep area). The Division of Fire budgeted \$55,000, the remaining budget funds will be used to remove a tree on the south side of the apparatus ramp and to install privacy fence around the porch, which are separate projects and vendors. **Chief Follick** requested from Council to move forward with the project, getting a contract signed so they can begin work. Council agreed to proceed with project. There were no further comments or questions from Council.

Renaming Art Park Amphitheater

Mayor Herbst advised Council the Vandalia Rotary Club is requesting to formally name the new amphitheater at the Art Park in honor of Bill Jergens, founder of R. B. Jergens Contractors, noting the request has been forwarded to the Vandalia Arts Council. **Mr. Keeley** addressed Council, adding Mr. Jergens was a good member of the community, and the Rotary Club would like to make a donation in his name since his passing and thought naming the Art Park Amphitheater in his honor was fitting. **Councilmember Farst** commented she supports the naming of the Art Park Amphitheater after Bill Jergens, as he was extremely generous in the development of the Art Park Amphitheater and will facilitate the request with the Vandalia Arts Council. **Mr. Althouse** noted the ribbon cutting for the Art Park Amphitheater is scheduled for May 22 if Council wishes to pass the legislation naming the Art Park Amphitheater after Bill Jergens prior to the event. There were no further questions or comments from Council.

New Liquor Permit Request - 722 W. National Road

Mr. Althouse advised Council he is recommending Council not request an ODLC hearing for the new liquor license at 722 W. National Road for Verma Treasure, Inc., DBA Curry & Grill. **Mr. Althouse** noted there was a slight error in his memo to Council, noting there is no objection to this liquor permit, requesting that Council have no hearing through ODLC. There was a brief discussion on the location of where this is, with **Mr. Althouse** responding the Old Stubbies. There were no further questions or comments from Council.

City Wide Liquor License Renewal All Class C & D

Mr. Althouse advised Council all retail liquor permits in the city expire June 1 of each year and are subject to renewal. City Council has the right to object to the renewal of any permit and to request a hearing. Any such objection requires Council to pass a resolution specifying the problems at the establishment and the legal grounds for objection by May 2nd. Enclosed is a memorandum from Mr. Althouse recommending Council not object to the renewal of any Retail Liquor Permits in the City of Vandalia. There were no comments or questions from Council.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. There were none.

Study Session adjourned at 6:46 p.m.

Angela Swartz
Executive Assistant
Deputy Clerk of Council
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aswartz@vandaliaohio.org
www.vandaliaohio.org



The Council of the City of Vandalia Meeting Minutes

April 7, 2025

COUNCIL MEMBERS PRESENT: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Cindy Doogan, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Mike Hammes, Ben Borton, Steve Clark, Alicia McCracken, Chad Follick, Leann Hanf, Brandon Sucher, Bridgette Leiter, Barbara Spurgeon, Don Hutchison, Larry Doogan, Daniel Pierron, Kevin Keeley Jr., John Minear, Kelly & Ryan Pike, Kristen Cox, Mindy Snodgrass and Dakota Sizemore.

Mayor Herbst called the council meeting of the Council of the City of Vandalia to order at 7:00 p.m. **Mayor Herbst** called for a moment of reflection followed by the Pledge of Allegiance.

Approval of Previous Minutes:

The Council Study Session Minutes from February 17, 2025, and the Council Meeting Minutes from February 17, 2025, were approved as presented.

Communications, Petitions and Awards:

Proclamation Recognizing Vice Mayor Michael Blakesly for Receiving the Marvin Link Distinguished Service Award

Mayor Herbst and Councilmembers presented a proclamation to Vice Mayor Michael Blakesly for receiving the Marvin Link Distinguished Service Award.

Proclamation National Public Safety Telecommunicators Week April 13 – 19

Mayor Herbst presented a proclamation to the Division of Police PSS for National Public Safety Telecommunicators Week.

Introduction Dakota Sizemore, Parks and Recreation Building Maintenance Technician

Mr. Althouse introduced Dakota Sizemore, Parks and Recreation Building Maintenance Technician, who began employment on March 21, 2025.

Retirement Acknowledgement for Tami Ryan, Chief Assignment Officer and Administrative Assistant to the Judge

Mr. Althouse acknowledged Tami Ryan who retired from the City of Vandalia after 34 years of service.

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Retirement Acknowledgement for Joe Blosser, Public Works Technician

Mr. Althouse acknowledged Joe Blosser who retired from the City of Vandalia after 32+ years of service.

Mayor Herbst addressed the audience advising anyone who did not wish to stay for the remainder of the meeting, this would be the time to step out.

Public Hearing: None

Comments from Interested Citizens:

Mayor Herbst called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record. **Mayor Herbst** asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. There were none.

CITY MANAGER'S REPORT

Information Items:

Mr. Althouse shared the Income Tax Division will be open on Saturday, April 12 from 8:00 a.m. to noon; Monday, April 14 from 7:30 a.m. to 6:00 p.m.; and Tuesday, April 15 from 7:30 a.m. to 6:00 p.m. The Tax office staff will be available to assist taxpayers in the preparation of city income tax returns. The deadline for filing is Tuesday, April 15, 2025.

Mr. Althouse shared the City is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the Public Works Garage. Proof of residency is required. **Mr. Althouse** shared the Vandalia Easter Extravaganza, Saturday, April 19th and encouraged everyone to bring the family out and have an "egg"cellent time at the Vandalia Easter Eggstravaganza held at the Vandalia Sports Complex, Soccer Field Side, from 11:00 am – 2:00 pm. There will be egg hunts at 11:00 am & 12:30 pm for Ages 12 and under, baby goat petting zoo, arts & crafts, face painting, vendors, games & activities, food trucks, Easter bunny photo area, and more! Make sure to bring your own basket for the egg hunts. **Mr. Althouse** shared the Vandalia Recreation Center will be closed on Sunday, April 20th for Easter Sunday and will resume normal hours on Monday, April 21st.

Action Item:

Mr. Althouse advised Council enclosed in their Council packets was the application of Larry Pearson, who is requesting an appointment to the Golf Advisory Board. There were no questions or comments from Council. It was moved by Councilmember Lewis, second by Vice Mayor Blakesly to approve the appointment of Larry Pearson to the Golf Advisory Board. Motion passed 7-0.

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Mr. Althouse advised Council the Ohio Department of Liquor Control notified the City of Vandalia of an application for a new liquor license at 722 W. National Road for Verma Treasure, Inc., DBA Curry & Grill. The Vandalia Division of Police has no objections to this application and recommends to City Council that there be no hearing by the Ohio Department of Liquor Control objecting to this request. There were no questions or comments from Council. It was moved by Councilmember Doogan, second by Councilmember Aivalotis-Weaver not to request an Ohio Department of Liquor Control hearing. Motion passed 7-0.

Mr. Althouse advised Council Ohio Department of Liquor Control notified the City of Vandalia all retail liquor permits in the city expire June 1st of each year and are subject to renewal. City Council has the right to object to the renewal of any permit and to request a hearing. Any such objection requires Council to pass a resolution specifying the problems at the establishment and the legal grounds for objection by May 2nd. **Mr. Althouse** recommended Council not object to the renewal of any Retail Liquor Permits in the City of Vandalia. There were no questions or comments from Council. It was moved by Councilmember Follick, second by Councilmember Lewis not to object to the renewal of any Retail Liquor Permits in the City of Vandalia. Motion passed 7-0.

Old Business: None

Resolutions:

25-R-19 A Resolution Authorizing The Purchase Of A Mitel Telephone System, Requested By The It Department, From Forerunner, Inc., At Government Procurement Contract Pricing Amounts Totalling \$161,468.06. **Mr. McDonald** read Resolution 25-R-19 by title. **Mr. Althouse** advised Council the City of Vandalia's NEC phone system, in use for over 25 years, has reached the end of its supported life, leading to reliability issues and a lack of manufacturer support. To address this, \$170,000 was allocated in the 2025 budget for a replacement system utilizing Mitel equipment. Through the Sourcewell cooperative purchasing contract, three proposals were evaluated, and Forerunner, Inc., the City's current phone vendor, submitted the lowest-cost proposal meeting all requirements. The final project cost is \$161,468.06, covering equipment and installation, leaving \$8,531.94 of the budget available for necessary network switch equipment. IT Manager Davey recommends that Council waive formal bidding and approve the purchase from Forerunner, Inc. under the Sourcewell contract. Additionally, he requests authorization to use the remaining funds to purchase necessary network equipment from a yet-to-be-determined vendor. There were no comments from Council. It was moved by Councilmember Doogan, second by Councilmember Farst to approve Resolution 25-R-19, motion passed 7-0.

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25-R-20 Resolution In Support Of State Issue 2 Renewal Of The State Capital Improvement Program On The May 6, 2025 Statewide Ballot. **Mr. McDonald** read Resolution 25-R-20 by title. **Mr. Althouse** advised Council on the May 6, 2025, Primary Election, the State of Ohio will have on for renewal, State Issue 2 – The Ohio Public Works Commission State Capital Improvement Program. The program was first approved back in 1987 and the funding for this program relies on an amendment to the Ohio Constitution every 10 years. The State Capital Improvement Program (SCIP) is funded by state general revenues and must be renewed by the voters. The City of Vandalia has benefited greatly from these programs receiving \$3,109,000 in funding through the SCIP over the last ten years for several much-needed projects. We recommend approving a resolution in support of State Issue 2 that will be on the ballot May 6, 2025. There were no comments from Council. It was moved by Councilmember Farst, second by Councilmember Follick to approve Resolution 25-R-20, motion passed 7-0.

25-R-21 A Resolution Approving The Assignment Of Responsibilities Under The 2024 Contract For Mowing & General Maintenance For Calendar Years 2024-2025, Requested By Development And Engineering Services, To Schill Grounds Maintenance, Under The Existing Terms And At The Existing Rates And Amounts. **Mr. McDonald** read Resolution 25-R-21 by title. **Mr. Althouse** advised Council in March of 2024 the bid for the Right of Way and City owned property mowing contract was awarded to Property Worx. This was a two-year contract award. On March 14th they notified Staff that they were going to be closing their Dayton area operations and would not be able to fulfill the second year of the contract. Property Worx reached out to another company, Schill Grounds Management, to see if they would be interested in taking over the remainder of their contract. Schill Grounds Management was the second lowest bidder back in 2024 and they agreed to take over the contract at the current prices awarded to Property Worx. Due to the timing of this notification and the need for mowing before another project could be bid out, we are recommending allowing Property Worx to assign the remainder of the contract to Schill Grounds Management. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Resolution 25-R-21, motion passed 7-0.

Ordinances – First Reading:

25-04 An Ordinance Amending Sections 878.03, 878.04 And 878.06 Of Chapter 878 Of The Codified Ordinances Of The City Of Vandalia Regarding Hotel Registration. **Mr. McDonald** read Ordinance 25-04 by title. **Mr. Althouse** advised Council Staff reviewed Chapter 878 Hotel/Motel Operations Registration and are requesting

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revisions. After implementation of the hotel/motel registration for the last three years, staff found a few items that need addressed and clarified. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Ordinance 25-04, motion passed 7-0.

Ordinances – Second Reading: None

Ordinances – Emergency Reading: None

Reports from Boards and Commissions:

BZA 25-0003 – Variance – Six Foot Fence in Zone A – 320-326 Dellsing Drive.

Mr. Althouse advised Council the Applicant, Jonathan Frederick requested a variance to construct a 6-foot fence on his corner lot within Zone A for the property located at 320-326 Dellsing Drive. The proposal involves allowing a 6-foot fence to encroach 24 feet into Zone A. On March 12th, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval with 1 condition, the fence shall not extend more than 20 feet into Zone A. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to deny the Variance for a six-foot fence in Zone A at 320-326 Dellsing Drive, motion passed 7-0.

Mayor Herbst called for comments or questions on the Planning Commission Meeting Minutes of January 14, 2025. There were none.

Council Comments

Mr. Althouse congratulated Vice Mayor Blakesly for receiving the Marvin Link Distinguished Service Award and wished all the Public Safety Telecommunicators well, noting they offer a great service to the City and thanked them for their service.

Councilmember Aivalotis-Weaver congratulated Mayor Herbst on becoming a grandpa and Vice Mayor Blakesly on his award. She noted that there have been several meetings that Vandalia City Council has not been invited to, such as a library meeting and an ODOT grand opening, to which she has requested the City Manager make sure they receive these invitations and she will be a liaison to the City when she attends these events and bring back the information to the Community.

Councilmember Farst congratulated Vice Mayor Blakesly on his award noting although he received the award at the Chamber's Annual Meeting, it was nice Council was able to present him a proclamation for the public to see. She congratulated Mayor Herbst on becoming a grandpa.

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Councilmember Follick congratulated Vice Mayor Blakesly on his award and Mayor Herbst on becoming a grandpa.

Councilmember Lewis congratulated Vice Mayor Blakesly on his award.

Councilmember Doogan congratulated Mayor Herbst, Vice Mayor Blakesly, wished a happy retirement to Tami Ryan and Joe Blosser and welcomed Dakota Sizemore.

Vice Mayor Blakesly congratulated Mayor Herbst on becoming a grandpa and thanked the Public Safety Specialists on the great job they do for the City. Vice Mayor Blakesly thanked all of Council for their support and for honoring him with a proclamation and his own day.

Mayor Herbst congratulated Vice Mayor Blakesly on his award noting Council and Staff are very proud of him and his accomplishments. **Mayor Herbst** welcomed Vandalia's newest resident, Mr. Joseph Herbst, who arrived on April 3rd at 8 lbs. and 6 oz.

The Regular meeting was adjourned at 7:31 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

CITY OF VANDALIA
April 21, 2025
City Council
Study Session – 6:00 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, April 21, 2025
6:00 P.M.

Councilmembers Present: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Cindy Doogan, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

Others Present: Jerry McDonald, Kurt Althouse, Angela Swartz, Darren Davey, Mike Hammes, Ben Borton, Alicia McCracken, Mike Hammes, Leann Hanf, Brandon Sucher, Bridgette Leiter, Kristen Carnes, Barbara Spurgeon, Brandon Dosch and Michael Mayhill.

Mayor Herbst called the Study Session to order at 6:00 p.m.

Monday, April 21, 2025

Items on this evening's Council Meeting Agenda

Mayor Herbst called for questions or comments regarding items on this evening's Council agenda. There were none.

Ordinance: Assessments January, February and March

Mrs. Leiter advised Council this emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, delinquent sewer & water, weed cutting and property maintenance. There were no comments or questions from Council.

Monday, May 5, 2025

Resolution: Slip Lining Award

Mr. Borton advised Council that bids for the 2025 Sanitary Sewer Slip Lining project were opened on April 16, 2025. Three contractors submitted bids ranging from \$ 206,981.00 to \$229,121.00, below the project estimate of \$220,000. **Mr. Borton** advised this project received a \$50,000 Community Development Block Grant (CDBG) from the Montgomery County Community & Economic Development department. **Director Borton** recommends awarding the contract to Insight Pipe Contracting as the lowest and best bidder. There was a brief discussion with **Mayor Herbst** inquiring about the life expectancy of the slip lining and if the contractor provided a warranty. **Mr. Borton** advised the Slip Lining process was like getting brand new pipes, without having to dig up the entire pipe to replace it, lasting 20-50 years. **Mr. Borton** noted he would check about the warranty and advise Council. There were no other comments.

Resolution: 2025 Street Resurfacing HUD

Mr. Borton advised Council that bids for the 2025 Street Resurfacing Project were opened on April 11, 2025. Two contractors submitted bids ranging from \$1,191,277.21 to \$1,199,830.14, below the project estimate of \$1,390,000. As you may recall, we received a \$1,330,000 Congressionally Directed Spending grant from Rep. Mike Turner, allocated through the U.S. Department of Housing and Urban Development. **Director Borton** recommends awarding the contract to Barrett Paving Materials as the

lowest and best bidder and authorizing up to the full grant amount to add additional streets that don't require concrete work. **Councilmember Follick** commented because of Staff's efforts, the street resurfacing program for 2025 is primarily being paid with federal dollars and there will be an additional 33% more resurfacing done this year.

Resolution: Sports Complex Signage

Mrs. McCracken advised Council the Sports Complex Wayfinding Signage project is a critical part of the City's brand implementation and directly contributes to the Vibrant and Opportunity Citywide Policy Goals by creating a warm and welcoming environment in which to live, work, and play as well as be known regionally as a top-tier suburb through top-tier City services. This project is a continuation of the City Facilities Signage project completed in 2024 by Geograph Industries, Inc. Funding for the project will be through the 2025 capital improvement plan. **Mrs. McCracken** advised Council the Parks and Recreation Department recommended waiving the formal bid process and awarding the Sports Complex Wayfinding Signage project to Geograph Industries, Inc. As part of the project, Geograph will provide a turnkey scope of work to include design, fabrication and installation of wayfinding signage at the Sports Complex that will match the design and look of the newly installed park signs. **Mrs. McCracken** advised Council that Geograph Industries prepared drawings and specifications for the current wayfinding signage project and submitted a proposal that included a project scope that encompasses project management, on-site supervision, and all sitework at a cost of \$72,794. The price per sign remains the same as the previous project bid proposal price. The design includes 20 wayfinding signs, a new Lichtenfels-Prestwick Field sign, and a new lightbox face for the Bruce Sucher Recreation Center sign. Many of the current wayfinding signs in the complex are over 30 years old and do not have a cohesive design and appearance. There were no comments or questions from Council.

Resolution: Authorizing Depository Agreements with Additional Financial Institutions

Mrs. Leiter advised Council Resolution 22-R-12 states that the financial institution depository agreements for active interim and/or inactive funds of the City of Vandalia expire on August 23, 2026. In accordance with Section 135.12 of the Ohio Revised Code, Council shall designate public depositories for the deposit of municipal funds not to exceed \$40,000,000 during the period of designation. **Mrs. Leiter** provided a presentation and subsequent proposal to Council to transfer investment custodial services from PNC Bank to US Bank, and due to US Bank not currently being listed in Resolution 22-R-12 as an authorized depository for the City, it is necessary to amend Resolution 22-R-12 to include the financial institution. There were no comments or questions from Council.

Resolution: Authorizing a Contract with US Bank for Investment Custodial Services

Mrs. Leiter advised Council financial institutions are custodians and are therefore legally responsible for any items in safekeeping. Safekeeping is storing assets or items of value in a safe area, such as with a custodian or financial institution. PNC Bank currently provides banking services, including custodial services, by safeguarding the City's assets. Unfortunately, there have been several issues with receiving information from PNC Bank regarding the assets (investments) and experiencing significant increases in monthly fees. The City has worked with US Bank for several years now as they have been the primary financial institution that has received and processed the wire transfers for the debt (note) issuances and have assisted the underwriter in closing on the sale of the notes with the DTC (Depository Trust Company). The monthly fee for US Bank services is 78% less than the amount the City is currently remitting to PNC Bank. We continue to experience great success each year with US Bank and would like to explore additional opportunities such as custodial services. There was a brief discussion regarding the City's assets and money being in one financial institution and the list of proposed financial institutions listed in Resolution 22-R-12. There were no further comments from Council.

Ordinance: Supplemental

Mrs. Leiter discussed and requested approval of the following supplemental appropriation Ordinance for the following reasons:

General Fund:

Finance

- \$22,376 – increase appropriations to cover the costs related to the purchase of new digital budget software. The requested amount will include a pro-rated subscription fee for the remainder of 2025, and the annual costs due in 2026 will be included in the 2026 Budget.

Fire

- \$1,200 – increase appropriations to cover the cost of EMS equipment and supplies purchased with the Ohio EMS Equipment Grant received from the Department of Public Safety.
- \$2,400 – increase appropriations to cover the costs of additional education and training in the Fire Division with a grant received from the State of Ohio.

Non-departmental

- \$20,360.80 – increase appropriations to move funds from the General Fund to the newly established 911 Service System Fund (Fund 234). The funds received from the State are a portion of the 911 fees collected based on a new State funding model. The expenses are restricted and included in Resolution 24-R-47.

Police – Operations

- \$10,195 – increase appropriations to account for unexpected expenses related to the promotional process being offered for the positions of Captain and Sergeant. The costs were not included in the 2025 Budget as a personnel transition occurred after the approval of the 2025 Budget.

Police – Crime Prevention

- \$1,000 – increase appropriations to account for a grant received from the Pizzi Family Fund of the Delaware County Foundation. The funds are earmarked for the newly branded PILOT program, intended to foster youth outreach and recruiting.

Law Enforcement Fund:

- \$21,650 – increase appropriations to cover expenses from the Law Enforcement Fund (Fund 225) related to a new drone program such as equipment, software, training and an FAA license necessary to implement the program. The funding source for Fund 225 is forfeited funds received from successful investigations and prosecutions as a part of the Miami Valley Bulk Smuggling Task Force.

Golf Fund:

Course Maintenance

- \$30,000 – increase appropriations to cover expenses related to the electric service replacement at the golf course irrigation system pump house (interior and exterior).

There was a brief discussion with **Councilmember Doogan** inquiring about the additional \$30,000 for the golf course irrigation system pump house, with **Mr. Althouse** noting the current wiring was not reliable and needed to be replaced. There were no further comments or questions from Council.

Ordinance: Renaming Art Park Amphitheater

Mr. Althouse advised Council at the April 7th Study Session, Mayor Herbst appointed an Adhoc Committee, the Vandalia Arts Council, to review the suggested renaming of the new Amphitheater in

the Art Park in honor of Bill Jergens, founder of R. B. Jergens Contractors. On April 10th, the Adhoc Committee met for this purpose. Included in your packets is the Adhoc Committee/Vandalia Arts Council meeting minutes of April 10, 2025, with their recommendation to Council, a request letter from the Vandalia Rotary, a check list for the process of naming/remaining buildings, facilities, etc. and Resolution 87-R-15, a Resolution establishing a policy for the naming of public buildings, parks, roads and facilities. If Council chooses to move forward with this request, formal action will be taken in the form of an Ordinance with the first reading at the May 5th Council meeting, second reading and final adoption at the May 19th Council meeting. Council gave Mr. Althouse direction to move forward with an Ordinance for adoption renaming the Art Park Amphitheater.

Ordinance: Miami Valley Street Lighting Agreement

Mr. Althouse advised Council the City's street light contract with Miami Valley Lighting and DPL Energy Resources, Inc. (nka "AES Ohio") expires on December 31, 2025. The current contract is a 10-year contract that took effect on January 1, 2016. MVCC in the past has taken the lead in negotiating the street light contract for its member cities and affiliate members. The estimated cost of professional services associated with this set of negotiations is \$60,000. MVCC will cover one-third of those costs and any additional fees, and the participating jurisdictions will pay the remaining costs based upon population. The City of Vandalia's estimated participation cost is \$1,195. **Mr. Althouse** advised it is recommended that a regional coalition be established and negotiate the upcoming streetlight contract. This regional coalition would allow for a uniform approach to the upcoming contract negotiations, provide leverage in negotiating reasonable rates and provisions for streetlight services and ensure consistent contract provisions for cities across the region. **Mr. Althouse** recommended the City participate in the regional coalition to negotiate the upcoming streetlight contract. This approach will provide the resources and regional representation needed to negotiate a reasonable and competitive contract. There were no questions or comments from Council.

Variance: BZA 25-0004 Rear Deck Setback – 1200 Wilhelmina Drive

Mr. Hammes advised Council the Applicant, Kaitlyn Dosch, requested a variance to have a deck encroach into the minimum rear yard setback for the residential property at 1200 Wilhelmina Drive. The proposed deck would encroach an additional 13 feet into the rear yard setback, causing the overall setback (with the existing home) to be 5 feet from the property line. On April 9th, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval. There was a brief discussion regarding when the house was built, obeying the front yard setbacks. **Councilmember Doogan** inquired about the property encroachment with the additional setback. **Councilmember Aivalotis-Weaver** addressed Mr. Brandon Dosch, the applicant, noting the property has been greatly improved and is in favor of the rear deck and feels this is a special circumstance. **Councilmember Farst** advised this deems a variance because of the lot being designed before the setbacks were made.

Discussion

Sports Complex Fence Project

Mrs. McCracken advised Council the Parks & Recreation Department solicited proposals for a ballfield fence replacement project at the Sports Complex. Two (2) fence companies submitted proposals with Quality Lawn, Landscape & Fence, Inc. of Casstown Ohio providing the overall best proposal of \$39,745. The proposal includes replacement of backstop, sideline and dugout fencing on field #7 at the Sports Complex with 9-gauge black vinyl coated chain link fence fabric and all necessary equipment, supplies and labor necessary to complete the project. This is phase VI in the ballfield fence replacement plan with phase I being completed in 2017, phase II in 2019, phase III in 2022 and phases IV and V in 2024. **Mrs. McCracken** advised the capital improvement budget has \$40,000 appropriated for this project. **Mrs. McCracken** advised the project is halfway through.

Purchase of Digital Budget Software - Under \$50k

Mrs. Leiter advised Council she is recommending the purchase of digital budget software from ClearGov. ClearGov provides digital software to be used for the creation of electronic budgets that include capabilities to streamline processes, increase efficiency and reduce errors. There were no questions for comments from Council.

March 2025 Financial Reports

Cognizant of Council's duty to monitor the City's financial activity, Mayor Herbst introduced Mrs. Leiter to provide timely financial information for Council's review and analysis. **Mrs. Leiter** reminded Council the financial reports were previously provided in their council packets. **Mrs. Leiter** reviewed the March monthly reports in detail. She began by reviewing the Statement of Revenues and Expenditures: March 31, 2025 in detail, which included revenues and expenditures for the General Fund, the Police-Fire-Street CIP Fund, Golf Fund, Water Fund, Sewer Fund. **Mrs. Leiter** reviewed the March cost recovery data for the golf course, recreation center, Cassel Hills Pool, and the Fund Statement reports in detail dated March 31, 2025. After a brief discussion with questions and answers regarding the Hospital Fund, Council indicated approval of all reports. There were no questions or comments from Council.

Boards & Commissions Appointment – Tara Landis – Vandalia Arts Council

Mr. Althouse advised Council at the May 5th Council Meeting, they will be asked to consider the appointment of Tara Landis to the Vandalia Arts Council. A memo from Deputy Clerk of Council Swartz, Ms. Landis' application and the Vandalia Arts Council roster are included in the Council packets. **Mayor Herbst** inquired about the other Boards and Commissions whether there were any vacancies. **Mr. Althouse** deferred to Deputy Clerk of Council Mrs. Swartz. **Mrs. Swartz** advised Council the reappointment letters for each Boards & Commissions member who expires on June 30, 2025 will be sent this week, noting she will have an accurate count of vacancies for each Board and Commission at the May 19th Study Session in a memo to Council.

Council Training

Mr. Althouse advised Council throughout the year, there are various training, workshops, seminars, and events that Council members may have an interest in attending or participating in. Each year, funds are budgeted to cover the costs for Council members to attend events they have an interest in, representing the City and highlighting city projects, establishing networking connections, and providing input on government support. Previously, there has been no set protocol or procedure for establishing or selecting who may represent the City at various functions or events. **Mr. Althouse** advised he was seeking recommendations if Council wishes to establish a process for selecting or appointing certain members to attend functions and events to represent the City, and if so, what process would be recommended. There was a brief discussion with **Councilmember Farst** noting this should be discussed at the Budget meetings, that trainings that can be driven to and do not require overnight stays should be accessible to Council and trainings that require overnight stays with an extreme cost involved, the Councilmember should make a case where the expenses benefit the citizens in a manner that the Councilmember receives some type of education, not used as a pleasure trip. **Councilmember Aivalotis-Weaver** noted this needs further discussion and good guidelines as she wanted to attend events and training but was declined to attend. She noted that with three new Councilmembers next year, these training courses, events and seminars would be very beneficial to them, noting that several current Councilmembers have been on Council for many years and have this knowledge. **Councilmember Aivalotis-Weaver** noted there are funds budgeted for Council to travel and attend events and trainings, and she feels Council should be given the same abilities as employees have to attend trainings and conferences. **Councilmember Follick** shared he feels this needs to be addressed year by year in the budget process, with Council's approval and prefers that training dollars are set aside for Staff to attend over Councilmembers. **Vice Mayor Blakesly** noted there needs to be some sort of framework and justification purpose for Councilmembers attending conferences, special events and

trainings with the reason and the cost involved, suggesting using the employee guidebook as a guide. He also agreed Council training and travel need to be discussed during the Budget meetings.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. **Councilmember Follick** requested that at the May 19th Council meeting, proclamations be given to the three Veteran Service Organizations for their donations and participation in the Veteran Parkway Banner Program. **Mayor Herbst** agreed and asked Staff to include this item on the agenda.

Study Session adjourned at 6:46 p.m.

Angela Swartz

Executive Assistant

Deputy Clerk of Council

937.415.2256

aswartz@vandaliaohio.org

www.vandaliaohio.org



DRAFT

The Council of the City of Vandalia Meeting Minutes

April 21, 2025

COUNCIL MEMBERS PRESENT: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Cindy Doogan, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Angela Swartz, Darren Davey, Mike Hammes, Ben Borton, Alicia McCracken, Mike Hammes, Leann Hanf, Brandon Sucher, Bridgette Leiter, Kristen Carnes, Barbara Spurgeon, Brandon Dosch, Michael Mayhill, Cristal and Larry Fillers, Laura Gross, Haleigh Gross, Jordan Gross, Jacob Walters, Candice Jacobs, Scott Jacobs, Steve Krimm and members of the Division of Fire.

Mayor Herbst called the council meeting of the Council of the City of Vandalia to order at 7:00 p.m. **Mayor Herbst** called for a moment of reflection followed by the Pledge of Allegiance.

Approval of Previous Minutes: None

Communications, Petitions and Awards:

Proclamation Recognizing Jordan Gross for Winning the National Champion in the 60 Meter Dash. **Mayor Herbst** presented a proclamation to Jordan Gross for Winning the National Champion in the 60 Meter Dash at the prestigious Adidas Indoor Nationals.

Proclamation National Public Safety Telecommunicators Week April 13 – 19. **Mayor Herbst** presented a proclamation to the Division of Police PSS for National Public Safety Telecommunicators Week.

Introduction and Oath of Office: Firefighter/Paramedic/Inspector Jacob Walters. **Mr. Althouse** introduced and administered the Oath of Office to Firefighter/Paramedic/Inspector Jacob Walters who began employment April 13, 2025.

Mayor Herbst addressed the audience advising anyone who did not wish to stay for the remainder of the meeting, this would be the time to step out.

Public Hearing: None

Comments from Interested Citizens:

Mayor Herbst called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record. **Mayor Herbst** asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst**

The Council of the City of Vandalia Meeting Minutes

April 21, 2025

reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. There were none.

CITY MANAGER'S REPORT

Information Items:

Mr. Althouse shared on Friday, April 25 at 10:00 am, the City of Vandalia will hold an Arbor Day Event at Morton Middle School. Vice Mayor Blakesly will present a proclamation, and a Crimson Sunset Maple will be planted. This event is open to the public. **Mr. Althouse** shared on Thursday, May 1st, National Day of Prayer will be held at First Light Church from 8:00 am - 10:15 am. Breakfast will begin at 8:00 am in the Fellowship Hall – Main Building and the Prayer Service will begin at 8:45 am in the Sanctuary. The event is free to the community. To RSVP, call 937-898-3801 and a Live Stream will be provided.

Action Item: None

Old Business: None

Resolutions:

25-R-22 A Resolution Declaring The Official Intent And Reasonable Expectation Of The City Of Vandalia On Behalf Of The State Of Ohio (The Borrower) To Reimburse Its Water Fund For The CD15AB / CD16AB, Tionda, Ranchview & Mossview Drive Watermain Replacement With The Proceeds Of Tax Exempt Debt Of The State Of Ohio.

Mr. McDonald read Resolution 25-R-22 by title. **Mr. Althouse** advised Council the Tionda, Mossview, Ranchview Drive Watermain Replacement project is set to begin construction, with \$900,000 in funding awarded by the Ohio Public Works Commission (OPWC) – \$450,000 as a grant and \$450,000 as a zero percent (0%) five-year loan. Before requesting reimbursements for completed work, OPWC requires a Resolution of Intent to confirm that the loan disbursement will be placed in the appropriate fund for repayment. There were no comments from Council. It was moved by Councilmember Follick, second by Councilmember Farst to approve Resolution 25-R-22, motion passed 7-0.

25-R-23 A Resolution Authorizing The Interim City Manager To Execute A Letter Of Understanding With The United States Air And Trade Show. **Mr. McDonald** read Resolution 25-R-23 by title. **Mr. Althouse** advised Council annually, the City enters into a Letter of Understanding with the US Air and Trade Show. Per the terms of the Letter, the City agrees to provide Police and City services in direct support of the 2025 CenterPoint Energy Dayton Air Show being held this year on June 21 & June 22. The City will be reimbursed should such services exceed \$21,900. There were no comments from

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Council. It was moved by Councilmember Doogan, second by Councilmember Farst to approve Resolution 25-R-23, motion passed 7-0.

25-R-24 A Resolution Approving A Financial Contribution To The Historical Society Of Vandalia Butler. **Mr. McDonald** read Resolution 25-R-24 by title. **Mr. Althouse** advised Council there is \$15,000 appropriated in Council's 2025 budget for an annual donation to The Historical Society of Vandalia-Butler for maintenance projects and to include the cost of an annual Business/Organization membership. It is necessary for Council to take formal action to authorize said donation. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Resolution 25-R-24, motion passed 7-0.

25-R-25 A Resolution Amending The Part-Time Pay Plan For Employees Of The City Of Vandalia, Ohio For The Year 2025. **Mr. McDonald** read Resolution 25-R-25 by title. **Mr. Althouse** advised Council The City of Vandalia Parks & Recreation Department is proposing to add two part-time positions to the 2025 Part-Time Pay Plan: a Marketing Coordinator to enhance community engagement and program participation through strategic marketing and outreach, funded by reallocating hours from existing roles, and an Assistant Golf Professional to support golf instruction and operations at Cassel Hills Golf Course. The Marketing Coordinator will ensure consistent branding and increased awareness of recreational programs, while the Assistant Golf Professional will revive a previously budgeted role that has been vacant since 2020. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Resolution 25-R-25, motion passed 7-0.

Ordinances – First Reading:

25-07 An Ordinance Amending The Text Of The Vandalia Zoning Code Regarding The Standards Of The Interstate And Limited-Access Highway Sign Overlay District. **Mr. McDonald** read Ordinance 25-07 by title. **Mr. Althouse** advised Council on March 3rd, 2025, Council discussed options for permitting digital billboards along Airport Access Road on a limited basis. Based on that discussion, Staff has prepared a set of amendments to the Interstate and Limited-Access Highway Sign Overlay District. If approved, the overlay would be amended to permit billboards along Airport Access Road. On March 25th, 2025, the Planning Commission voted 4-0 to recommend approval of the proposed amendments. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Doogan to approve Ordinance 25-07, motion passed 7-0.

The Council of the City of Vandalia Meeting Minutes

April 21, 2025

Ordinances – Second Reading:

25-04 An Ordinance Amending Sections 878.03, 878.04 And 878.06 Of Chapter 878 Of The Codified Ordinances Of The City Of Vandalia Regarding Hotel Registration.

Mr. McDonald read Ordinance 25-04 by title. **Mr. Althouse** advised Council Staff reviewed Chapter 878 Hotel/Motel Operations Registration and are requesting revisions. After implementation of the hotel/motel registration for the last three years, staff found a few items that need addressed and clarified. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Lewis to approve Ordinance 25-04, motion passed 7-0.

Ordinances – Emergency Reading:

25-05 An Ordinance Approving The Solid Waste Management Plan Of The Montgomery County Solid Waste Management District And Declaring An Emergency.

Mr. McDonald read Ordinance 25-05 by title. **Mr. Althouse** advised Council the Montgomery County Solid Waste Management District ("District") has completed the required statutory steps (ORC 3734.53 – 99 & 343) of preparing an update to the District's Solid Waste Management District Plan ("District Plan"), conducting a thirty-day public comment period, holding a public hearing, and having the Solid Waste Management Policy Committee ("SWMPC") adopting the plan and directing the District staff to send it out to all of the jurisdictions (Cities, Villages, Townships and Board of County Commissioners) within the District for ratification. For the District Plan to be ratified, the County must have seventy percent (70%) of the jurisdiction, based on population; to ratify the updated District Plan, which the District Plan is updated every 5 years. John Minear, Assistant Director, Solid Waste Management District & Operations, presented to City Council at the April 7th Study Session, and an Emergency Ordinance will be on the April 21st Council meeting for adoption. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Councilmember Follick to approve Ordinance 25-05, motion passed 7-0.

25-06 An Ordinance Approving Individual Assessments Amounts And Directing The Finance Director Or Her Designee To Certify The Amounts To The County Auditor For Collection And Declaring An Emergency.

Mr. McDonald read Ordinance 25-06 by title. **Mr. Althouse** advised Council this emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, delinquent sewer & water, weed cutting and property maintenance. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Councilmember Follick to approve Ordinance 25-06, motion passed 7-0.

The Council of the City of Vandalia Meeting Minutes

April 21, 2025

Reports from Boards and Commissions:

Mayor Herbst called for comments or questions on the Civil Service Minutes of March 11, 2025 and Board of Zoning Appeals Minutes of March 12, 2025. There were none.

Mayor Herbst reviewed the March 2025 Bill Listing \$ 2,699,639.03, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$33,222.01. There were none.

Council Comments

Mr. Althouse congratulated Jordan Gross winning the National Champion in the 60 Meter Dash and welcomed Jacob Walters. **Mr. Althouse** shared Staff had a great time with Youth in Government Day and there were a number of great students that participated.

Councilmember Aivalotis-Weaver gave a big shout out to the Parks and Rec Staff and the Fire Department Staff for their organization at the Eggstravaganza event during the thunderstorm, noting Staff did an amazing job getting everyone to safety and then getting the event back up and running flawlessly.

The Regular meeting was adjourned at 7:24 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

The Council of the City of Vandalia Meeting Minutes

April 21, 2025

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Proclamation

City of Vandalia, Ohio

Whereas, pollinators, including bees, birds, butterflies, bats, beetles, and other small mammals, provide crucial ecosystem services that are vital to the health of our environment and our agricultural systems; and

Whereas, pollination plays a critical role in the production of more than 1,200 crops and 75% of flowering plants, contributing to biodiversity, food security, and economic stability; and

Whereas, pollinators face serious threats including habitat loss, pesticide exposure, disease, climate change, and invasive species, which have led to alarming declines in pollinator populations; and

Whereas, efforts to protect and enhance pollinator habitats through planting native vegetation, reducing pesticide use, and educating the public are essential to reversing pollinator decline; and

Whereas, Pollinator Week, designated by the U.S. Senate and recognized annually across the United States and internationally, is a time to celebrate pollinators and spread the word about what we can do to protect them; and

Whereas, for decades, the City of Vandalia has managed urban landscapes and public lands that include many municipal parks and greenways, as well as wildlife habitats; and

Whereas, the City of Vandalia provides recommendations to developers and residents regarding landscaping to promote wise conservation stewardship, including the protection of pollinators and maintenance of their habitats in urban and suburban environments.

Now, Therefore, I, Richard Herbst, by the authority vested in me as Mayor of the City of Vandalia, do hereby proclaim the week of June 16, 2025, as

Pollinator Week

in the City of Vandalia and, in accordance with our Bee City USA affiliation, call upon our citizens to support the mission of this worthwhile organization.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
AND CAUSED THE SEAL OF THE CITY OF VANDALIA TO BE
AFFIXED THIS 16TH DAY OF JUNE 2025.


RICHARD HERBST, MAYOR



Proclamation

City of Vandalia, Ohio

WHEREAS, the Council of the City of Vandalia seeks to recognize and honor those citizens who have distinguished themselves through good deeds and work; and

WHEREAS, the Girl Scout Gold Award is the highest achievement within the Girl Scouts of the USA, recognizing the extraordinary accomplishments of Senior and Ambassador Girl Scouts; and

WHEREAS, only 5.4% of eligible Girl Scouts earn this prestigious honor, reflecting exceptional dedication, leadership, and service to community; and

WHEREAS, Paige Harsman, a member of Girl Scout Troop 35209 in Vandalia, Ohio, and a junior at Chaminade-Julienne High School, has been a committed Girl Scout for 11 years; and

WHEREAS, Paige Harsman earned the Gold Award through her exemplary project, **"Awareness of and Alternatives for Food Allergies,"** in which she identified a critical need in her community for increased awareness of food allergies, particularly at youth events; and

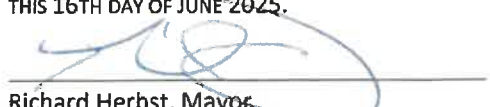
WHEREAS, Paige researched allergen-free snack options, created a comprehensive educational flipbook containing information on common allergens, healthy alternatives, and allergy-friendly recipes, and distributed these materials to troop leaders and children's activity organizers across the community.

Now, therefore, I, Richard Herbst, by the authority vested in me as mayor of the City of Vandalia, do hereby proclaim Tuesday, June 17, 2025, as

Paige Harsman Day

in the City of Vandalia and urge all fellow employees and citizens to congratulate Paige for her remarkable achievement.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
CAUSED THE SEAL OF THE CITY OF VANDALIA TO BE AFFIXED
THIS 16TH DAY OF JUNE 2025.


Richard Herbst, Mayor



Proclamation

City of Vandalia, Ohio

WHEREAS, Parks and Recreation is an integral part of communities throughout this country, including the City of Vandalia; and

WHEREAS, Parks and Recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, Parks and Recreation encourages physical activities by providing space for popular sports, trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, Parks and Recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, Parks and Recreation is fundamental to the environmental well-being of our community; and

WHEREAS, the City of Vandalia recognizes the benefits derived from Parks and Recreation resources.

Now, Therefore, I, Richard Herbst, by the authority vested in me as Mayor of the City of Vandalia, do hereby proclaim that July is recognized as

Parks and Recreation Month

in the City of Vandalia and urge all citizens of our community to recognize the contributions which parks, and recreation make each day to our health, comfort and quality of life.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
AND CAUSED THE SEAL OF THE CITY OF VANDALIA TO BE
AFFIXED THIS 16TH OF JUNE 2025.



RICHARD HERBST, MAYOR



STARS, STRIPES & SONGS

W/ USAF BAND OF FLIGHT - FLIGHT ONE

THURSDAY, JUNE 19 | 7:00PM-9:00PM

Join us for a patriotic evening under the stars as we welcome Flight One, the high-energy rock band from the U.S. Air Force Band of Flight!

Get ready for a mix of pop, rock, and Americana classics that'll have you tapping your toes and waving the red, white, and blue. Bring a lawn chair, grab your crew, and celebrate freedom, community, and the power of music with us! Food trucks, fun, and patriotic vibes guaranteed. Let's make it a night to remember—see you at Stars, Stripes & Songs!

Fee: Free

Ages: All Ages Welcome

Location: Vandalia Art Park





VANDALIA FLIGHT FEST

PRESENTED BY THE DAYTON AIR SHOW



Join us Friday, June 20, 2025 from 6 PM - 10 PM
at the Vandalia Recreation Center to help us
kick off the 2025 CenterPoint Energy Dayton
Air Show Presented by Kroger!

VANDALIA RECREATION CENTER
1111 Stonequarry Rd. | Dayton, OH 45414

THIS EVENT INCLUDES LIVE
MUSIC, FOOD, BEER, KIDS
ACTIVITIES, WALK-THROUGH
PARADE, EXHIBITS, A FLYOVER,
AND A MEET AND GREET WITH
THE USAF THUNDERBIRDS!

GO TO DAYTONAIRSHOW.COM
TO GET YOUR FREE TICKETS NOW



There will also be a **FREE** Saturday evening event from 6 PM -10 PM. The event will feature live music, food and drinks.

The City of Vandalia & Butler Township
Proudly Present



Star Spangled Celebration July 3

7 - 10 p.m.

Vandalia Sports Complex

Sponsored by: **Vandalia**^{ohio}
small city. big opportunity.



JOSEPH AIRPORT
TOYOTA



Putting Value On The Road
Since 1955



MinsterBank

BeauTownsend



Check out our
patriotic play
area for the kids!
(Open 6-9 pm)

Musical Entertainment
by THE BLUE LEAFS



Additional Support by:



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DAYAIR
CREDIT UNION

A Better Banking Experience.



MUSIC - FOOD - FUN



Memorandum

To: Kurt E. Althouse, City Manager
From: Angela Swartz
Date: May 20, 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 no 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.

** Members must take an oath.

Revised: May 20, 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
Appointed:
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:

Mary Zellmer

Term Expiration: 06/30/27
1191 Bailey Ave
Vandalia, OH 45377
937-424-6361
cloudwatcherohio@gmail.com
Appointed 5/19/2026

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
Appointed:
Reappointed: 06/21/21

EDGAR RAPP

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

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 45377 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 PONSCHECK 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@vbcasd.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@vbcscd.com Appointed 6/21/2021	6/30/2025
HOLLY HERBST School Board Appointment 1525 Furman Drive Vandalia, OH 45377 937-898-9631 holly.herbst@vbcscd.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

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

RESOLUTION NO. 25-R-31

A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A FACILITIES INFRASTRUCTURE IMPROVEMENT PROJECT PHASE 2 CONTRACT AMENDMENT WITH ENERGY SYSTEMS GROUP, LLC

WHEREAS, the City of Vandalia and Energy Systems Group (ESG) are parties to an Energy Savings Performance Contract, dated the 25th day of February, 2022 (the “Contract”); and

WHEREAS, the Contract provides that City with the option to undertake certain phases to implement energy conservation measures; and

WHEREAS, the scope of work for Phase 1 was completed with final acceptance in December 2024; and

WHEREAS, the City now desires to engage ESG for a second phase which includes the replacement of the Recreation Center boilers (the “Phase 2 Work”) which will be treated as a separate scope of work but subject to the same terms as the Contract; and

WHEREAS, it has been determined to be in the best interest of the City to amend the contract to provide for the Phase 2 Work

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

Section 1. The City Manager is authorized to negotiate and enter into an amendment to the Contract to complete the Phase 2 Work substantially in the form of the agreement as is on file at the office of the Clerk of Council.

Section 2. The City waives public bidding for the Phase 2 Work pursuant to 208.02(e)(5).

Section 3. 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 16th day of June, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse, Clerk of Council



To: Kurt E. Althouse, City Manager
From: Steve Clark, Parks & Recreation Director
Subject: Facilities Infrastructure Improvement Project Phase 2 Contract Amendment
Date: June 10, 2025

The purpose of this memo is to recommend entering a Phase 2 Contract Amendment with Energy Systems Group, LLC of Newburgh, Indiana for the planning, design, engineering, compilation of bid documents, and associated processes relating to a phase 2 scope of work in the Facilities Infrastructure Improvement Project. The scope of work for this stage of the project includes the replacement of the Recreation Center Boilers. The scope of work for Phase 1 was completed with final acceptance in December 2024. The Phase 2 work shall be treated as a separate scope of work subject to the same contract terms and conditions as the Phase 1 work.

The scope of services for the Phase 2 contract includes:

- Concept Refinement/Site Layout for VRC Boiler Replacement to include.
 - Demolition of existing units
 - Installation of new unit
 - Electrical
 - Controls
- Bid Documents & Bid Services
- Construction Administration

Therefore, I am requesting to waive the formal bidding process and enter a Phase 2 contract amendment with Energy Systems Group, LLC of Newburgh, Indiana in an amount of \$206,393 for the planning, design and associated processes relating to Phase 2 of the Facilities Infrastructure Project. A total of \$90,000 was budgeted for this project. We are recommending the balance of funds come from the current capital budget balances.

PHASE 2 CONTRACT AMENDMENT

Phase 2 Contract Amendment made this ____ day of _____, 2025 by and between City of Vandalia, Ohio (hereinafter referred to as "Owner") and Energy Systems Group, LLC, an Indiana limited liability company with principal offices located at 9877 Eastgate Court, Newburgh, Indiana 47630 (hereinafter referred to as "ESG" or "Energy Performance ESG").

RECITALS

WHEREAS, Owner and ESG are parties to an Energy Savings Performance Contract, dated the 25th day of February, 2022 (the "Contract");

WHEREAS, the Contract, and the Request for Qualifications for a Facilities Infrastructure Improvement Project which preceded the Contract, provided that Owner may elect to use a multi-phase approach to implement energy conservation measures ("ECMs");

WHEREAS, Owner and ESG desire to amend the Contract to include a second phase of work (the "Phase 2" work) and contract modifications agreed to by the parties as expressly set forth below in this Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. The parties agree that the Scope of Work in Exhibit A of the Contract, as modified by previous Change Orders, shall, for ease of reference, be referred to as the "Phase 1 Work." The Phase 1 Work was completed with Final Acceptance on December 6, 2024. The Phase 2 Work is detailed in Exhibit 1 to this Amendment, and is incorporated herein by this reference as the Scope of Work of this Amendment. The Phase 2 Work shall be treated as a separate scope of work subject to the same contract terms and conditions as the Phase 1 Work with the following clarifications:

A. ESG will provide performance and payment bonds in the amount of price of this Amendment.

B. Section 8.1.2 shall not apply to the Phase 2 Work.

C. In Section 11.2 the contact information for Owner and Contractor shall be revised to read as follows:

To Owner:
Kurt E. Althouse
City Manager
333 James Bohannon Drive
Vandalia, Ohio 45377
kalthouse@vandaliaohio.org

To Contractor:

Anthony Martin, Vice President
9877 Eastgate Court
Newburgh, IN 47630
amartin@esg.email

with a copy to:

9877 Eastgate Court
Newburgh, IN 47630
Attn: General Counsel
Email: legal@esg.email

Billing questions should be directed to:
Geoff Wilde, Chief Financial Officer
Energy Systems Group, LLC
9877 Eastgate Court
Newburgh, IN 47630
(812) 492-3771
gwilde@esg.email

2. The Contract Price for the Phase 2 Work is Two Hundred Six Thousand Three Hundred Ninety-Three Dollars (\$206,393.00). Owner shall pay Contractor the Contract Price in accordance with the payment terms in the Contract.

3. This Amendment has been reviewed by counsel selected by Owner.

4. This Amendment is executed by Owner pursuant to a resolution of Owner duly adopted at its regular meeting called and held on the 16th day of June, 2025.

5. The prevailing wage determination attached in Exhibit 2 shall apply to the Phase 2 Work.

6. Except as expressly provided in this Amendment, all other terms, conditions and provisions of the Agreement shall continue in full force and effect as provided therein.

IN WITNESS WHEREOF, Owner and ESG have entered into this Amendment effective as of the date first set forth above.

CITY OF VANDALIA, OHIO

ENERGY SYSTEMS GROUP, LLC

Signature: _____

Signature: _____

Title: _____

Title: _____

Exhibit 1

ESG Scope of Work

Phase 2 Amendment Scope of Work - City of Vandalia, Recreation Center.

Demolition Scope of Work

- I. Power down electrical circuits to existing (2) Aerco Brand Boilers labeled as Boilers 1 and 2.
- II. Isolate Hydronic Piping Loop to existing boilers using installed gate valves.
- III. Drain Down Boilers 1 and 2.
- IV. Disconnect Electrical, Controls, Natural Gas Piping, Flue Gas Exhaust, and Combustion Intake Air Piping.
- V. Two of the existing flue pipes will be unused. The section of piping that penetrates the roof will remain and be capped off at the top and bottom side of each pipe.
- VI. Demo existing Boilers 1 and 2. The boilers will be removed from the building and left for the City to recycle or resell.
- VII. Perform housekeeping, and clean project area of any construction debris from demolition scope of work performed.

Boiler Installation Scope of Work

- I. Provide and install (1) NTI Brand Boiler in accordance with Engineered Drawing M101 attached in Attachment 1. This replacement is in accordance with the Owner's request to remove two boilers and replace them with a single boiler. This will reduce the building boiler plant capacity by roughly 25%.
 - 1400 MBH Heating Capacity
 - 120/1/60
 - 10:1 Turndown Ratio
 - Stainless Steel Heat Exchanger
 - Includes BACnet card to connect to BAS
 - Includes condensate neutralizing canister
- II. Provide and install Hydronic Piping in accordance with Engineered Drawing M101.
 - Sch40 Steel Piping Selection
 - Includes Victaulic Fittings and Connections
 - Includes all hangers and support as required per code.
- III. Provide and install Natural Gas Piping routed from existing supply to adapt to (1) new NTI Boiler in accordance with engineered drawing M101.
 - Includes Piping, Fittings, Hangers & Support
 - Includes (1) Natural Gas Regulator Sized Accurately for Boiler Selection
- IV. Provide and install Sch80 PVC Flue Gas Exhaust Piping in accordance with engineered drawing M201 attached in Attachment 1.
 - Quoted Pricing Reflects Re-Use of existing roofing penetrations
 - Includes Piping, Fittings, Hangers & Support.
- V. Provide and install Sch40 PVC Combustion Intake Air Piping in accordance with engineered drawing M201.
 - Quoted Pricing Reflects Re-Use of existing roofing penetrations
 - Includes Piping, Fittings, Hangers & Support.

Exhibit 1

ESG Scope of Work

- VI. Provide and Install (1) Circulator Pump in accordance with engineered drawing M101.
- VII. Provide and install Hydronic Piping Insulation, 2" Fiberglass and Zeston Victaulic Fittings.
- VIII. Fill new NTI boiler and install hydronic piping, verify no leaks.
- IX. Perform NTI factory start-up and commissioning. Verify operation of newly installed boiler to NTI manufacturer specifications.

Electrical Scope of Work

- I. Rework existing EMT Conduit runs to adapt to (1) new NTI Boiler.
 - Includes fittings
 - Includes Wiring
- II. Provide and install (1) Non-Fused electrical disconnect switch.
- III. Land wiring connections to new boiler.
- IV. Verify energy delivery to new boiler is accurate and within tolerances specified from NTI manufacturer specifications.

Controls Scope

- I. Furnish and install the necessary communications wiring between the existing boilers and the new boiler.
- II. Furnish and install the necessary control wiring and relay to interlock the safety circuit from boiler #1 with the new boiler.
- III. Modify the existing graphics to include the new boiler and its associated points.

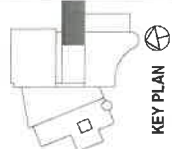
Project Specific Exclusions

- I. Any Roofing for flue gas discharge and combustion intake air piping penetrations to be performed/provided by Owner. Not anticipated to be required, as existing boiler flue penetrations will be reused.
- II. Scope does NOT include water treatment, conditioning, or inhibitors, as Owner has existing water treatment plan in place for boiler system.

Typical Exclusions unless referenced in scope

- I. Sprinkler / Fire Protection
- II. Cutting / Patch Work
- III. Ceiling Removal / Replacement
- IV. All electrical wiring and conduit
- V. Infectious Control of any kind
- VI. Steel Supports / Framing
- VII. Painting and Related Work
- VIII. Asbestos and Lead Abatement
- IX. Site Work beyond five feet of building
- X. Concrete Work
- XI. Temporary Heating/Air & Water

PLAN NOTES

1 MECHANICAL DEMOLITION - LEVEL 1
1.00' = 1'-0"MECHANICAL
DEMOLITION

M001

VANDALIA RECREATION CENTER - BOILER REPLACEMENT

1111 STONEQUARRY RD
DAYTON, OH 45414



100

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PROJECT #	PROJECT #
DRAWN BY	AF
CHECKED BY	Checker
PROJ. MGR	Approver
SCALE	1" = 1'-0"
PLOT DATE	3/18/2025 1:09:37 PM
REV	DESCRIPTION
A	1 2 3 4 5 6 7 8 9 10 11 12

ATTACHMENT 1

PLAN NOTES



MSD
Mechanical Services & Design
44815 Sandusky Ave
Dayton, OH 45424
937.245.6500
www.msdinc.com



hio
vandalia

VANDALIA RECREATION CENTER - BOILER REPLACEMENT

1111 STONEQUARRY RD
DAYTON, OH 45414

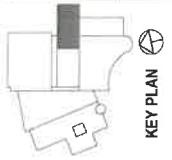


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PROJECT A		PROJECT B	
DRAWN BY	AF	CHECKED BY	Donor
DATE	3/18/2023	DATE	3/18/2023
SCALE	1/8" = 1'-0"	SCALE	1/8" = 1'-0"
PROJECT DATE	3/18/2023, 1:09:38 PM	PROJECT DATE	3/18/2023, 1:09:38 PM
REV	DATE	DESCRIPTION	BY
1	3/18/2023	1st Revision	AF

MECHANICAL PLAN

M101



PLAN NOTES

MSD
Mechanical Service
4401 Somerset Street
Dayton, Ohio 45431
800.254.1455
www.msdservice.net

VANDALIA RECREATION CENTER - BOILER REPLACEMENT

1777 STONEQUARRY RD
DAYTON, OH 45414



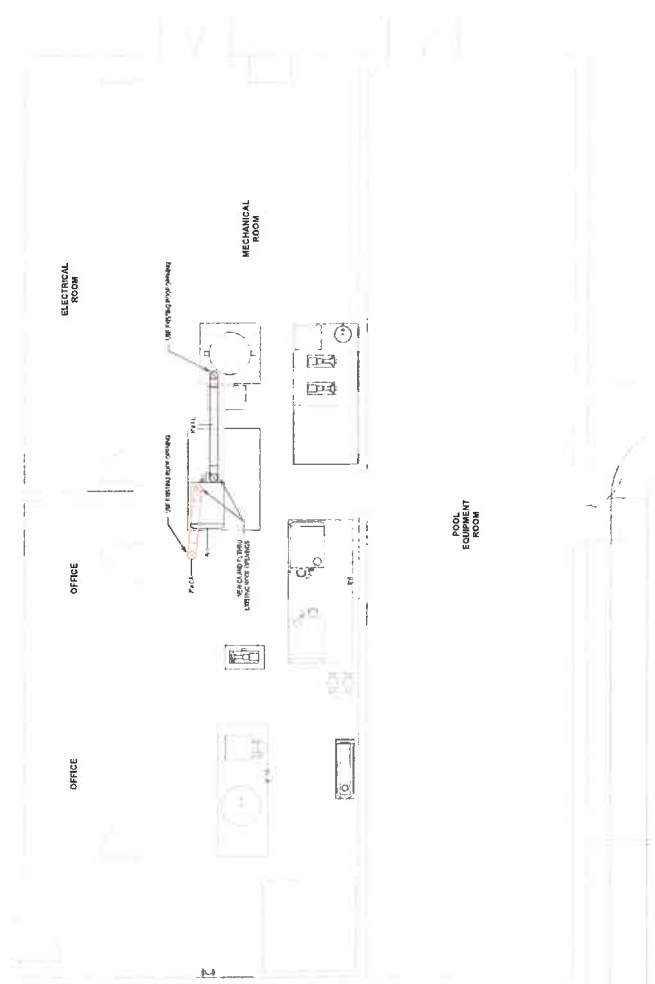
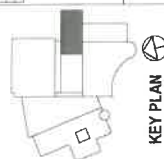
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OTHER THAN THE SPECIFIC
PURPOSE FOR WHICH IT WAS
PREPARED WITHOUT WRITTEN
CONSENT OF MSD, INC.

[illegible]

MECHANICAL FLUE

M201



MECHANICAL FLUE-LEVEL 1

ATTACHMENT 1

BOILER SCHEDULE									
TAG	MANUFACTURER	MODEL	WEIGHT	HEATING CAPACITY (BTU/H)	GAS DATA	BOILER TYPE	BOILER EFFICIENCY	INLET SIZE	OUTLET SIZE
B-3	WAT	FTG1600	1500	1,340,000	140,000	94%	10	3"	3"
COMMENTS									
BOILER TO PROVIDE PUMP POWER AND CONTROL									

PUMP SCHEDULE									
TAG	MANUFACTURER	MODEL	WEIGHT	SYSTEM DESCRIPTION	GPM	HEAD PRESSURE	INLET SIZE	OUTLET SIZE	PUMP HP
P-3	WAT	FTG1600	1500	1,340,000	140,000	94%	10	3"	3"
COMMENTS									
BOILER TO PROVIDE PUMP POWER AND CONTROL									

DUCT CONSTRUCTION & SEALING SCHEDULE									
TYPE	BASE OF DESIGN	APPROVED COMMS	DESCRIPTION	INSULATION	BASE OF DESIGN	APPROVED COMMS	DESCRIPTION	INSULATION	BASE OF DESIGN
A	OWENS-CORNING (SLS 1487)	JOHN MANVILLE (ARQUELITE AG)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	JOHN MANVILLE (ARQUELITE AG)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)
B	ADROLEX	ADROLEX	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	ADROLEX	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)

PIPE MATERIAL AND INSULATION SCHEDULE									
TYPE	BASE OF DESIGN	APPROVED COMMS	DESCRIPTION	INSULATION	BASE OF DESIGN	APPROVED COMMS	DESCRIPTION	INSULATION	BASE OF DESIGN
A	OWENS-CORNING (SLS 1487)	JOHN MANVILLE (ARQUELITE AG)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	JOHN MANVILLE (ARQUELITE AG)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)	1" MINIMUM R-10 INSULATION (SLS 1487)
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DUCT CONSTRUCTION & SEALING SCHEDULE									
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MSD Mechanical Services & Design
4405 Sandhill Street
Dayton, Ohio 45424
www.msdmech.com

andalia

1111 STONEGATE RD
DAYTON, OH 45414

VANDALIA RECREATION CENTER • BOILER REPLACEMENT

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PROJECT #
CHECKED BY
DESIGNED BY
PROJ. NO.
SCALE
REV. DATE
SYMBOLS
DESCRIPTION

MECHANICAL SCHEDULES

M601

Prevailing Wage Rate Skilled Crafts

Name of Union: Bricklayer Local 23 (Dayton Tile Finisher)

Change # : LCN01-2024ibLoc23DaytonTF

Craft : Bricklayer Effective Date : 07/01/2024 Last Posted : 06/26/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Bricklayer Tile Marble Terrazzo Finisher	\$27.78	\$3.70	\$6.86	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.83	\$52.72
Base Machine	\$28.28	\$3.70	\$6.86	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.33	\$53.47
Apprentice	Percent										
1st 6 months 0- 600 hrs	60.00	\$3.70	\$0.00	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.86	\$29.19
2nd 6 months 601-1200 hrs	65.00	\$3.70	\$0.00	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.25	\$31.28
3rd 6 months 1201-1800 hrs	70.00	\$3.70	\$6.86	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.50	\$40.22
4th 6 months 1801-2400	75.02	\$3.70	\$6.86	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.89	\$42.31
5th 6 months	80.00	\$3.70	\$6.86	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.27	\$44.39

EXHIBIT 2

Note that the classification description is clarified after the local union number at the top of the page.

Ratio :

- Jurisdiction (* denotes special jurisdictional note) :**

Special Jurisdictional Note : In Preble County the following townships are included: (Jackson, Monroe, Harrison, Twin and Washington)

Tile Layer Finishers shall do mixing of mortars & adhesives, cleaning & grouting of tile, unloading of all trucks, unpacking & handling of all tile & materials such as sand, lime, cement, tile, & all types of tile panels, prefabricated on job site. Marble Setter Finishers shall do all cleaning, waxing & polishing, grouting and pointing.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Bricklayer Local 23 (Dayton Tile Mechanic)

Change # : LCN01-2024ibLoc23DaytonTM

Craft : Bricklayer Effective Date : 07/01/2024 Last Posted : 06/26/2024

	BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
			H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification												
Bricklayer Tile Marble Terrazzo Mechanics		\$30.98	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.80	\$62.29
Terrazzo Worker		\$30.98	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.80	\$62.29
Apprentice		Percent										
1st 6 Months	60.00	\$18.59	\$8.56	\$0.00	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27.72	\$37.01
2nd 6 Months	65.00	\$20.14	\$8.56	\$0.00	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29.27	\$39.34
3rd 6 Months	70.00	\$21.69	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37.51	\$48.35
4th 6 Months	75.00	\$23.23	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.06	\$50.67
5th 6 months	80.00	\$24.78	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.60	\$53.00
6th 6 months	85.00	\$26.33	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42.15	\$55.32
7th 6 months	90.00	\$27.88	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43.70	\$57.64

8th 6 months	95.00	\$29.43	\$8.56	\$6.69	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.25	EXHIBIT 2 \$59,97
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Special Calculation Note : Classification title contains "Bricklayer" because contract originates within the Bricklayer Local. Note that the classification description is clarified after the local union number at the top of the page.

Ratio :

- 5 Journeymen to 1 Apprentice
- 10 Journeymen to 2 Apprentice
- 15 Journeymen to 3 Apprentice
- 20 Journeymen to 4 Apprentice
- 25 Journeymen to 5 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

CHAMPAIGN, CLARK, CLINTON, DARKE, GREENE, HIGHLAND, LOGAN, MIAMI, MONTGOMERY, PREBLE*, SHELBY

Special Jurisdictional Note : In Preble County the following townships are included: (Jackson, Jefferson, Monroe, Harrison, Twin and Washington)

Details :

** (Tile layers work) the laying, cutting or setting of all tile where used for floors, walls, ceilings, walks, promenade roofs, stair treads, stair risers, facings, hearths, fireplaces & decorative inserts together with any marble plinths, thresholds or window stools used in connection with any tile work. the building, shaping forming construction or repairing of all fireplace work, whether in connection with a mantel hearth facing or not, & the setting & preparing of all material such as cement, plaster, mortar, brickwork, iron work or other materials necessary for the proper, safe construction & completion of such work: except that a mantel made exclusively of brick, marble or stone shall be conceded to be bricklayers, marble setters or stonemasons' work respectively.

** Marble, mosaic, venetian enamel & terrazzo. Cutting and assembling of mosaics. all rolling of terrazzo work.

** Caulking of all expansion, perimeter & angle joints shall be the exclusive work of the tile mechanic.

** Marble masons shall consist of carving, cutting & setting of all marble, slate (including blackboards) stone, alabaster, carrara, sanionyx, vitrolite & similar opaque glass, scagliola, whatever thickness or dimension.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Bricklayer Local 23 Heavy Hwy (A)

Change # : LCN01-2024ibLoc23HevHwyA

Craft : Bricklayer Effective Date : 06/05/2024 Last Posted : 06/05/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Cement Mason Bricklayer Sewer Water Works A	\$33.39	\$10.00	\$9.53	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.45	\$70.14
Apprentice	Percent										
1st year	70.00	\$10.00	\$9.53	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43.43	\$55.12
2nd year	80.00	\$10.00	\$9.53	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.77	\$60.13
3rd year	90.00	\$10.00	\$9.53	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.11	\$65.14

Special Calculation Note : NOT FOR BUILDING CONSTRUCTION.

Ratio :

- 3 Journeyman to 1 Apprentice
- 6 Journeyman to 2 Apprentice
- 9 Journeyman to 3 Apprentice
- 12 Journeyman to 4 Apprentice
- 15 Journeyman to 5 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ALLEN, ASHLAND, ASHTABULA, ATHENS, AUGLAIZE, BELMONT, BROWN, BUTLER, CARROLL, CHAMPAIGN, CLARK, CLERMONT, CLINTON, COLUMBIANA, COSHOCTON, CRAWFORD, CUYAHOGA, DARKE, DEFIANCE, DELAWARE, ERIE, FAIRFIELD, FAYETTE, FRANKLIN, FULTON, GALLIA, GEauga, GREENE, GUERNSEY, HAMILTON, HANCOCK, HARDIN, HARRISON, HENRY, HIGHLAND, HOCKING, HOLMES, HURON, JACKSON, JEFFERSON, KNOX, LAKE, LAWRENCE, LICKING, LOGAN, LORAIN, LUCAS, MADISON, MAHONING, MARION,

MEDINA, MEIGS, MERCER, MIAMI, MONROE, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, OTTAWA, PAULDING, PERRY, PICKAWAY, PIKE, PORTAGE, PREBLE, PUTNAM, RICHLAND, ROSS, SANDUSKY, SCIOTO, SENECA, SHELBY, STARK, SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VAN WERT, VINTON, WARREN, WASHINGTON, WAYNE

Special Jurisdictional Note :

Details :

- (A) Highway Construction, Sewer, Waterworks And Utility Construction, Industrial & Building Site Heavy Construction, Airport Construction Or Railroad Construction Work.
- (B) Power Plant, Tunnels, Amusement Park, Athletic Stadium Site Work ,Pollution Control,Sewer Plant, Waste Plant, & Water Treatment Facilities, Construction.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Bricklayer Local 23 Heavy Hwy (B)

Change # : LCN01-2024ibLoc23HewHwyB

Craft : Bricklayer Effective Date : 06/05/2024 Last Posted : 06/05/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Cement Mason Bricklayer Power Plants Tunnels Amusement Parks B	\$34.39	\$10.00	\$9.52	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54.45	\$71.65
Apprentice	Percent										
1st year	70.00	\$24.07	\$9.52	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44.13	\$56.17
2nd year	80.00	\$27.51	\$9.52	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47.57	\$61.33
3rd year	90.00	\$30.95	\$9.52	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.01	\$66.49

Special Calculation Note : NOT FOR BUILDING CONSTRUCTION.

Ratio :

- 3 Journeymen to 1 Apprentice
- 6 Journeymen to 2 Apprentice
- 9 Journeymen to 2 Apprentice
- 12 Journeymen to 4 Apprentice
- 15 Journeymen to 5 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ALLEN, ASHLAND, ASHTABULA, ATHENS, AUGLAIZE, BELMONT, BROWN, BUTLER, CARROLL, CHAMPAIGN, CLARK, CLERMONT, CLINTON, COLUMBIANA, COSHOCTON, CRAWFORD, CUYAHOGA, DARKE, DEFIANCE, DELAWARE, ERIE, FAIRFIELD, FAYETTE, FRANKLIN, FULTON, GALLIA, GEAUGA, GREENE, GUERNSEY, HAMILTON, HANCOCK, HARDIN, HARRISON, HENRY, HIGHLAND, HOCKING, HOLMES, HURON,

JACKSON, JEFFERSON, KNOX, LAKE, LAWRENCE, LICKING, LOGAN, LORAIN, LUCAS, MADISON, MAHONING, MARION, MEDINA, MEIGS, MERCER, MIAMI, MONROE, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, OTTAWA, PAULDING, PERRY, PICKAWAY, PIKE, PORTAGE, PREBLE, PUTNAM, RICHLAND, ROSS, SANDUSKY, SCIOTO, SENECA, SHELBY, STARK, SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VAN WERT, VINTON, WARREN, WASHINGTON, WAYNE

Special Jurisdictional Note :

Details :

- (A) Highway Construction, Sewer, Waterworks And Utility Construction, Industrial & Building Site Heavy Construction, Airport Construction Or Railroad Construction Work.
- (B) Power Plant, Tunnels, Amusement Park, Athletic Stadium Site Work ,Pollution Control,Sewer Plant, Waste Plant, & Water Treatment Facilities, Construction.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Electrical Local 71 Outside Utility Power

Change # : LCN01-2024ibLoc71

Craft : Lineman Effective Date : 01/06/2025 Last Posted : 12/31/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Electrical Lineman	\$50.15	\$7.50	\$1.50	\$0.50	\$0.00	\$12.04	\$0.75	\$0.00	\$0.00	\$72.44	\$97.51
Substation Technician	\$50.15	\$7.50	\$1.50	\$0.50	\$0.00	\$12.04	\$0.75	\$0.00	\$0.00	\$72.44	\$97.51
Cable Splicer	\$52.52	\$7.50	\$1.58	\$0.52	\$0.00	\$12.60	\$0.75	\$0.00	\$0.00	\$75.47	\$101.73
Operator A	\$44.95	\$7.50	\$1.35	\$0.45	\$0.00	\$10.79	\$0.75	\$0.00	\$0.00	\$65.79	\$88.27
Operator B	\$39.73	\$7.50	\$1.19	\$0.40	\$0.00	\$9.53	\$0.75	\$0.00	\$0.00	\$59.10	\$78.96
Operator C	\$31.89	\$7.50	\$0.96	\$0.32	\$0.00	\$7.65	\$0.75	\$0.00	\$0.00	\$49.07	\$65.01
Groundman 0-12 months Exp	\$25.07	\$7.50	\$0.75	\$0.25	\$0.00	\$6.02	\$0.75	\$0.00	\$0.00	\$40.34	\$52.88
Groundman 0-12 months Exp w/CDL	\$27.58	\$7.50	\$0.83	\$0.28	\$0.00	\$6.62	\$0.75	\$0.00	\$0.00	\$43.56	\$57.35
Groundman 1 yr or more	\$27.58	\$7.50	\$0.83	\$0.28	\$0.00	\$6.62	\$0.75	\$0.00	\$0.00	\$43.56	\$57.35

Groundman 1 yr or more w/CDL	\$32.60	\$7.50	\$0.98	\$0.33	\$0.00	\$7.82	\$0.75	\$0.00	\$49.98	EXHIBIT 2 \$66.28	
Equipment Mechanic A	\$39.73	\$7.50	\$1.19	\$0.40	\$0.00	\$9.54	\$0.75	\$0.00	\$59.11	\$78.97	
Equipment Mechanic B	\$35.82	\$7.50	\$1.07	\$0.36	\$0.00	\$8.60	\$0.75	\$0.00	\$54.10	\$72.01	
Equipment Mechanic C	\$31.89	\$7.50	\$0.96	\$0.32	\$0.00	\$7.65	\$0.75	\$0.00	\$49.07	\$65.01	
Line Truck w/uuger	\$35.16	\$7.50	\$1.05	\$0.35	\$0.00	\$8.44	\$0.75	\$0.00	\$53.25	\$70.83	
Apprentice	Percent										
1st 1000 hrs	60.00	\$30.09	\$7.50	\$0.90	\$0.30	\$7.22	\$0.75	\$0.00	\$46.76	\$61.80	
2nd 1000 hrs	65.00	\$32.60	\$7.50	\$0.98	\$0.33	\$7.82	\$0.75	\$0.00	\$49.98	\$66.28	
3rd 1000 hrs	70.00	\$35.10	\$7.50	\$1.05	\$0.35	\$8.43	\$0.75	\$0.00	\$53.18	\$70.74	
4th 1000 hrs	75.00	\$37.61	\$7.50	\$1.13	\$0.38	\$9.03	\$0.75	\$0.00	\$56.40	\$75.21	
5th 1000 hrs	80.00	\$40.12	\$7.50	\$1.20	\$0.40	\$9.63	\$0.75	\$0.00	\$59.60	\$79.66	
6th 1000 hrs	85.00	\$42.63	\$7.50	\$1.28	\$0.43	\$10.23	\$0.75	\$0.00	\$62.82	\$84.13	
7th 1000 hrs	90.00	\$45.14	\$7.50	\$1.35	\$0.45	\$10.83	\$0.75	\$0.00	\$66.01	\$88.58	

Special Calculation Note : Other is Health Reimbursement Account

Operator "A"

John Henry Rock Drill, D-6 (or equivalent) and above, Trackhoe Digger, (320 Track excavator), Cranes (greater than 25 tons and less than 45 tons).

Operator "B"

Cranes (greater than 6 tons and up to 25 tons), Backhoes, Road Tractor, Dozer up to D-5, Pressure Digger- wheeled or tracked, all Tension wire Stringing equipment.

Operator "C"
Trench, Backhoe, Riding type vibratory Compactor, Ground Rod Driver, Boom Truck (6 ton & below), Skid Steer Loaders, Material Handler.

EXHIBIT 2

Ratio :

(1) Journeyman Lineman to (1) Apprentice

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ASHLAND, ASHTABULA, ATHENS, AUGLAIZE, BELMONT, BROWN, BUTLER, CARROLL, CHAMPAIGN, CLARK, CLERMONT, CLINTON, COLUMBIANA, COSHOCTON, CRAWFORD, CUYAHOGA, DARKE, DELAWARE, FAIRFIELD, FAYETTE, FRANKLIN, GALLIA, GEauga, GREENE, GUERNSEY, HAMILTON, HARRISON, HIGHLAND, HOCKING, HOLMES, JACKSON, JEFFERSON, KNOX, LAKE, LAWRENCE, LICKING, LOGAN, LORAIN, MADISON, MAHONING, MARION, MEDINA, MEIGS, MERCER, MIAMI, MONROE, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PIKE, PORTAGE, PREBLE, RICHLAND, ROSS, SCIOTO, SHELBY, STARK, SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VINTON, WARREN, WASHINGTON, WAYNE

Special Jurisdictional Note :**Details :**

Heli - Arc Welding will be paid \$.30 above Journeyman rate. Additional compensation of 10% over the Journeyman Lineman and Journeyman Technician for performing work on structures outside of buildings such as water towers, smoke stacks, radio and television towers, more than 75' above the ground.

Prevailing Wage Rate Skilled Crafts

Name of Union: Electrical Local 82 Inside

Change # : LCN01-2024ibLoc82in

Craft : Electrical Effective Date : 12/02/2024 Last Posted : 11/27/2024

	BHR	Fringe Benefit Payments							Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)			
Classification												
Electrician	\$38.00	\$7.85	\$9.14	\$0.65	\$0.00	\$4.05	\$0.00	\$0.00	\$0.00	\$59.69	\$78.69	
Apprentice												
Percent												
1st period 0 - 1000 hrs	46.00	\$4.40	\$0.72	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.90	\$31.64	
2nd period 1001-2000 hrs	46.00	\$4.40	\$0.72	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.90	\$31.64	
3rd period 2001-3500 hrs	50.00	\$7.35	\$4.97	\$0.32	\$0.00	\$2.03	\$0.00	\$0.00	\$0.00	\$33.67	\$43.17	
4th period 3501-5000 hrs	52.00	\$7.37	\$5.17	\$0.34	\$0.00	\$2.11	\$0.00	\$0.00	\$0.00	\$34.75	\$44.63	
5th period 5001-6500 hrs	62.00	\$7.47	\$6.17	\$0.40	\$0.00	\$2.51	\$0.00	\$0.00	\$0.00	\$40.11	\$51.89	
6th period 6501-8000 hrs	77.00	\$7.62	\$7.66	\$0.50	\$0.00	\$3.12	\$0.00	\$0.00	\$0.00	\$48.16	\$62.79	

Special Calculation Note :

Ratio :

Jurisdiction (* denotes special jurisdictional note) :

1 to 3 Journeymen to 4 Apprentices
4 to 6 Journeymen to 8 Apprentices

CLINTON, DARKE, GREENE, MIAMI, MONTGOMERY, PREBLE,
WARREN*

EXHIBIT 2

Special Jurisdictional Note : The following townships in Warren County are included: Clearcreek, Franklin and Wayne.

Details :

Prevailing Wage Rate Skilled Crafts

Name of Union: Electrical Local 82 Inside Lt Commercial South West

Change # : LCN01-2024ibLoc82in

Craft : Electrical Effective Date : 10/30/2024 Last Posted : 10/30/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Electrician	\$36.00	\$7.55	\$8.75	\$0.61	\$0.00	\$4.00	\$1.08	\$0.00	\$0.00	\$57.99	\$75.99
CE-3 10,001-12,000	\$27.05	\$6.67	\$0.81	\$0.87	\$0.00	\$0.81	\$0.00	\$0.00	\$0.10	\$36.31	\$49.84
CE-2 9,001-10,000 Hrs	\$21.64	\$6.67	\$0.65	\$0.87	\$0.00	\$0.65	\$0.00	\$0.00	\$0.10	\$30.58	\$41.40
CE-1 8,001-9,000 Hrs	\$19.83	\$6.67	\$0.59	\$0.87	\$0.00	\$0.59	\$0.00	\$0.00	\$0.10	\$28.65	\$38.57
CW-4 6,001-8,000 Hrs	\$18.03	\$6.67	\$0.54	\$0.87	\$0.00	\$0.54	\$0.00	\$0.00	\$0.10	\$26.75	\$35.77
CW-3 4,001-6,000 Hrs	\$16.23	\$6.67	\$0.49	\$0.87	\$0.00	\$0.49	\$0.00	\$0.00	\$0.10	\$24.85	\$32.97
CW-2 2,001-4,000 Hrs	\$15.33	\$6.67	\$0.46	\$0.87	\$0.00	\$0.46	\$0.00	\$0.00	\$0.10	\$23.89	\$31.56
CW-1 0-2,000 Hrs	\$14.42	\$6.67	\$0.43	\$0.87	\$0.00	\$0.43	\$0.00	\$0.00	\$0.10	\$22.92	\$30.13
Apprentice	Percent										

1st period 0 - 1000 hrs	46.00	\$16.56	\$4.18	\$0.70	\$0.28	\$0.00	\$0.00	\$0.50	\$0.00	\$22.22	EXHIBIT 2 \$30.50
2nd period 1001-2000 hrs	46.00	\$16.56	\$4.18	\$0.70	\$0.28	\$0.00	\$0.00	\$0.50	\$0.00	\$22.22	\$30.50
3rd period 2001-3500 hrs	50.00	\$18.00	\$7.05	\$4.38	\$0.31	\$0.00	\$2.00	\$0.54	\$0.00	\$32.28	\$41.28
4th period 3501-5000 hrs	52.00	\$18.72	\$7.07	\$4.55	\$0.32	\$0.00	\$2.08	\$0.56	\$0.00	\$33.30	\$42.66
5th period 5001-6500 hrs	62.00	\$22.32	\$7.17	\$5.43	\$0.38	\$0.00	\$2.48	\$0.67	\$0.00	\$38.45	\$49.61
6th period 6501-8000 hrs	77.00	\$27.72	\$7.32	\$6.64	\$0.47	\$0.00	\$3.08	\$0.83	\$0.00	\$46.06	\$59.92

Special Calculation Note : Other: National Electrical Benefit Fund

Misc: Administrative Fees

Ratio :

1 to 3 Journeymen to 4 Apprentices
4 to 6 Journeymen to 8 Apprentices

Construction Electrician and Construction Wireman Ratio

There shall be a minimum ratio of one inside Journeyman to every (4) employees of different classification per jobsite. An inside Journeyman Wireman is required on the project as the fifth (5th) worker or when apprentices are used.

Jurisdiction (* denotes special jurisdictional note) :

CLINTON, DARKE, GREENE, MIAMI, MONTGOMERY, PREBLE,
WARREN*

Special Jurisdictional Note : The following townships in Warren County are included: Clearcreek, Franklin and Wayne.

The scope of work for the light commercial agreement shall apply to the following facilities not to exceed 200,000 square feet; office buildings, shopping centers, auto sales agencies and garages, churches, funeral homes, nursing homes, hotels, retail and wholesale facilities, small stand-alone manufacturing facilities when free standing and not part of a larger facility (not to exceed 50,000 square feet), solar projects (500 panels or less) unless otherwise covered under the agreement, lighting retrofits (when not associated with remodels involving branch re-circuiting) lighting retrofits shall be defined as the changing of lamps and ballasts in existing light fixtures and shall also include the one for one replacement of existing fixtures, warehouses, gas stations, food service centers, restaurants, entertainment facilities, hospitals, clinics, motels, residential buildings.

Details :

EXHIBIT 2

Prevailing Wage Rate

Skilled Crafts

Name of Union: Electrical Local 82 Voice Data Video

Change # : LCN01-2024ibLoc82VDV

Craft : Voice Data Video Effective Date : 11/27/2024 Last Posted : 11/27/2024

BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Electrical Installer Technician A	\$27.70	\$7.35	\$7.83	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43.41	\$57.26
Electrical Installer Technician B	\$26.32	\$7.35	\$7.79	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41.96	\$55.12
JW Installer Technician	\$24.93	\$7.35	\$7.50	\$0.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.25	\$52.71
NON BICSI Installer	\$18.01	\$4.37	\$0.00	\$0.34	\$0.00	\$2.00	\$0.00	\$0.00	\$0.00	\$24.72	\$33.73
Percent											
1st 0-1000 hours	55.00	\$4.37	\$4.31	\$0.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.20	\$31.82
2nd 1001-2000 hours	55.00	\$4.37	\$4.31	\$0.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.20	\$31.82
3rd 2001-3000 hours	65.02	\$7.18	\$5.09	\$0.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.62	\$39.63

4th 3001-4000 hours	65.02	\$18.01	\$7.18	\$5.09	\$0.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.62	EXHIBIT 2 \$39.63
5th 4001-5000 hours	75.02	\$20.78	\$7.23	\$5.87	\$0.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.27	\$44.66
6th 5001-6000 hours	75.02	\$20.78	\$7.23	\$5.87	\$0.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.27	\$44.66
7th 6001-7000 hours	80.00	\$22.16	\$7.25	\$7.66	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37.49	\$48.57
8th 7001 hours	80.00	\$22.16	\$7.25	\$7.66	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37.49	\$48.57
Cable Puller	50.00	\$13.85	\$4.37	\$0.00	\$0.26	\$0.00	\$0.25	\$0.00	\$0.00	\$0.00	\$18.73	\$25.66

Special Calculation Note : No special calculations for this skilled craft wage rate are required at this time.

Ratio :

1 Journeyman to 2 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

CLINTON, DARKE, GREENE, MIAMI, MONTGOMERY, PREBLE,
WARREN*

Special Jurisdictional Note : The following townships in Warren County are included: (Clearcreek, Franklin and Wayne)

Details :

Work covered but not limited to: installation which utilize transmission and/or transference of voice, sound, vision or digital for commercial, education, security and entertainment purposes for the following:

TV monitoring and surveillance, background-foreground music, intercom and telephone interconnect, inventory control systems, microwave transmission, multimedia, multiplex, nurse call system, radio page, school intercom, sound and low voltage master clock systems.

Fire Alarm work is excluded on all new construction sites or wherever the fire alarm system is installed in conduit.

All HVAC control work is not covered by this wage rate but by the Inside Electrical wage rate.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Carpenter & Pile Driver SW Zone 1

Change # : LCN01-2024ibLoc136SWZone1

Craft : Carpenter Effective Date : 07/31/2024 Last Posted : 07/31/2024

	BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
			H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification												
Carpenter		\$32.26	\$8.48	\$6.95	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$51.52	\$67.65
Pile Driver		\$32.26	\$8.48	\$6.95	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$51.52	\$67.65
Apprentice		Percent										
1st 6 Months	70.00	\$22.58	\$8.48	\$2.00	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$36.89	\$48.18
2nd 6 Months	70.00	\$22.58	\$8.48	\$2.00	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$36.89	\$48.18
3rd 6 Months	80.00	\$25.81	\$8.48	\$5.56	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$43.68	\$56.58
4th 6 Months	80.00	\$25.81	\$8.48	\$5.56	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$43.68	\$56.58
5th 6 Months	90.00	\$29.03	\$8.48	\$6.26	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$47.60	\$62.12
6th 6 Months	90.00	\$29.03	\$8.48	\$6.26	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$47.60	\$62.12
7th 6 Months	95.00	\$30.65	\$8.48	\$6.60	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$49.56	\$64.88
8th 6 Months	95.00	\$30.65	\$8.48	\$6.60	\$0.60	\$0.00	\$3.07	\$0.16	\$0.00	\$0.00	\$49.56	\$64.88

Special Calculation Note : Other is for UBC National Fund

Ratio :
1 Journeyman to 1 Apprentice

Special Jurisdictional Note :

Details :

Carpenter duties shall include but not limited to: Pile driving, milling, fashioning, joining, assembling, erecting, fastening, or dismantling of all material of wood, plastic, metal, fiber, cork, and composition, and all other substitute materials: pile driving, cutting, fitting, and placing of lagging, and the handling, cleaning, erecting, installing, and dismantling of machinery, equipment, and erecting pre-engineered metal buildings.

Pile Drivers work but not limited to: unloading, assembling, erection, repairs, operation, signaling, dismantling, and reloading all equipment that is used for pile driving including pile butts. pile butts is defined as sheeting or scrap piling. Underwater work that may be required in connection with the installation of piling. The diver and his tender work as a team and shall arrive at their own financial arrangements with the contractor. Any configuration of wood, steel, concrete, or composite that is jetted, driven, or vibrated onto the ground by conventional pile driving equipment for the purpose of supporting a future load that may be permanent or temporary.

Driving bracing, plumbing, cutting off and capping of all piling whether wood, metal, pipe piling or composite. loading, unloading, erecting, framing, dismantling, moving, and handling of pile driving equipment. piling used in the construction and repair of all wharves, docks, piers, trestles, caissons, cofferdams, and the erection of all sea walls and breakwaters. All underwater and marine work on bulkheads, wharves, docks, shipyards, caissons, piers, bridges, pipeline work, viaducts, marine cable and trestles, as well as salvage and reclamation work where divers are employed.

Rate shall include carpenters, acoustic, and ceiling installers, drywall installers, pile drivers, and floorlayers.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Carpenter Millwright Local 1090 SW Zone II

Change # : LCN01-2024ibLoc1090SW2

Craft : Carpenter Effective Date : 10/02/2024 Last Posted : 10/02/2024

	BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
			H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification												
Carpenter Millwright		\$34.35	\$8.42	\$6.95	\$0.62	\$0.00	\$7.67	\$0.19	\$0.00	\$0.00	\$58.20	\$75.38
Apprentice												
1st 6 months	60.00	\$20.61	\$8.42	\$4.27	\$0.62	\$0.00	\$4.60	\$0.19	\$0.00	\$0.00	\$38.71	\$49.02
2nd 6 months	65.00	\$22.33	\$8.42	\$4.61	\$0.62	\$0.00	\$4.99	\$0.19	\$0.00	\$0.00	\$41.16	\$52.32
3rd 6 months	70.02	\$24.05	\$8.42	\$4.94	\$0.62	\$0.00	\$5.37	\$0.19	\$0.00	\$0.00	\$43.59	\$55.62
4th 6 months	75.00	\$25.76	\$8.42	\$5.28	\$0.62	\$0.00	\$5.75	\$0.19	\$0.00	\$0.00	\$46.02	\$58.90
5th 6 months	80.00	\$27.48	\$8.42	\$5.61	\$0.62	\$0.00	\$6.14	\$0.19	\$0.00	\$0.00	\$48.46	\$62.20
6th 6 months	85.00	\$29.20	\$8.42	\$5.95	\$0.62	\$0.00	\$6.52	\$0.19	\$0.00	\$0.00	\$50.90	\$65.50
7th 6 months	90.02	\$30.92	\$8.42	\$6.28	\$0.62	\$0.00	\$6.90	\$0.19	\$0.00	\$0.00	\$53.33	\$68.79
8th 6 months	95.00	\$32.63	\$8.42	\$6.62	\$0.62	\$0.00	\$7.29	\$0.19	\$0.00	\$0.00	\$55.77	\$72.09

Special Calculation Note : Other (\$0.19) \$0.14 National Fund and \$0.05 for National Millwright Fund.

Ratio :

3 Journeymen to 1 Apprentice

Special Jurisdictional Note :

Details :

Jurisdiction (* denotes special jurisdictional note) :
CHAMPAIGN, CLARK, DARKE, GREENE, LOGAN, MIAMI,
MONTGOMERY, PREBLE, SHELBY

EXHIBIT 2

Prevailing Wage Rate Skilled Crafts

Name of Union: Asbestos Local 50 Heat & Frost Insulators

Change # : LCN01-2025ibAsbLoc50

Craft : Asbestos Worker Effective Date : 04/30/2025 Last Posted : 04/30/2025

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Asbestos Insulation Mechanic	\$38.56	\$9.55	\$8.85	\$0.50	\$0.00	\$3.75	\$0.00	\$0.00	\$0.00	\$61.21	\$80.49
Firestop Technician	\$38.56	\$9.55	\$8.85	\$0.50	\$0.00	\$3.75	\$0.00	\$0.00	\$0.00	\$61.21	\$80.49
Apprentice	Percent										
1st year	60.78	\$23.44	\$4.52	\$0.50	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$38.51	\$50.23
2nd year	70.90	\$27.34	\$4.52	\$0.50	\$0.00	\$0.85	\$0.00	\$0.00	\$0.00	\$42.76	\$56.43
3rd year	81.04	\$31.25	\$6.76	\$0.50	\$0.00	\$1.25	\$0.00	\$0.00	\$0.00	\$49.31	\$64.93
4th year	86.09	\$33.20	\$6.76	\$0.50	\$0.00	\$1.50	\$0.00	\$0.00	\$0.00	\$51.51	\$68.10

Special Calculation Note :

Ratio :

1 Journeymen to 1 Apprentice
4 Journeymen to 1 Apprentice thereafter

Jurisdiction (* denotes special jurisdictional note) :

ATHENS, AUGLAIZE, BUTLER*, CHAMPAIGN, CLARK, CLINTON, CRAWFORD, DARKE, DELAWARE, FAIRFIELD, FAYETTE, FRANKLIN, GREENE, GUERNSEY, HARDIN, HOCKING, KNOX, LICKING, LOGAN, MADISON, MARION, MIAMI, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PREBLE, ROSS, SHELBY, UNION, VINTON, WARREN*

Special Jurisdictional Note : Township of Butler County: Townships of Lemon and Madison.

Warren County: Township of Cleer Creek, Franklin, Massie, Turtle Creek and Wayne

EXHIBIT 2

Details :

Prevailing Wage Rate

Skilled Crafts

Name of Union: Carpenter & Pile Driver SW District HevHwy

Change # : LCN01-2025ibCarpSWHevHwy

Craft : Carpenter Effective Date : 05/21/2025 Last Posted : 05/21/2025

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Journeyman											
	\$36.09	\$9.42	\$6.95	\$0.70	\$0.00	\$5.77	\$0.16	\$0.00	\$0.00	\$59.09	\$77.14
Apprentice											
1st 6 Months	70.00	\$25.26	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$48.26	\$60.89
2nd 6 Months	70.00	\$25.26	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$48.26	\$60.89
3rd 6 Months	80.00	\$28.87	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$51.87	\$66.31
4th 6 Months	80.00	\$28.87	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$51.87	\$66.31
5th 6 Months	90.00	\$32.48	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$55.48	\$71.72
6th 6 Months	90.00	\$32.48	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$55.48	\$71.72
7th 6 Months	95.00	\$34.29	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$57.29	\$74.43
8th 6 Months	95.00	\$34.29	\$9.42	\$6.95	\$0.70	\$0.00	\$0.16	\$0.00	\$0.00	\$57.29	\$74.43

Special Calculation Note : Other is UBC National Fund.

Ratio :

Jurisdiction (* denotes special jurisdictional note) :

1 Journeymen to 1 Apprentice

BROWN, BUTLER, CHAMPAIGN, CLARK, CLERMONT, CLINTON, DARKE, GREENE, HAMILTON, LOGAN, MIAMI, MONTGOMERY, PREBLE, SHELBY, WARREN

An employer shall have the right to employ one (1) Apprentice for one (1) Journeyman Carpenter in its employment for the first Apprentice employed, and 1 (1) Apprentice for two (2) Journeyman Carpenter for additional Apprentices employed.

Thereafter, every third additional carpenter hired shall be an apprentice, if available, and if practical for the type of work being performed.

Special Jurisdictional Note :

Details :

Highway Construction, Airport Construction, Heavy Construction but not limited to: (tunnels, subways, drainage projects, flood control, reservoirs). Railroad Construction, Sewer Waterworks & Utility Construction but not limited to: (storm sewers, waterlines, gaslines). Industrial & Building Site, Power Plant, Amusement Park, Athletic Stadium Site, Sewer and Water Plants.

When the Contractor furnishes the necessary underwater gear for the Diver, the Diver shall be paid one and one half (1 & 1/2) times the journeyman rate for the time spent in the water.

Prevailing Wage Rate Skilled Crafts

Name of Union: Bricklayer Local 23 (Dayton)

Change # : LCN01-2025ibLoc23Dayton

Craft : Bricklayer Effective Date : 06/01/2025 Last Posted : 05/28/2025

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Bricklayer Stone Mason Refractory	\$34.58	\$10.40	\$7.79	\$0.64	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$53.91	\$71.20
Pointer/Caulker/Cleaner	\$34.58	\$10.40	\$7.79	\$0.64	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$53.91	\$71.20
Improver Apprentices 25 day probationary period then											
1st 6 months	\$22.48	\$10.40	\$0.00	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$33.92	\$45.16
2nd 6 months	\$25.94	\$10.40	\$0.00	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$37.38	\$50.35
3rd 6 months	\$29.39	\$10.40	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$47.32	\$62.02
4th 6 months	\$32.85	\$10.40	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$50.78	\$67.21
Bricklayer Stone Mason Refractory and PCC Apprentice	Percent										
1st 6 months	60.00	\$20.75	\$0.00	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$32.19	\$42.56
2nd 6 months	65.00	\$22.48	\$0.00	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$33.92	\$45.16
3rd 6 months	70.00	\$24.21	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$42.14	\$54.24
4th 6 months	75.00	\$25.93	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$43.87	\$56.83
5th 6 months	80.00	\$27.66	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$45.59	\$59.43
6th 6 months	85.00	\$29.39	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$47.32	\$62.02
7th 6 months	90.00	\$31.12	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$49.05	\$64.61

8th 6 months	95.00	\$32.85	\$10.40	\$6.49	\$0.54	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$50.78	EXHIBIT 2 \$67.21
Mason Trainee 1-90 Days	45.00	\$15.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$16.06	\$23.84
91-365 Days	45.00	\$15.56	\$10.40	\$0.00	\$0.00	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$26.46	\$34.24
2nd Year	50.00	\$17.29	\$10.40	\$0.00	\$0.00	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$28.19	\$36.84

Special Calculation Note : Apprentice and Apprentice Improver, Health and Welfare after 30 days. Mason Trainees Health and Welfare after 90 days.

Ratio :

Bricklayer Stone Mason Refractory Worker:

- 1-2 Journeymen to 1 Apprentice
- 3-4 Journeymen to 2 Apprentice
- 5-6 Journeymen to 2 Apprentice
- 7-10 Journeymen to 3 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

CHAMPAIGN, CLARK, CLINTON, DARKE, GREENE, HIGHLAND,
LOGAN, MIAMI, MONTGOMERY, PREBLE*, SHELBY

Mason Trainee Ratio:

- 1 Apprentice permits 1 Mason Trainee
- 2 Apprentice permits 1 Mason Trainee
- 3 Apprentice permits 2 Mason Trainee
- 4 Apprentice permits 2 Mason Trainee

In order to utilize a Pre-Apprentice, you must have 1 registered apprentice in your employ.

Ratio of Improver Apprentices to Journeymen in no case shall their be no more than 1 Improver Apprentice to 6 Journeymen

Special Jurisdictional Note : In Preble County the following townships are included: Jackson, Monroe, Harrison, Twin, Jefferson and Washington

Details :

Apprentice Ratio's covers: Bricklayer, Stone Mason, Refractory worker and Pointer, Cleaner, Caulker.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Electrical Local 71 DOT Traffic Signal Highway Lighting American Line Builders

Change # : LCN01-2025ibLoc71DOTClev

Craft : Lineman Effective Date : 06/04/2025 Last Posted : 06/04/2025

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Electrical Lineman	\$46.03	\$7.50	\$1.38	\$0.46	\$0.00	\$9.20	\$0.50	\$0.00	\$0.00	\$65.07	\$88.08
Traffic Signal & Lighting Journeyman	\$44.43	\$7.50	\$1.33	\$0.44	\$0.00	\$8.89	\$0.50	\$0.00	\$0.00	\$63.09	\$85.30
Equipment Operator	\$40.44	\$7.50	\$1.21	\$0.40	\$0.00	\$8.09	\$0.50	\$0.00	\$0.00	\$58.14	\$78.36
Groundman 0 to 12 months (W/O CDL)	\$24.52	\$7.50	\$0.74	\$0.25	\$0.00	\$4.90	\$0.50	\$0.00	\$0.00	\$38.41	\$50.67
Groundman 0 to 12 Months (W CDL)	\$26.78	\$7.50	\$0.80	\$0.27	\$0.00	\$5.36	\$0.50	\$0.00	\$0.00	\$41.21	\$54.60
Groundman greater than 1 year (W CDL)	\$29.07	\$7.50	\$0.87	\$0.29	\$0.00	\$5.81	\$0.50	\$0.00	\$0.00	\$44.04	\$58.58
Traffic Apprentice											
1st 1000 hrs	\$26.66	\$7.50	\$0.80	\$0.27	\$0.00	\$5.33	\$0.50	\$0.00	\$0.00	\$41.06	\$54.39

2nd 1000 hrs	\$28.88	\$7.50	\$0.87	\$0.29	\$0.00	\$5.78	\$0.50	\$0.00	\$0.00	\$43.82	EXHIBIT 2 \$826
3rd 1000 hrs	\$31.10	\$7.50	\$0.93	\$0.31	\$0.00	\$6.22	\$0.50	\$0.00	\$0.00	\$46.56	\$62.11
4th 1000 hrs	\$33.32	\$7.50	\$1.00	\$0.33	\$0.00	\$6.66	\$0.50	\$0.00	\$0.00	\$49.31	\$65.97
5th 1000 hrs	\$35.54	\$7.50	\$1.07	\$0.36	\$0.00	\$7.11	\$0.50	\$0.00	\$0.00	\$52.08	\$69.85
6th 1000 hrs	\$39.99	\$7.50	\$1.20	\$0.40	\$0.00	\$8.00	\$0.50	\$0.00	\$0.00	\$57.59	\$77.59
Lineman Apprentice	Percent										
1st 1,000 Hours	60.00	\$27.62	\$0.83	\$0.28	\$0.00	\$5.52	\$0.50	\$0.00	\$0.00	\$42.25	\$56.06
2nd 1,000 Hours	65.00	\$29.92	\$0.90	\$0.30	\$0.00	\$5.98	\$0.50	\$0.00	\$0.00	\$45.10	\$60.06
3rd 1,000 Hours	70.00	\$32.22	\$0.97	\$0.32	\$0.00	\$6.44	\$0.50	\$0.00	\$0.00	\$47.95	\$64.06
4th 1,000 Hours	75.00	\$34.52	\$1.04	\$0.35	\$0.00	\$6.90	\$0.50	\$0.00	\$0.00	\$50.81	\$68.07
5th 1,000 Hours	80.00	\$36.82	\$1.10	\$0.37	\$0.00	\$7.36	\$0.50	\$0.00	\$0.00	\$53.65	\$72.07
6th 1,000 Hours	85.00	\$39.13	\$1.17	\$0.39	\$0.00	\$7.82	\$0.50	\$0.00	\$0.00	\$56.51	\$76.07
7th 1,000 Hours	90.00	\$41.43	\$1.24	\$0.41	\$0.00	\$8.28	\$0.50	\$0.00	\$0.00	\$59.36	\$80.07

Special Calculation Note : Other: Health Reimbursement Account**Ratio :**

1 Journeyman to 1 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

AUGLAIZE, CHAMPAIGN, CLARK, CLINTON, DARKE, GREENE,
LOGAN, MERCER, MIAMI, MONTGOMERY, PREBLE, SHELBY

Special Jurisdictional Note :**Details :**

A groundman when directed shall assist a Journeyman in the performance of his/her work on the ground, including the use of hand tools. Under no circumstances shall this classification climb poles, towers, ladders, or work from an elevated platform or bucket truck. This classification shall not perform work normally assigned to an apprentice lineman. No more than three (3) Groundmen shall work alone. Jobs with more than three

Groundmen shall be supervised by a Groundcrew Foreman, Journeyman Lineman, Journeyman Traffic Signal Technician or an Equipment Operator.

EXHIBIT 2

Prevailing Wage Rate

Skilled Crafts

Name of Union: Cement Mason Local 132 (Dayton)

Change # : LCN01-2025ibLoc132

Craft : Cement Effective Date : 06/04/2025 Last Posted : 06/04/2025

BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
	Classification										
Cement Mason	\$32.71	\$8.65	\$7.35	\$0.85	\$0.00	\$2.35	\$0.07	\$0.00	\$0.00	\$51.98	\$68.33
Apprentice	Percent										
1st Year	70.00	\$22.90	\$8.65	\$0.85	\$0.00	\$2.35	\$0.07	\$0.00	\$0.00	\$42.17	\$53.62
2nd Year	80.00	\$26.17	\$8.65	\$0.85	\$0.00	\$2.35	\$0.07	\$0.00	\$0.00	\$45.44	\$58.52
3rd Year	90.00	\$29.44	\$8.65	\$0.85	\$0.00	\$2.35	\$0.07	\$0.00	\$0.00	\$48.71	\$63.43

Special Calculation Note : Other: International Training Fund

Ratio :

2 Journeymen to 1 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

CHAMPAIGN, CLARK, CLINTON, DARKE, GREENE, MIAMI, MONTGOMERY, PREBLE, SHELBY

Special Jurisdictional Note :

Details :

Cement Masons on outrigger, swing or hanging scaffolds, manlifts: \$.75 per hour above scale up to twenty-five (25) feet and \$.75 per hour for each additional twenty-five (25) feet or part of same.

A Cement Mason operating a grinder: \$.30 per hour above the journeyman scale.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Carpenter Floorlayer SW District G

Change # : LCN01-2025ibLocSWG

Craft : Carpenter Effective Date : 02/19/2025 Last Posted : 02/19/2025

BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Carpenter Floorlayer	\$30.96	\$8.39	\$6.95	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$49.56	\$65.04
Apprentice	Percent										
1st 6 months	70.00	\$8.39	\$2.00	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$35.32	\$46.16
2nd 6 months	70.00	\$8.39	\$2.00	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$35.32	\$46.16
3rd 6 months	80.00	\$8.39	\$5.56	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$41.98	\$54.36
4th 6 months	80.00	\$8.39	\$5.56	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$41.98	\$54.36
5th 6 months	90.00	\$8.39	\$6.26	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$45.77	\$59.71
6th 6 months	90.00	\$8.39	\$6.26	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$45.77	\$59.71
7th 6 months	95.00	\$8.39	\$6.60	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$47.66	\$62.37
8th 6 months	95.00	\$8.39	\$6.60	\$0.60	\$0.00	\$2.50	\$0.16	\$0.00	\$0.00	\$47.66	\$62.37

Special Calculation Note : Other: UBC National Fund and Install

Ratio : **EXHIBIT 2**
Jurisdiction (* denotes special jurisdictional note) .

1 Journeyman to 1 Apprentice
BROWN, BUTLER, CHAMPAIGN, CLARK, CLERMONT, CLINTON,
DARKE, GREENE, HAMILTON, LOGAN, MIAMI, MONTGOMERY,
PREBLE, SHELBY, WARREN

Special Jurisdictional Note :**Details :**

Scope of work shall include, but not be limited to: receiving, unloading, handling, distribution and installation of all carpeting materials, carpet padding or matting materials and all resilient materials whether for use on walls, floors, counter, sink, table and all preparation work necessary in connection therewith, including sanding work. the installation of nonstructural under-layment and the work of removing, cleaning waxing of any of the above. Carpeting shall include any floor covering composed of either natural or synthetic fibers that are made in breadths to be sewed, fastened or directly glued to floors or over cushioning sound-proofing materials. Resilient Floors shall consist of and include the laying of all special designs of wood, wood block, wood composition, cork, linoleum, asphalt, mastic, plastic, rubber tile, whether nailed or glued.

Prevailing Wage Rate Skilled Crafts

Name of Union: Boilermaker Local 105

Change # : LCN02-2013fbLoc 105

Craft : Boilermaker Effective Date : 10/01/2013 Last Posted : 09/25/2013

BHR		Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Boilermaker	\$35.26	\$7.07	\$13.28	\$0.89	\$0.00	\$3.00	\$0.55	\$0.00	\$0.00	\$60.05	\$77.68
Apprentice	Percent										
1st 6 months	70.03	\$7.07	\$11.30	\$0.89	\$0.00	\$2.10	\$0.55	\$0.00	\$0.00	\$46.60	\$58.95
2nd 6 months	75.02	\$7.07	\$11.30	\$0.89	\$0.00	\$2.25	\$0.55	\$0.00	\$0.00	\$48.51	\$61.74
3rd 6 months	80.00	\$7.07	\$11.30	\$0.89	\$0.00	\$2.40	\$0.55	\$0.00	\$0.00	\$50.42	\$64.52
4th 6 months	85.02	\$7.07	\$11.30	\$0.89	\$0.00	\$2.55	\$0.55	\$0.00	\$0.00	\$52.34	\$67.33
5th 6 months	87.52	\$7.07	\$13.28	\$0.89	\$0.00	\$2.63	\$0.55	\$0.00	\$0.00	\$55.28	\$70.71
6th 6 months	90.03	\$7.07	\$13.28	\$0.89	\$0.00	\$2.70	\$0.55	\$0.00	\$0.00	\$56.23	\$72.11
7th 6 months	92.50	\$7.07	\$13.28	\$0.89	\$0.00	\$2.78	\$0.55	\$0.00	\$0.00	\$57.19	\$73.49
8th 6 months	95.00	\$7.07	\$13.28	\$0.89	\$0.00	\$2.85	\$0.55	\$0.00	\$0.00	\$58.14	\$74.89

Special Calculation Note : Other is Supplemental Health and Welfare

Ratio :

Jurisdiction (* denotes special jurisdictional note) :

5 Journeyemen to 1 Apprentice

ADAMS, ATHENS, BROWN, BUTLER, CHAMPAIGN, CLARK, CLERMONT, CLINTON, FAIRFIELD, FAYETTE, FRANKLIN, GALLIA, GREENE, GUERNSEY, HAMILTON, HIGHLAND, HOCKING, JACKSON, LAWRENCE, LICKING, MADISON, MEIGS, MIAMI, MONTGOMERY, MORGAN, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PIKE, PREBLE, ROSS, SCIOTO, VINTON, WARREN

Special Jurisdictional Note :

Details :

Prevailing Wage Rate Skilled Crafts

Name of Union: Electrical Local 82 Lightning Rod

Change # : LCN02-2022ibLoc82

Craft : Electrical Effective Date : 12/05/2022 Last Posted : 11/23/2022

	BHR	Fringe Benefit Payments					Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)	
Classification										
Electrical Lightning Rod Technician	\$32.79	\$7.45	\$9.58	\$0.00	\$0.00	\$3.50	\$0.00	\$0.00	\$0.00	\$69.71

Special Calculation Note : No Apprentice approved by OSAC.

Ratio :

Jurisdiction (* denotes special jurisdictional note) :

CLINTON, DARKE, GREENE, MIAMI, MONTGOMERY, PREBLE,
WARREN*

Special Jurisdictional Note : The following townships in Warren County are included: (Clearcreek, Franklin and Wayne)

Details :

Prevailing Wage Rate

Skilled Crafts

Name of Union: Electrical Local 71 Underground Residential Distribution

Change # : LCN02-2024ibLoc7URD

Craft : Lineman Effective Date : 01/06/2025 Last Posted : 12/31/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
URD Electrician	\$38.05	\$7.50	\$1.14	\$0.38	\$0.00	\$9.13	\$0.75	\$0.00	\$0.00	\$56.95	\$75.97
Equipment Operator A	\$34.04	\$7.50	\$1.02	\$0.34	\$0.00	\$8.17	\$0.75	\$0.00	\$0.00	\$51.82	\$68.84
Equipment Operator B	\$31.26	\$7.50	\$0.94	\$0.31	\$0.00	\$7.50	\$0.75	\$0.00	\$0.00	\$48.26	\$63.89
Directional Drill Locator	\$34.04	\$7.50	\$1.02	\$0.34	\$0.00	\$8.17	\$0.75	\$0.00	\$0.00	\$51.82	\$68.84
Directional Drill Operator	\$31.26	\$7.50	\$0.94	\$0.31	\$0.00	\$7.50	\$0.75	\$0.00	\$0.00	\$48.26	\$63.89
Groundman 0-12 months Exp	\$24.70	\$7.50	\$0.74	\$0.25	\$0.00	\$5.93	\$0.75	\$0.00	\$0.00	\$39.87	\$52.22
Groundman 0-12 months Exp w/CDL	\$27.24	\$7.50	\$0.82	\$0.27	\$0.00	\$6.54	\$0.75	\$0.00	\$0.00	\$43.12	\$56.74
Groundman 1 yr or	\$27.24	\$7.50	\$0.82	\$0.27	\$0.00	\$6.54	\$0.75	\$0.00	\$0.00	\$43.12	\$56.74

EXHIBIT 2

Special Calculation Note : Other: Health Reimbursement Account

Ratio:

(1) Journeyman Lineman to (1) Apprentice

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ASHLAND, ASHTABULA, ATHENS, AUGLAIZE,
BELMONT, BROWN, BUTLER, CARROLL, CHAMPAIGN, CLARK,
CLERMONT, CLINTON, COLUMBIANA, COSHOCTON,
CRAWFORD, CUYAHOGA, DARKE, DELAWARE, FAIRFIELD,
FAYETTE, FRANKLIN, GALLIA, GEauga, GREENE, GUERNSEY,
HAMILTON, HARRISON, HIGHLAND, HOCKING, HOLMES,
JACKSON, JEFFERSON, KNOX, LAKE, LAWRENCE, LICKING,
LOGAN, LORAIN, MADISON, MAHONING, MARION, MEDINA,
MEIGS, MERCER, MIAMI, MONROE, MONTGOMERY, MORGAN,
MORROW, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PIKE,
PORTAGE, PREBLE, RICHLAND, ROSS, SCIOTO, SHELBY, STARK,
SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VINTON, WARREN,
WASHINGTON, WAYNE

Special Jurisdictional Note :

Details:

This work applies to projects designated for any outside Underground Residential Distribution construction work for electrical utilities, municipalities and rural electrification projects.

Prevailing Wage Rate

Skilled Crafts

Name of Union: Electrical Local 71 High Tension Pipe Type Cable

Change # : LCN02-2024ibLoc71HTPC

Craft : Lineman Effective Date : 01/06/2025 Last Posted : 12/31/2024

	BHR	Fringe Benefit Payments						Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)		
Classification											
Electrical Lineman	\$52.94	\$7.50	\$1.59	\$0.53	\$0.00	\$12.71	\$0.75	\$0.00	\$0.00	\$76.02	\$102.49
Certified Lineman Welder	\$52.94	\$7.50	\$1.59	\$0.53	\$0.00	\$12.71	\$0.75	\$0.00	\$0.00	\$76.02	\$102.49
Certified Cable Splicer	\$52.94	\$7.50	\$1.59	\$0.53	\$0.00	\$12.71	\$0.75	\$0.00	\$0.00	\$76.02	\$102.49
Operator A	\$47.43	\$7.50	\$1.42	\$0.47	\$0.00	\$11.38	\$0.75	\$0.00	\$0.00	\$68.95	\$92.66
Operator B	\$41.99	\$7.50	\$1.26	\$0.42	\$0.00	\$10.08	\$0.75	\$0.00	\$0.00	\$62.00	\$83.00
Operator C	\$33.74	\$7.50	\$1.01	\$0.34	\$0.00	\$8.10	\$0.75	\$0.00	\$0.00	\$51.44	\$68.31
Groundman 0-12 months Exp	\$26.47	\$7.50	\$0.79	\$0.26	\$0.00	\$6.35	\$0.75	\$0.00	\$0.00	\$42.12	\$55.35
Groundman 0-12 months Exp w/CDL	\$29.12	\$7.50	\$0.87	\$0.29	\$0.00	\$6.99	\$0.75	\$0.00	\$0.00	\$45.52	\$60.08
Groundman 1 yr or more	\$29.12	\$7.50	\$0.87	\$0.29	\$0.00	\$6.99	\$0.75	\$0.00	\$0.00	\$45.52	\$60.08

Groundman 1 yr or more w/CDL	\$34.41	\$7.50	\$1.03	\$0.34	\$0.00	\$8.26	\$0.75	\$0.00	\$52.29	EXHIBIT 2 \$69.50	
Equipment Mechanic A	\$41.99	\$7.50	\$1.26	\$0.42	\$0.00	\$10.08	\$0.75	\$0.00	\$62.00		\$83.00
Equipment Mechanic B	\$37.86	\$7.50	\$1.14	\$0.38	\$0.00	\$9.09	\$0.75	\$0.00	\$56.72		\$75.65
Equipment Mechanic C	\$33.74	\$7.50	\$1.01	\$0.34	\$0.00	\$8.10	\$0.75	\$0.00	\$51.44		\$68.31
X-Ray Technician	\$52.94	\$7.50	\$1.59	\$0.53	\$0.00	\$12.71	\$0.75	\$0.00	\$76.02		\$102.49
Apprentice											
	Percent										
1st 1000 hrs	60.00	\$31.76	\$7.50	\$0.95	\$0.32	\$7.62	\$0.75	\$0.00	\$48.90		\$64.79
2nd 1000 hrs	65.00	\$34.41	\$7.50	\$1.03	\$0.34	\$8.26	\$0.75	\$0.00	\$52.29		\$69.50
3rd 1000 hrs	70.00	\$37.06	\$7.50	\$1.11	\$0.37	\$8.89	\$0.75	\$0.00	\$55.68		\$74.21
4th 1000 hrs	75.00	\$39.71	\$7.50	\$1.19	\$0.40	\$9.53	\$0.75	\$0.00	\$59.07		\$78.93
5th 1000 hrs	80.00	\$42.35	\$7.50	\$1.27	\$0.42	\$10.16	\$0.75	\$0.00	\$62.45		\$83.63
6th 1000 hrs	85.00	\$45.00	\$7.50	\$1.35	\$0.45	\$10.80	\$0.75	\$0.00	\$65.85		\$88.35
7th 1000 hrs	90.00	\$47.65	\$7.50	\$1.43	\$0.48	\$11.44	\$0.75	\$0.00	\$69.25		\$93.07

Special Calculation Note : Other is Health Retirement Account

Operator "A"

John Henry Rock Drill, D-6 (or equivalent) and above, Trackhoe Digger, (320 Track excavator), Cranes (greater then 25 tons and less than 45 tons).

Operator "B"

Cranes (greater than 6 tons and up to 25 tons), Backhoes, Road Tractor, Dozer up to D-5, Pressure Digger- wheeled or tracked, all

Tension wire Stringing equipment.

Operator "C"

Trench, Backhoe, Riding type vibratory Compactor, Ground Rod Driver, Boom Truck (6 ton & below), Skid Steer Loaders, Material Handler.

*All Operators of cranes 45 ton or larger shall be paid the journeyman rate of pay. \$0.30 is for Health Retirement Account.

Ratio :

1 Journeyman to 1 Apprentice

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ASHLAND, ASHTABULA, ATHENS, AUGLAIZE, BELMONT, BROWN, BUTLER, CARROLL, CHAMPAIGN, CLARK, CLERMONT, CLINTON, COLUMBIANA, COSHOCTON, CRAWFORD, CUYAHOGA, DARKE, DELAWARE, FAIRFIELD, FAYETTE, FRANKLIN, GALLIA, GEAUGA, GREENE, GUERNSEY, HAMILTON, HARRISON, HIGHLAND, HOCKING, HOLMES, JACKSON, JEFFERSON, KNOX, LAKE, LAWRENCE, LICKING, LOGAN, LORAIN, MADISON, MAHONING, MARION, MEDINA, MEIGS, MERCER, MIAMI, MONROE, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PIKE, PORTAGE, PREBLE, RICHLAND, ROSS, SCIOTO, SHELBY, STARK, SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VINTON, WARREN, WASHINGTON, WAYNE

Special Jurisdictional Note :

Details :

Heli - Arc Welding will be paid \$.30 above Journeyman rate. Additional compensation of 10% over the Journeyman Lineman and Journeyman Technician for performing work on structures outside of buildings such as water towers, smoke stacks, radio and television towers, more than 75' above the ground.

Prevailing Wage Rate Skilled Crafts

Name of Union: Electrical Local 71 Voice Data Video Outside

Change # : LCN02-2024ibLoc71VDV

Craft : Voice Data Video Effective Date : 03/06/2024 Last Posted : 03/06/2024

	BHR	Fringe Benefit Payments					Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)	
Classification										
Electrical Installer Technician I	\$35.39	\$7.25	\$1.06	\$0.00	\$0.00	\$1.77	\$0.00	\$0.00	\$0.00	\$45.47
Installer Technician II	\$33.37	\$7.25	\$1.00	\$0.00	\$0.00	\$1.67	\$0.00	\$0.00	\$0.00	\$43.29
Installer Repairman	\$33.37	\$7.25	\$1.00	\$0.00	\$0.00	\$1.67	\$0.00	\$0.00	\$0.00	\$43.29
Equipment Operator II	\$24.98	\$7.25	\$0.75	\$0.00	\$0.00	\$1.25	\$0.00	\$0.00	\$0.00	\$34.23
Cable Splicer	\$35.39	\$7.25	\$1.06	\$0.00	\$0.00	\$1.77	\$0.00	\$0.00	\$0.00	\$45.47
Ground Driver W/CDL	\$16.69	\$7.25	\$0.50	\$0.00	\$0.00	\$0.83	\$0.00	\$0.00	\$0.00	\$25.27
Groundman	\$14.57	\$7.25	\$0.44	\$0.00	\$0.00	\$0.73	\$0.00	\$0.00	\$0.00	\$22.99
Trainees	Percent									
Trainee F	50.01	\$17.70	\$0.53	\$0.00	\$0.89	\$0.00	\$0.00	\$0.00	\$0.00	\$26.37
Trainee E	58.00	\$20.53	\$0.62	\$0.00	\$1.03	\$0.00	\$0.00	\$0.00	\$0.00	\$29.43
Trainee D	66.00	\$23.36	\$0.70	\$0.00	\$1.17	\$0.00	\$0.00	\$0.00	\$0.00	\$32.48

Trainee C	74.00	\$26.19	\$7.25	\$0.79	\$0.00	\$1.31	\$0.00	\$0.00	\$0.00	\$0.00	\$35.54	EXHIBIT 2 \$48.63
Trainee B	82.00	\$29.02	\$7.25	\$0.87	\$0.00	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00	\$38.59	\$53.10
Trainee A	90.00	\$31.85	\$7.25	\$0.96	\$0.00	\$1.59	\$0.00	\$0.00	\$0.00	\$0.00	\$41.65	\$57.58

Special Calculation Note :

Ratio :

1 Trainee to 1 Journeyman

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ASHLAND, ASHTABULA, ATHENS, AUGLAIZE, BELMONT, BROWN, BUTLER, CARROLL, CHAMPAIGN, CLARK, CLERMONT, CLINTON, COLUMBIANA, COSHOCTON, CRAWFORD, CUYAHOGA, DARKE, DELAWARE, FAIRFIELD, FAYETTE, FRANKLIN, GALLIA, GEauga, GREENE, GUERNSEY, HAMILTON, HARRISON, HIGHLAND, HOCKING, HOLMES, JACKSON, JEFFERSON, KNOX, LAKE, LAWRENCE, LICKING, LOGAN, LORAIN, MADISON, MAHONING, MARION, MEDINA, MEIGS, MERCER, MIAMI, MONROE, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PIKE, PORTAGE, PREBLE, RICHLAND, ROSS, SCIOTO, SHELBY, STARK, SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VINTON, WARREN, WASHINGTON, WAYNE

Special Jurisdictional Note :

Details :

Cable Splicer: Inspect and test lines or cables, analyze results, and evaluate transmission characteristics. Cover conductors with insulation or seal splices with moisture-proof covering. Install, splice, test, and repair cables using tools or mechanical equipment. This will include the splicing of fiber.

Installer Technician I: Must know all aspects of telephone and cable work. This is to include aerial, underground, and manhole work. Must know how to climb and run bucket. Must have all the tools required to perform these tasks. Must be able to be responsible for the safety of the crew at all times. Must also have CDL license and have at least 5 years experience.

Installer Repairman: Perform tasks of repairing, installing, and testing phone and CATV services.

Installer Technician II: Have at least three years of telephone and CATV experience. Must have the knowledge of underground, aerial, and manhole work. Must be able to climb and operate bucket. Must have CDL. Must have all tools needed to perform these tasks.

Equipment Operator II: Able to operate a digger derrick or bucket truck. Have at least 3 years of experience and must have a valid CDL license.

Groundman W/CDL: Must have a valid CDL license and be able to perform tasks such as: climbing poles, pulling down guys, making up material, and getting appropriate tools for the job. Must have at least 5 year's experience.

Groundman: Perform tasks such as: climbing poles, pulling down guys, making up material, and getting appropriate tools for the job. Experience 0-5 years.

EXHIBIT 2
5/1/2025

Prevailing Wage Rate Skilled Crafts

Name of Union: Asbestos Local 207

Change # : LCR01-2024ibLoc207

Craft : Asbestos Worker Effective Date : 07/24/2024 Last Posted : 07/24/2024

BHR		Fringe Benefit Payments							Irrevocable Fund		Total PWR	Overtime Rate
		H&W	Pension	App Tr.	Vac.	Annuity	Other	LECET (*)	MISC (*)			
Classification												
Asbestos Abatement	\$30.00	\$10.45	\$7.00	\$0.65	\$3.25	\$0.00	\$0.00	\$0.00	\$0.00	\$51.35	\$66.35	
Trainee	Percent											
Trainee	65.15	\$19.55	\$1.60	\$0.65	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.25	\$43.02	

Special Calculation Note :

Ratio :

3 Journeymen to 1 Trainee

Jurisdiction (* denotes special jurisdictional note) :

ADAMS, ASHLAND, ASHTABULA *, ATHENS, AUGLAIZE, BROWN, BUTLER *, CARROLL, CHAMPAIGN, CLARK, CLERMONT, CLINTON, COLUMBIANA, COSHOCTON, CRAWFORD, CUYAHOGA, DARKE, DELAWARE, ERIE *, FAIRFIELD, FAYETTE, FRANKLIN, GEauga, GREENE, GUERNSEY, HAMILTON, HARDIN, HARRISON, HIGHLAND, HOCKING, HOLMES, HURON, KNOX, LAKE, LICKING, LOGAN, LORAIN, MADISON, MAHONING, MARION, MEDINA, MIAMI, MONTGOMERY, MORGAN, MORROW, MUSKINGUM, NOBLE, PERRY, PICKAWAY, PORTAGE, PREBLE, RICHLAND, ROSS, SHELBY, STARK, SUMMIT, TRUMBULL, TUSCARAWAS, UNION, VINTON, WARREN *, WAYNE

Special Jurisdictional Note : Ashtabula County: (post offices & townships of Ashtabula, Austintown, Geneva, Harperfield, Jefferson, Plymouth & Saybrook) (townships of Andover, Cherry Valley, Colbrook, Canneaut, Denmark, Dorset, East Orwell, Hartsgrove, Kingville, Lenox, Monroe, Morgan, New Lyme, North Kingsville, Orwell, Pierpoint, Richmond Rock Creek, Rome, Sheffield, Trumbull, Wayne,

Williamsfield & Windsor)**EXHIBIT 2**

Butler County: (townships of Fairfield, Hanover, Liberty, Milford, Morgan, Oxford, Ripley, Ross, St. Clair, Union & Wayne) (Lemon & Madison)

Erie County: (post offices & townships of Berlin, Berlin Heights, Birmingham, Florence, Huron, Milan, Shinrock & Vermillion)

Warren County: (townships of: Deerfield, Hamilton, Harlan, Salem, Union & Washington) (Clear Creek, Franklin, Mossie, Turtle Creek & Wayne)

Details :

Asbestos & lead paint abatement including, but not limited to the removal or encapsulation of asbestos & lead paint, all work in conjunction with the preparation of the removal of same & all work in conjunction with the clean up after said removal. The removal of all insulation materials, whether they contain asbestos or not, from mechanical systems (pipes, boilers, ducts, flues, breaching, etc.) is recognized as being the exclusive work of the Asbestos Abatement Workers.

On all mechanical systems (pipes, boilers, ducts, flues, breaching, etc.) that are going to be demolished, the removal of all insulating materials whether they contain asbestos or not shall be the exclusive work of the Laborers.

An Abatement Journeyman is anyone who has more than 600 hours in the Asbestos Abatement field.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 25-13

AN ORDINANCE REZONING 0.919 ACRES OF LAND LOCATED AT 3320 BENCHWOOD ROAD FROM RESIDENTIAL SINGLE-FAMILY (RSF-1) TO HIGHWAY BUSINESS (HB) AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS, Richard Schott owns certain property totaling 0.919 acres located at 3320 Benchwood Road (The Property); and

WHEREAS, the Property is zoned Residential Single-Family (RSF-1) and is located within the Miller Benchwood Overlay District (MBO); and

WHEREAS, The Applicant, Richard Schott, wishes to market his property for any of several commercial uses permitted in the Highway Business (HB) district; and

WHEREAS, On May 13, 2025, the Planning Commission held a public hearing to review the proposal, after which they voted 4-0 to recommend approval of the rezoning of 0.919 acres of property from Residential Single-Family (RSF-1) to Highway Business (HB); and

WHEREAS, Council has given due consideration of the Planning Commission recommendation, the comprehensive plan, and ordinances of the City;

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

Section 1. The request to rezone 0.919 acres of property located at 3320 Benchwood Road from Residential Single-Family (RSF-1) to Highway Business (HB) is hereby approved, and the City's Zoning Map shall be amended to reflect such change.

Section 2. Nothing in this ordinance shall be construed as to change the applicability of the Miller Benchwood Overlay (MBO) to this property.

Section 3. 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 4. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 21st day of July, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council

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 Wocher, 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 Wocher, 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 +/-

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

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-12V7
-----------------------	---

Richard Schott, Property Owner

cc: McBride Dale Clarion

3320 BENCHWOOD ROAD
VANDALIA, OHIO
MONTGOMERY COUNTY

Know what's below.
Call before you dig.

Karl Keith
MONTGOMERY COUNTY AUDITOR
SERVICE • INTEGRITY • INNOVATION

Commerce Center Dr

HB District

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

GB District

171

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
ORDINANCE NO. 25-14

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 21st of July 2025.

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.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE NO. 25-11

**AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF
NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$1,272,000, IN
ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE
MONEYS FOR THE RETIREMENT OF THE CITY'S OUTSTANDING
TAXABLE LAND ACQUISITION NOTES, SERIES 2024, AND
DECLARING AN EMERGENCY.**

WHEREAS, the City of Vandalia, Ohio (the "*City*") is authorized by virtue of the laws of the State of Ohio, including, without limitation, Section 13 of Article VIII, Ohio Constitution, and Chapter 165, Ohio Revised Code (the "*Act*"), among other things, to issue bonds or notes to acquire, construct, equip, furnish, or improve a "project" as defined in Section 165.01, Ohio Revised Code, for the purpose of creating or preserving jobs and employment opportunities and improving the economic welfare of the people of the City and of the State of Ohio; and

WHEREAS, to create and preserve jobs and employment opportunities, the City heretofore acquired approximately 201 acres of real property bounded generally by U.S. Route 40, Peters Pike, Stone Quarry Road and Dog Leg Road for disposition to private companies for development as commercial and industrial projects; and

WHEREAS, pursuant to Ordinance No. 24-10 passed June 17, 2024, notes in anticipation of bonds in the amount of \$1,399,000, dated July 23, 2024 (the "*Outstanding Notes*"), were issued for the purpose stated in Section 1, to mature on July 22, 2025; and

WHEREAS, this Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City;

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

Section 1. It is necessary to issue bonds of this City in the maximum principal amount of \$1,272,000 (the "*Bonds*") for the purpose of acquiring approximately 201 acres of real property bounded generally by U.S. Route 40, Peters Pike, Stone Quarry Road and Dog Leg Road in support of economic development and job creation within the City (the "*Project*").

Section 2. The Bonds shall be dated approximately July 1, 2026, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in ten (10) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds in any fiscal year in which principal is payable shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2026.

Section 3. It is necessary to issue and this Council determines that notes in the maximum principal amount of \$1,272,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of Award*") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.50% per

year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance. The Notes shall be issued pursuant to the laws of the State of Ohio, including, without limitation, Section 13 of Article VIII, Ohio Constitution, and Chapter 165, Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "Paying Agent").

The City Manager and the Director of Finance shall sign and deliver, in the name and on behalf of the City, the Note Registrar Agreement between the City and the Paying Agent, in substantially the form as is now on file with the Clerk of Council. The Note Registrar Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Note Registrar Agreement or amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Note Registrar Agreement, except to the extent paid or reimbursed by the original purchaser and/or the Paying Agent in accordance with the Certificate of Award, from the proceeds of the Notes to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

Section 5. The Notes shall be signed by the City Manager and Director of Finance, in the name of the City and in their official capacities, *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of \$100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"Book entry form" or "book entry system" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"Depository" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Participant” means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The City Manager, the Director of Finance, the City Attorney, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. Any actions heretofore taken by the City Manager, the Director of Finance, the City Attorney, the Clerk of Council or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Notes are hereby ratified and confirmed.

Section 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Note Registrar Agreement for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Fund (as defined below).

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. This Council hereby determines that the Project is a "project" as defined in the Act and is consistent with the purposes of Section 13 of Article VIII of the Ohio Constitution; that the utilization of the Project is in furtherance of the purposes of the Act and will benefit the people of the City and of the State of Ohio by creating and preserving jobs and employment opportunities and improving the economic welfare of the people of the City and of the State of Ohio; and that the amount necessary to finance the Project will require the issuance, sale and delivery of the Notes, which Notes shall be payable and secured as provided herein.

Section 10. The Notes are special obligations of the City, the principal of and interest on which are payable solely from the proceeds of the Bonds and by a pledge of and lien on the Nontax Revenues established by and as provided in this Ordinance which are on deposit in the Bond Fund, all as described below. The City covenants that to the extent the Notes will not be paid fully from Nontax Revenues, it will do all things necessary for the issuance of the Bonds or renewal bond anticipation notes in an appropriate amount to provide for the payment of the principal of and interest on the Notes on the maturity date of the Notes.

There was heretofore created by the City a separate fund named the Economic Development Bond Retirement Fund (the "*Bond Fund*") into which Nontax Revenues shall be deposited in accordance with the following provisions.

The City hereby covenants and agrees that on or before any date on which principal or interest is payable on the Notes it shall deposit into the Bond Fund from Nontax Revenues selected by the City or proceeds from the Bonds or renewal bond anticipation notes as determined by the City, an amount equal to the amount of principal and/or interest due on the Notes on that date, less, in the discretion of the City, any interest earnings or other moneys accumulated in the Bond Fund which have not theretofore been used as a credit against a prior payment obligation. Moneys in the Bond Fund shall be used solely and exclusively to pay principal and interest on the Notes and the Bonds when due.

The City hereby covenants and agrees that so long as the Notes are outstanding, it will appropriate and maintain sufficient Nontax Revenues each year to make each payment due under this Section and to pay principal and interest when due; *provided, however*, the amount of such appropriation may be reduced by the amount of any Bonds or renewal bond anticipation notes issued for the purpose of refunding the Notes and payments due hereunder and under the Notes are payable solely from the proceeds of the Bonds and the Nontax Revenues, which Nontax Revenues are hereby selected by the City pursuant to Section 165.12 of the Ohio Revised Code as moneys that are not raised by taxation. The Notes are not secured by an obligation or pledge of any moneys raised by taxation. The Notes do not and shall not represent or constitute a debt or pledge of the faith or credit or taxing power of the City, and the registered owners of the Notes have no right to have taxes levied by the City for the payment of principal of and interest on the Notes.

Nothing herein shall be construed as requiring the City to use or apply to the payment of principal of and interest on the Notes any funds or revenues from any source other than proceeds of the Bonds and Nontax Revenues. Nothing herein, however, shall be deemed to prohibit the City, of its own volition, from using, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms, conditions or obligations of this Ordinance or of the Notes.

For purpose of this Ordinance, "*Nontax Revenues*" shall mean all moneys of the City which are not moneys raised by taxation, to the extent available for such purposes, including, but not limited to the following: (a) grants from the United States of America and the State of Ohio; (b) payments in lieu of taxes now or hereafter authorized by State statute; (c) fines and forfeitures which are deposited in the City's General Fund; (d) fees deposited in the City's General Fund from properly imposed licenses and permits; (e) investment earnings on the City's General Fund and which are credited to the City's General Fund; (f) investment earnings of other funds of the City that are credited to the City's General Fund; (g) proceeds from the sale of assets which are deposited in the City's General Fund; (h) rental income which is deposited in the City's General Fund; (i) gifts and donations; and (j) proceeds from the sale of any portion of the Project.

Section 11. The Director of Finance is authorized and directed to provide the notification required by Section 165.03(D) of the Ohio Revised Code to the Director of the Ohio Department of Development.

Section 12. The Director of Finance is authorized to request a rating for the Notes from Moody's Ratings or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 13. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award and/or the Note Registrar Agreement, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 14. The services of Bradley Payne, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award and/or the Note Registrar Agreement, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding special obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 17. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety, and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to permit the City to issue revenue notes under Chapter 165 of the Ohio Revised Code in order to create or preserve jobs and employment opportunities and improve the economic welfare of the people of the City and the State of Ohio and to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage provided it receives the affirmative vote of five Council members; otherwise, it shall take effect and be in force at the earliest period allowed by law.

Passed this 16 day of June, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council

Memo

To: Kurt E. Althouse, City Manager

From: Bridgette Leiter, Director of Finance

Date: April 30, 2025

Re: Land Acquisition Note

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

April 15, 2025

VIA E-MAIL

Kurt Althouse
City Manager
City of Vandalia, Ohio
333 James E. Bohanan Memorial Drive
Vandalia, Ohio 45377

**Re: City of Vandalia, Ohio
(Not to Exceed) \$865,000 Various Purpose Notes, Series 2025**

Dear Kurt:

We are pleased that the City of Vandalia, Ohio (the “*City*”) has requested Squire Patton Boggs (US) LLP (the “*Firm*”) to serve as the City’s bond counsel in connection with the issuance of the referenced unvoted, general obligation bond anticipation notes (the “*Notes*”).

The Firm’s services will include those customarily provided by bond counsel in connection with issues such as the Notes, including the rendering of our legal opinion (the “*Bond Opinion*”), provided that the proceedings for the issuance of the Notes have been completed to our satisfaction. The Bond Opinion will address the legality, validity and binding effect of the Notes, the source of payment and security for the Notes, the excludability of interest on the Notes from gross income for federal income tax purposes, and certain other tax aspects of the Notes under federal law and under the laws of the State of Ohio. The Firm will address the Bond Opinion to the City and to the original purchaser and will deliver it on the date that the City delivers the Notes to the original purchaser in exchange for their purchase price. For those legal services, the Firm shall be paid just and reasonable compensation in an amount not expected to exceed \$8,000, and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those legal services.

As the City’s bond counsel, the Firm represents the City. The City is the Firm’s client, and an attorney-client relationship will exist between the Firm and the City. We assume that all other parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that, in this transaction, we represent only the City, that we are not counsel to any other party,

Kurt Althouse
April 15, 2025
Page 2

and that we are not acting as an intermediary among the parties. Our representation of the City will not, however, affect our responsibility to render an objective Bond Opinion.

The City's proposed issuance of the Notes will involve an original purchaser and perhaps other parties. The Firm conducts a national practice in the area of public finance that involves the representation of issuers, underwriters and other parties in the issuance of governmental debt obligations. In addition, the Firm conducts a national and international corporate law practice that includes the representation of financial institutions and other businesses in transactions, litigation and other matters. As a result of the extent and diversity of that practice, the Firm may currently represent or may have represented the original purchaser of the Notes or other parties involved in the issuance of the Notes in matters unrelated to the City or its issuance of the Notes. The Firm may also commence such representations during the time it is serving the City as bond counsel for the Notes. Considering the lack of relationship that such other matters have to the City or to its issuance of the Notes, the Firm does not expect any such other representations to conflict with its fulfillment of its professional obligations to the City as bond counsel for the Notes. We request that the City, by signing and returning a copy of this letter, acknowledge and consent to the Firm's serving the City as bond counsel for the issuance of the Notes though the Firm serves, may have served or may serve other parties to that issuance in other, unrelated matters.

The Firm appreciates the opportunity to represent the City in this transaction. Please signify that the City desires for the Firm to proceed with this engagement as described in this letter by signing a copy of this letter and returning it to us. Please retain the original for the City's files.

Very truly yours,

Christopher J. Franzmann

Christopher J. Franzmann

CJF/pf

Engagement Letter Accepted:

CITY OF VANDALIA, OHIO

By: _____

Printed: Kurt Althouse

Title: City Manager

Dated: _____

NOTE REGISTRAR AGREEMENT

This NOTE REGISTRAR AGREEMENT (the “*Agreement*”) is made and entered into as of July 17, 2025, and under the circumstances summarized in the following recitals, by and between the City of Vandalia, Ohio (the “*Issuer*”), a municipal corporation and political subdivision duly organized and validly existing under the Constitution and laws of the State of Ohio and its Charter and U.S. Bank Trust Company, National Association, in Columbus, Ohio (the “*Note Registrar*”), a national banking association duly organized and validly existing under the laws of the United States of America and authorized to exercise corporate trust powers under the laws of the State of Ohio, in connection with the issuance and servicing of \$1,272,000 Taxable Land Acquisition Notes, Series 2025, dated July 17, 2025 (the “*Notes*”):

A. By Ordinance No. 25-_____ passed by the City Council of the Issuer on June 16, 2025 (the “*Note Ordinance*”), and the Certificate of Award dated July 1, 2025 and signed by the Director of Finance pursuant to the Note Ordinance (the “*Certificate of Award*” and together with the Note Ordinance, the “*Note Legislation*”), a copy of which is attached hereto as EXHIBIT A, the Issuer has authorized the issuance and sale of the Notes.

B. By the Note Legislation and pursuant to Section 9.96 and Chapter 165 of the Ohio Revised Code, the Issuer has appointed the Note Registrar as its agent to act as note registrar, transfer agent and paying agent for and in connection with the Notes, and has authorized and directed the Note Registrar to keep all the books and records necessary for registration, exchange and transfer of the Notes (the “*Note Register*”).

C. The Issuer has determined that the Notes will be initially issued and issuable in book entry form, with one fully registered Note, registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“*DTC*”). The fully registered Note will be deposited with and retained in the custody of DTC or the Note Registrar as its agent pursuant to any custodial relationship between the Note Registrar and DTC with respect to the holding of the Note by the Note Registrar under the DTC-FAST system for use in a book entry system. The Issuer has executed, and DTC has accepted, a Blanket Issuer Letter of Representations to DTC (the “*DTC Letter*”) pertaining to the book entry system, a copy of which DTC Letter is included in the transcript of proceedings for the Notes.

D. Capitalized words and terms used herein and not otherwise defined shall have the meanings set forth in the Note Legislation.

NOW, THEREFORE, in consideration of the premises and the mutual agreements hereinafter contained, the Issuer and the Note Registrar agree as follows:

Section 1. In connection with the original issuance and delivery of the Notes:

(a) The Issuer will deliver to the Note Registrar no later than two (2) business days prior to the day set for delivery of the Notes to the Original Purchaser (the “*Closing*”) one (1) Note certificate, completed with number, principal amount, and denominations and listing Cede & Co., as nominee for DTC, as the registered owner, to be delivered at the Closing.

(b) The Note Registrar shall review the Note to be delivered at the Closing to confirm the number, principal amount, interest rate, denomination and other pertinent information and record the name and address of Cede & Co., as nominee for DTC, as registered owner of the Note, in the Note Register, all so as to permit delivery of that Note at the time and place of the Closing.

(c) At least two (2) business days prior to the Closing, the fully executed Note shall be delivered to DTC, or retained by the Note Registrar as DTC's agent pursuant to a custodial relationship between the Note Registrar and DTC with respect to the holding of the Note by the Note Registrar under the DTC-FAST system, against a safekeeping receipt provided by DTC. No further disposition or release will be made of the Note or interests in the Note until payment for the Note has been made by _____, in _____, _____ (the "*Original Purchaser*") to the Issuer.

(d) Upon confirmation by the Issuer of its receipt of payment of the purchase price for the Notes, the Note Registrar, on behalf of the Issuer, will contact DTC and authorize the release and delivery of the Notes.

(e) [As requested by the Original Purchaser and in accordance with the Note Legislation, the Note Registrar shall establish a Cost of Issuance Fund and provide for the payment of certain costs of issuance of the Notes as described in the Certificate of Award and **EXHIBIT B**. Any balance remaining in the Cost of Issuance Fund after thirty (30) days from the date of this Agreement shall be forwarded to the Issuer and the Cost of Issuance Fund shall be closed. For this service, the Note Registrar shall be paid a fee of \$ _____ at Closing. These funds will be held uninvested.]

(f) The Issuer consents to the Note Registrar acting as agent for DTC pursuant to an existing custodial relationship between the Note Registrar and DTC with respect to the holding of the Notes by the Note Registrar under the DTC-FAST system.

Section 2. The Note Registrar does not hold in safekeeping any additional note forms, but will notify the Issuer of any need for additional note forms in sufficient time to permit an adequate supply to be available to provide for future transfers, as agreed upon by the Issuer and the Note Registrar.

Section 3. So long as any of the Notes remain outstanding, the Note Registrar will keep and maintain, at its designated corporate trust office, the Note Register, initially its Columbus, Ohio corporate trust office, on which it will maintain a current and accurate record of the names and addresses of the registered owners of the Notes (the "*Owners*"), and shall perform, without limitation, registration, exchange, transfer and paying agent functions and related mechanical, clerical and record or bookkeeping functions in connection with the Notes, all in accordance with this Agreement, the Note Legislation, Section 9.96 of the Ohio Revised Code, the DTC Letter and any applicable requirements of Section 149(a) of the Internal Revenue Code of 1986, as amended, and regulations, proposed regulations and rulings under that Section 149(a).

As used in this Section:

"*Book Entry Form*" or "*Book Entry System*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may

be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the Issuer and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and “immobilized” in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the Issuer or the Note Registrar is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

“*Depository*” means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a Book Entry System to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in Book Entry Form, and includes and means initially DTC.

“*Participant*” means any participant contracting with a Depository under a Book Entry System and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes shall be originally issued to a Depository for use in a Book Entry System and: (a) such Notes shall be registered in the name of the Depository or its nominee, as Owner, and deposited with and retained in the custody of the Depository or its agent; (b) there shall be a single, fully registered Note representing the entire Note issue; and (c) such Notes shall not be transferable or exchangeable, except for transfer to another Depository or another nominee of a Depository, without further action by the Issuer as set forth in the Note Legislation. The owners of book entry interests in the Notes shall not, except as provided in the Note Legislation, have any right to receive Notes in the form of physical securities or certificates. The Issuer and the Note Registrar shall have no duties, obligations or responsibilities in connection with transfers or sales of book entry interests.

The Issuer and the Note Registrar will recognize and treat the Depository as the owner of the Notes for all purposes, including payment of debt charges and other notices and enforcement of remedies. Crediting of debt charge payments and transmittal of notices and other communications by the Depository to Participants, by Participants to indirect Participants, and by Participants and indirect Participants to the book entry interest owners, will be handled under arrangements among them.

Neither the Issuer nor the Note Registrar shall have any responsibility or liability for any aspects of the records relating to, or payments made on account of, book entry interest ownership, or for maintaining, supervising or reviewing any records relating to such ownership; or for the distribution by the Depository, Participants or others to the book entry interest owners of (a) payments of debt charges paid on the Notes, or (b) notices sent to the Depository as the registered owner, or that they will do so on a timely basis.

If any Depository determines not to continue to act as a Depository for the Notes for use in a Book Entry System, the Issuer may attempt to have established a securities depository/Book Entry System relationship with another qualified Depository pursuant to the Note Legislation. If the Issuer does not or is unable to do so, the Issuer, after the Note Registrar, at the direction of the Issuer, has made provision for notification of the owners of book entry interests in the Notes by

appropriate notice to the then Depository, shall permit withdrawal of the Notes from the Depository or its agent, and shall deliver Note certificates in fully registered form to the assignees of the Depository or its nominee. If the event is not the result of Issuer action or inaction, such withdrawal and delivery shall be at the cost and expense (including costs of printing, or otherwise preparing, and delivering such replacement Notes), of those persons requesting that delivery. Such replacement Notes shall be in Authorized Denominations.

The Issuer and the Note Registrar hereby covenant and agree to perform any and all of their respective duties and obligations arising out of the representations made by the Issuer in the DTC Letter.

Section 4. In accordance with the Note Legislation and except as provided with respect to Notes in Book Entry Form as provided in Section 3 hereof, the Note Registrar shall:

(a) Exchange or transfer Notes upon presentation and surrender at the designated corporate trust office of the Note Registrar, together with a request for exchange or an assignment signed by the Owner or by a person legally empowered to do so, in a form satisfactory to the Note Registrar, and shall complete and deliver new Notes to the Owner or the new Owner of the transferred Notes or its agent in an authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Notes surrendered. The new Notes will bear interest at the same rate and mature on the same date as the surrendered Notes.

(b) Record the exchange or transfer of any Note on the Note Register.

(c) If manual signatures on behalf of the Issuer are required, undertake the above actions only after the new Notes are signed by the authorized officers of the Issuer.

(d) Complete the transfer or exchange and delivery of the new Notes, in accordance with the standards and conditions applicable to registered corporate securities established in the Securities and Exchange Commission regulation §240.17 Ad-1 and -2 as promulgated under Section 17A of the Securities Exchange Act of 1934, as amended.

Section 5. Every exchange or transfer of the Notes will be made without charge to the Owners, except that the Issuer and the Note Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The Note Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer.

Section 6. The Notes shall not be subject to redemption prior to maturity.

Section 7. The Note Registrar shall complete, deliver and register new Notes to replace Notes lost, stolen, destroyed or mutilated upon receiving written instructions to do so from the Director of Finance together with evidence of indemnification by the Owner of the Issuer and the Note Registrar in a form satisfactory to the Issuer and the Note Registrar.

Section 8. The Note Registrar shall cancel any Notes surrendered to it pursuant to the Note Legislation for payment or retirement or for exchange, replacement or transfer. Written reports of surrender and cancellation of the Notes shall be made to the Director of Finance by the

Note Registrar upon written request. Unless otherwise directed by the Issuer or other lawful authority, cancelled Notes shall be retained and stored by the Note Registrar for a period of seven (7) years. After that time, or at any earlier time as authorized by the Issuer, the cancelled Notes may, at the direction of the Director of Finance, be either returned to the Issuer or destroyed by the Note Registrar by shredding or cremation, and certificates of that destruction (describing the manner of that destruction) shall be provided by the Note Registrar to the Director of Finance.

Section 9. The Note Registrar shall retain and store the Note Register for seven (7) years after payment of all of the Notes. At any time and upon request by the Issuer, the Note Registrar shall permit the Issuer to inspect the Note Register and will provide the Issuer with a copy of the Note Register. The Note Registrar and the Issuer acknowledge that pursuant to Section 9.96 of the Ohio Revised Code the Note Register is not a "public record" under Ohio law. In the event of a request to the Note Registrar by any person other than the Issuer for inspection of the Note Register, the Note Registrar shall notify the Director of Finance and will not permit that inspection unless it is approved by the Director of Finance, except that the Note Registrar may permit an inspection pursuant to an order of a court of competent jurisdiction.

Section 10. The Note Registrar shall pay the debt charges on the Notes in accordance with the Note Legislation and the DTC Letter, but only from money deposited with the Note Registrar by the Issuer for that purpose. The Issuer shall cause funds to be on deposit with the Note Registrar in an amount sufficient and available to pay the interest, or principal and interest, then to be due no later than 10:00 a.m. (Ohio time) on the business day immediately preceding the date on which that payment is to be made.

The Note Registrar will keep and maintain records of its receipt of moneys from the Issuer and its disbursement of those moneys and will make those records available to the Director of Finance upon request.

Section 11. The Note Registrar agrees to undertake the duties and obligations and to perform all services contemplated to be performed under this Agreement. For its ordinary services, the Issuer shall pay the Note Registrar a single one-time fee of \$_____ within thirty (30) days after the Closing, plus reasonable out-of-pocket expenses, disbursements and advances made by the Note Registrar in accordance with the terms of this Agreement (including attorney fees and expenses), which the Note Registrar hereby acknowledges to be the compensation due to it during the life of the Notes for the performance of its ordinary services contemplated by this Agreement. If the Note Registrar is required by a governmental agency or court proceeding initiated by a third party to undertake actions or duties beyond those which are set forth herein but related thereto, the Note Registrar shall promptly provide written notice thereof to the Issuer. Payment of the Note Registrar's fees and expenses for such extraordinary services shall be made by the Issuer only after such notice and shall be subject to Issuer approval and appropriation of funds for that purpose.

Section 12. In the absence of bad faith on its part in the performance of its services under this Agreement, the Note Registrar will be protected in acting upon any notice, request, certificate, affidavit, letter, telegram or other paper or document believed reasonably by it to be genuine and correct and to have been signed or sent by the proper party or parties.

At any time, the Note Registrar may apply to the Director of Finance for instructions, and may, with the consent of the Issuer, consult with bond counsel for the Issuer, or, in the discretion of the Note Registrar, it may consult with its own counsel, as to anything arising in connection with the duties herein undertaken, and it shall not be liable for any action taken or omitted by it in good faith in reliance upon such written instructions or upon the written opinions of such counsel; *provided, however*, that before relying upon the opinion of its own counsel it shall furnish to both the Issuer and to bond counsel for the Issuer a copy of such opinion.

Section 13. No provision of this Agreement shall be construed to relieve the Note Registrar from liability for its negligent action, its negligent failure to act, or its willful misconduct, except that:

(a) the Note Registrar shall not be liable for any error of judgment made in good faith by one of its officers unless it shall be proved that it was negligent in ascertaining the pertinent facts; and

(b) no provision of this Agreement shall require the Note Registrar to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers.

Section 14. The Note Registrar may resign as Note Registrar at any time by giving ninety (90) days (or such shorter time as is approved in writing by the Director of Finance) written notice of resignation to the Issuer. The Note Registrar may be removed at any time by written notice to that effect specifying the date and time of termination, signed on behalf of the Issuer by the Director of Finance and delivered to the Note Registrar. Upon the effectiveness of the resignation or termination, the Note Registrar shall deliver to the Issuer, or such other person designated by the Issuer, the Note Register and all other records (or copies of those records) pertaining to the Notes and any canceled Notes.

Any corporation or association with or into which the Note Registrar or any successor may be merged or converted or with which it or any successor may be consolidated, or any corporation or association resulting from any merger, consolidation or conversion to which the Note Registrar or any successor shall be a party, or any corporation or association succeeding to all or substantially all of the corporate trust business of the Note Registrar or any successor, shall be the successor of the Note Registrar hereunder, if that successor corporation or association is otherwise eligible hereunder and is approved by the Director of Finance on behalf of the Issuer, without the signing or filing of any paper or any other act on the part of the parties hereto or the Note Registrar or such successor corporation.

Section 15. Notice from one of the parties to the other under this Agreement will be sufficient for the purpose if it is contained in a writing mailed by first-class mail postage prepaid to the Issuer at 333 James E. Bohanan Memorial Drive, Vandalia, Ohio 45377, Attention: Director of Finance and to the Note Registrar at 10 West Broad Street, 12th Floor, Mail Station: CN-OH-BD12, Columbus, Ohio 43215, Attention: Corporate Trust Department, or to any other address which may be designated from time to time by either party in writing delivered to the other party.

Section 16. Where a Note certificate, for any reason, is in the possession of the Note Registrar and has not been claimed by the Owner or cannot be delivered to the Owner through usual channels, the Note Registrar shall, after the expiration of four (4) years from the date said certificate was issued, return said certificate to the Issuer to be held by the Issuer for the Owner or transferred in accordance with applicable laws. Any moneys deposited with the Note Registrar for the payment of principal or interest that remain unclaimed by the person or persons entitled thereto at the end of four (4) years from the date those moneys became payable to that person or those persons, shall be returned to the Issuer, and thereafter any person entitled to payment of those moneys shall look only to the Issuer for payment thereof, regardless of whether that person may have in his or her possession a check for the payment of that interest or principal drawn by the Note Registrar as agent of the Issuer.

Section 17. Neither this Agreement nor any provision hereof may be changed, revised or amended, except by a writing signed on behalf of the Issuer and the Note Registrar.

Section 18. In case any section or provision of this Agreement, or any agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, or any application thereof, is held to be illegal or invalid for any reason, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder of this Agreement or any other section or provision of this Agreement or any other agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained therein. Any illegality, invalidity or inoperability shall not affect any legal, valid and operable section, provision, agreement, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into, done or taken in the manner and to the full extent permitted by law from time to time.

Section 19. This Agreement is and shall be deemed to be a contract for services made under the laws of the State of Ohio and for all purposes shall be governed by and construed in accordance with the laws of the State of Ohio. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors. This Agreement may be signed in several counterparts, each of which shall be deemed an original.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have signed this Note Registrar Agreement as of the day and year first above written.

CITY OF VANDALIA, OHIO

By: _____

Title: _____ City Manager _____

By: _____

Title: _____ Director of Finance _____

Approved as to form:

By: _____

Title: _____ City Attorney _____

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION**

By: _____

Title: _____

FISCAL OFFICER'S CERTIFICATE – NOTE REGISTRAR AGREEMENT

As the fiscal officer of the City of Vandalia, Ohio, I certify that the money required to meet the obligations of the Issuer during Fiscal Year 2025 under the foregoing Note Registrar Agreement has been lawfully appropriated by the City Council of the Issuer for those purposes and is in the treasury of the Issuer or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44 of the Ohio Revised Code.

Dated: July 17, 2025

Director of Finance
City of Vandalia, Ohio

EXHIBIT A
CERTIFICATE OF AWARD

FOR PURPOSES OF COMPILING THE TRANSCRIPT OF PROCEEDINGS IN WHICH THIS NOTE REGISTRAR AGREEMENT IS INCLUDED, THE CERTIFICATE OF AWARD REFERRED TO IN THIS EXHIBIT A IS CONTAINED IN THE TRANSCRIPT OF PROCEEDINGS BEHIND TAB NO. 5.

Draft of 4-15-2025

**[EXHIBIT B
DISPOSITION OF NOTE PROCEEDS]**

In accordance with the Note Legislation, the Note Registrar shall establish a Cost of Issuance Fund. On the Closing Date, the Original Purchaser will pay to the Note Registrar \$ _____ for deposit in the Cost of Issuance Fund.

From the Cost of Issuance Fund, the Note Registrar will thereafter pay, on the Closing Date, as costs of issuance of the Notes:

- (a) \$ _____ to Squire Patton Boggs (US) LLP, Bond Counsel.
- (b) \$ _____ to the Note Registrar as described in Sections 1(e) and 11 of this Agreement.
- (c) \$ _____ to Bradley Payne, LLC, as Municipal Advisor.
- (d) \$ _____ to the Ohio Municipal Advisory Council.
- (e) \$ _____ as a contingency to provide for any other costs incidental to the issuance of the Notes; in the event any amounts are not distributed, the Note Registrar will provide an accounting to the Issuer of all expenses paid under this **EXHIBIT B** and any amounts not distributed will be distributed to the Issuer.

Upon the payment of the amounts described above, the Cost of Issuance Fund will be closed.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE NO. 25-12

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$865,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE MONEYS FOR THE RETIREMENT OF THE CITY'S OUTSTANDING VARIOUS PURPOSE NOTES, SERIES 2024, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 24-11 passed June 17, 2024, notes in anticipation of bonds in the aggregate principal amount of \$957,000, dated August 20, 2024 (the "*Outstanding Fire Ladder Truck Notes*"), were issued for the component purpose described in clause (a) of Section 1, to mature on August 19, 2025; and

WHEREAS, pursuant to Ordinance No. 24-11 passed June 17, 2024, notes in anticipation of bonds in the aggregate principal amount of \$96,000, dated August 20, 2024 (the "*Outstanding Fire Apparatus Notes*" and collectively with the Outstanding Fire Ladder Truck Notes, the "*Outstanding Notes*"), were issued for the component purpose described in clause (b) of Section 1, to mature on August 19, 2025; and

WHEREAS, this Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City; and

WHEREAS, this Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of each component purpose of the Improvement described in Section 1, the estimated maximum maturity of each component purpose of the Bonds described in Section 1 and the maximum maturity of the Notes described in Section 3 to be issued in anticipation of the Bonds; and

WHEREAS, the Director of Finance has certified to this Council that the estimated life or period of usefulness of each component purpose of the Improvement described in Section 1 is at least five (5) years, and that (i) the estimated maximum maturity of \$817,000 of the Bonds to be used for the component purpose described in clause (a) of Section 1, calculated in accordance with Section 133.20 of the Revised Code, is ten (10) years and the maximum maturity of the portion of the Notes described in Section 3 to be issued in anticipation of the Bonds for the component purpose described in clause (a) of Section 1 is August 26, 2036 and (ii) the estimated maximum maturity of \$48,000 of the Bonds to be used for the component purpose described in clause (b) of Section 1, calculated in accordance with Section 133.20 of the Revised Code, is six (6) years and the maximum maturity of the portion of the Notes described in Section 3 to be issued in anticipation of the Bonds for the component purpose described in clause (b) of Section 1 is September 8, 2031;

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

Section 1. It is necessary to issue bonds of this City in the maximum aggregate principal amount of \$865,000 (the "*Bonds*") for the purpose of paying the costs of (a) acquiring a fire ladder truck and (b) acquiring a fire apparatus, each together with all related appurtenances thereto (collectively, the "*Improvement*").

Section 2. The Bonds shall be dated approximately August 1, 2026, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature (i) with respect to the Bonds issued to pay the costs of the component purpose described in clause (a) of Section 1, in ten (10) annual principal installments and (ii) with respect to the Bonds issued to

pay the costs of the component purpose described in clause (b) of Section 1, in six (6) annual principal installments, all on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds issued for each component purpose, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2026.

Section 3. It is necessary to issue and this Council determines that notes in the maximum aggregate principal amount of \$865,000 (the "Notes") shall be issued in anticipation of the issuance of the Bonds for the component purposes described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The aggregate principal amount of Notes to be issued (not to exceed the aggregate of the maximum principal amount authorized for each component purpose) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "Certificate of Award") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "Paying Agent").

The City Manager and the Director of Finance shall sign and deliver, in the name and on behalf of the City, the Note Registrar Agreement between the City and the Paying Agent, in substantially the form as is now on file with the Clerk of Council. The Note Registrar Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Note Registrar Agreement or amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Note Registrar Agreement, except to the extent paid or reimbursed by the original purchaser and/or the Paying Agent in accordance with the Certificate of Award, from the proceeds of the Notes to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

Section 5. The Notes shall be signed by the City Manager and Director of Finance, in the name of the City and in their official capacities, *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"Book entry form" or "book entry system" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"Depository" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"Participant" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The City Manager, the Director of Finance, the City Attorney, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. Any actions heretofore taken by the City Manager, the Director of Finance, the City Attorney, the Clerk of Council or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Notes are hereby ratified and confirmed. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to

combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

To the extent that the Director of Finance determines that it would be in the best interest of the City and elects to utilize the Ohio Market Access Program (the "*Ohio Market Access Program*") which is administered by the Treasurer of the State of Ohio (the "*Treasurer*"), the City Manager and the Director of Finance are authorized to sign and deliver, in the name and on behalf of the City, the Standby Note Purchase Agreement (the "*Standby Note Purchase Agreement*") in substantially the form as presented to this Council with such changes as are not materially adverse to the City and as may be approved by the officers of the City executing the Standby Note Purchase Agreement. The City acknowledges the agreement of the Treasurer in the Standby Note Purchase Agreement that, in the event the City is unable to repay the principal amount and accrued and unpaid interest of the Notes at their maturity, whether through its own funds or through the issuance of other obligations of the City, the Treasurer agrees to (a) purchase the Notes from the holders or beneficial owners thereof upon their presentation to the Treasurer for such purchase at a price of par plus accrued interest to maturity or (b) purchase renewal notes of the City in a principal amount not greater than the principal amount of the Notes plus interest due at maturity, with such renewal notes bearing interest at the Renewal Note Rate (as defined in the Standby Note Purchase Agreement), maturing not more than one year after the date of their issuance, and being prepayable at any time with 30 days' notice, *provided* that in connection with the Treasurer's purchase of such renewal notes the City shall deliver to the Treasurer an unqualified opinion of nationally recognized bond counsel that (i) such renewal notes are the legal, valid and binding general obligations of the City, and the principal of and interest on such renewal notes, unless paid from other sources, are to be paid from the proceeds of the levy of ad valorem taxes, within the ten-mill limitation imposed by law, on all property subject to ad valorem taxes levied by the City and (ii) interest on the renewal notes is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code, as amended, to the same extent that interest on the Notes is so excluded.

The officers signing the Notes are authorized to take all actions that may in their judgment reasonably be necessary to provide for the Standby Note Purchase Agreement, including but not limited to the inclusion of a notation on the form of the Notes providing notice to the holders or beneficial owners of the existence of the Standby Note Purchase Agreement and providing instructions to such holders or beneficial owners regarding the presentation of the Note for purchase by the Treasurer at stated maturity.

Section 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Note Registrar Agreement for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy

shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes or the Bonds.

Section 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "Code") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to

assure the exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Notes.

Section 11. The Director of Finance is authorized to request a rating for the Notes from Moody's Ratings or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 12. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award and/or the Note Registrar Agreement, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 13. The services of Bradley Payne, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award and/or the Note Registrar Agreement, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 14. The City Manager is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditor of Montgomery County, Ohio.

Section 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this

Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 17. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety, and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage provided it receives the affirmative vote of five Council members; otherwise, it shall take effect and be in force at the earliest period allowed by law.

Passed this 16 day of June, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council

Memo

To: Kurt E. Althouse, City Manager

From: Bridgette Leiter, Director of Finance

Date: April 30, 2025

Re: Fire Engine 2016 BAN & Fire Ladder Truck 2021 BAN

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

NOTE REGISTRAR AGREEMENT

This NOTE REGISTRAR AGREEMENT (the "*Agreement*") is made and entered into as of August 19, 2025, and under the circumstances summarized in the following recitals, by and between the City of Vandalia, Ohio (the "*Issuer*"), a municipal corporation and political subdivision duly organized and validly existing under the Constitution and laws of the State of Ohio and its Charter and U.S. Bank Trust Company, National Association, in Columbus, Ohio (the "*Note Registrar*"), a national banking association duly organized and validly existing under the laws of the United States of America and authorized to exercise corporate trust powers under the laws of the State of Ohio, in connection with the issuance and servicing of \$865,000 Various Purpose Notes, Series 2025, dated August 19, 2025 (the "*Notes*"):

A. By Ordinance No. 25-_____ passed by the City Council of the Issuer on June 16, 2025 (the "*Note Ordinance*"), and the Certificate of Award dated August 5, 2025 and signed by the Director of Finance pursuant to the Note Ordinance (the "*Certificate of Award*") and together with the Note Ordinance, the "*Note Legislation*"), a copy of which is attached hereto as **EXHIBIT A**, the Issuer has authorized the issuance and sale of the Notes.

B. By the Note Legislation and pursuant to Section 9.96 and Chapter 133 of the Ohio Revised Code, the Issuer has appointed the Note Registrar as its agent to act as note registrar, transfer agent and paying agent for and in connection with the Notes, [and to act as Paying Agent under that certain Standby Note Purchase Agreement (the "*SNPA*") among the Issuer, the Treasurer of the State of Ohio (the "*Treasurer*") and the Note Registrar,] and has authorized and directed the Note Registrar to keep all the books and records necessary for registration, exchange and transfer of the Notes (the "*Note Register*").

C. The Issuer has determined that the Notes will be initially issued and issuable in book entry form, with one fully registered Note, registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("*DTC*"). The fully registered Note will be deposited with and retained in the custody of DTC or the Note Registrar as its agent pursuant to any custodial relationship between the Note Registrar and DTC with respect to the holding of the Note by the Note Registrar under the DTC-FAST system for use in a book entry system. The Issuer has executed, and DTC has accepted, a Blanket Issuer Letter of Representations to DTC (the "*DTC Letter*") pertaining to the book entry system, a copy of which DTC Letter is included in the transcript of proceedings for the Notes.

D. Capitalized words and terms used herein and not otherwise defined shall have the meanings set forth in the Note Legislation.

NOW, THEREFORE, in consideration of the premises and the mutual agreements hereinafter contained, the Issuer and the Note Registrar agree as follows:

Section 1. In connection with the original issuance and delivery of the Notes:

(a) The Issuer will deliver to the Note Registrar no later than two (2) business days prior to the day set for delivery of the Notes to the Original Purchaser (the "*Closing*") one (1) Note certificate, completed with number, principal amount, and denominations and listing Cede & Co., as nominee for DTC, as the registered owner, to be delivered at the Closing.

(b) The Note Registrar shall review the Note to be delivered at the Closing to confirm the number, principal amount, interest rate, denomination and other pertinent information and record the name and address of Cede & Co., as nominee for DTC, as registered owner of the Note, in the Note Register, all so as to permit delivery of that Note at the time and place of the Closing.

(c) At least two (2) business days prior to the Closing, the fully executed Note shall be delivered to DTC, or retained by the Note Registrar as DTC's agent pursuant to a custodial relationship between the Note Registrar and DTC with respect to the holding of the Note by the Note Registrar under the DTC-FAST system, against a safekeeping receipt provided by DTC. No further disposition or release will be made of the Note or interests in the Note until payment for the Note has been made by _____, in _____, _____ (the "Original Purchaser") to the Issuer.

(d) Upon confirmation by the Issuer of its receipt of payment of the purchase price for the Notes, the Note Registrar, on behalf of the Issuer, will contact DTC and authorize the release and delivery of the Notes.

(e) [As requested by the Original Purchaser and in accordance with the Note Legislation, the Note Registrar shall establish a Cost of Issuance Fund and provide for the payment of certain costs of issuance of the Notes as described in the Certificate of Award and **EXHIBIT B**. Any balance remaining in the Cost of Issuance Fund after thirty (30) days from the date of this Agreement shall be forwarded to the Issuer and the Cost of Issuance Fund shall be closed. For this service, the Note Registrar shall be paid a fee of \$ _____ at Closing. These funds will be held uninvested.]

(f) [The Issuer acknowledges that if the Treasurer is required to purchase Unpaid Notes (as defined in and under the terms of the SNPA), the Note Registrar is required to cause a fully registered Note to be provided to the Treasurer. On the date hereof, the Issuer agrees to provide the Note Registrar with a Note to facilitate any such transfer. The Note Registrar agrees that it will maintain such Note in safekeeping.]

(g) The Issuer consents to the Note Registrar acting as agent for DTC pursuant to an existing custodial relationship between the Note Registrar and DTC with respect to the holding of the Notes by the Note Registrar under the DTC-FAST system.

Section 2. [Except as described in Section 1(f), [t][T]he Note Registrar does not hold in safekeeping any additional note forms, but will notify the Issuer of any need for additional note forms in sufficient time to permit an adequate supply to be available to provide for future transfers, as agreed upon by the Issuer and the Note Registrar.

Section 3. So long as any of the Notes remain outstanding, the Note Registrar will keep and maintain, at its designated corporate trust office, the Note Register, initially its Columbus, Ohio corporate trust office, on which it will maintain a current and accurate record of the names and addresses of the registered owners of the Notes (the "Owners"), and shall perform, without limitation, registration, exchange, transfer and paying agent functions and related mechanical, clerical and record or bookkeeping functions in connection with the Notes, all in accordance with this Agreement, the Note Legislation, Section 9.96 of the Ohio Revised Code, the DTC Letter and

any applicable requirements of Section 149(a) of the Internal Revenue Code of 1986, as amended, and regulations, proposed regulations and rulings under that Section 149(a).

As used in this Section:

“Book Entry Form” or “Book Entry System” means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the Issuer and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and “immobilized” in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the Issuer or the Note Registrar is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

“Depository” means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a Book Entry System to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in Book Entry Form, and includes and means initially DTC.

“Participant” means any participant contracting with a Depository under a Book Entry System and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes shall be originally issued to a Depository for use in a Book Entry System and: (a) such Notes shall be registered in the name of the Depository or its nominee, as Owner, and deposited with and retained in the custody of the Depository or its agent; (b) there shall be a single, fully registered Note representing the entire Note issue; and (c) such Notes shall not be transferable or exchangeable, except for transfer to another Depository or another nominee of a Depository, without further action by the Issuer as set forth in the Note Legislation. The owners of book entry interests in the Notes shall not, except as provided in the Note Legislation, have any right to receive Notes in the form of physical securities or certificates. The Issuer and the Note Registrar shall have no duties, obligations or responsibilities in connection with transfers or sales of book entry interests.

The Issuer and the Note Registrar will recognize and treat the Depository as the owner of the Notes for all purposes, including payment of debt charges and other notices and enforcement of remedies. Crediting of debt charge payments and transmittal of notices and other communications by the Depository to Participants, by Participants to indirect Participants, and by Participants and indirect Participants to the book entry interest owners, will be handled under arrangements among them.

Neither the Issuer nor the Note Registrar shall have any responsibility or liability for any aspects of the records relating to, or payments made on account of, book entry interest ownership, or for maintaining, supervising or reviewing any records relating to such ownership; or for the distribution by the Depository, Participants or others to the book entry interest owners of

(a) payments of debt charges paid on the Notes, or (b) notices sent to the Depository as the registered owner, or that they will do so on a timely basis.

If any Depository determines not to continue to act as a Depository for the Notes for use in a Book Entry System, the Issuer may attempt to have established a securities depository/Book Entry System relationship with another qualified Depository pursuant to the Note Legislation. If the Issuer does not or is unable to do so, the Issuer, after the Note Registrar, at the direction of the Issuer, has made provision for notification of the owners of book entry interests in the Notes by appropriate notice to the then Depository, shall permit withdrawal of the Notes from the Depository or its agent, and shall deliver Note certificates in fully registered form to the assignees of the Depository or its nominee. If the event is not the result of Issuer action or inaction, such withdrawal and delivery shall be at the cost and expense (including costs of printing, or otherwise preparing, and delivering such replacement Notes), of those persons requesting that delivery. Such replacement Notes shall be in Authorized Denominations.

The Issuer and the Note Registrar hereby covenant and agree to perform any and all of their respective duties and obligations arising out of the representations made by the Issuer in the DTC Letter.

Section 4. In accordance with the Note Legislation and except as provided with respect to Notes in Book Entry Form as provided in Section 3 hereof, the Note Registrar shall:

(a) Exchange or transfer Notes upon presentation and surrender at the designated corporate trust office of the Note Registrar, together with a request for exchange or an assignment signed by the Owner or by a person legally empowered to do so, in a form satisfactory to the Note Registrar, and shall complete and deliver new Notes to the Owner or the new Owner of the transferred Notes or its agent in an authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Notes surrendered. The new Notes will bear interest at the same rate and mature on the same date as the surrendered Notes.

(b) Record the exchange or transfer of any Note on the Note Register.

(c) If manual signatures on behalf of the Issuer are required, undertake the above actions only after the new Notes are signed by the authorized officers of the Issuer.

(d) Complete the transfer or exchange and delivery of the new Notes, in accordance with the standards and conditions applicable to registered corporate securities established in the Securities and Exchange Commission regulation §240.17 Ad-1 and -2 as promulgated under Section 17A of the Securities Exchange Act of 1934, as amended.

(e) [Take all actions of the Paying Agent under the terms of the SNPA.]

Section 5. Every exchange or transfer of the Notes will be made without charge to the Owners, except that the Issuer and the Note Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The Note Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer.

Section 6. The Notes shall not be subject to redemption prior to maturity.

Section 7. The Note Registrar shall complete, deliver and register new Notes to replace Notes lost, stolen, destroyed or mutilated upon receiving written instructions to do so from the Director of Finance together with evidence of indemnification by the Owner of the Issuer and the Note Registrar in a form satisfactory to the Issuer and the Note Registrar.

Section 8. The Note Registrar shall cancel any Notes surrendered to it pursuant to the Note Legislation for payment or retirement or for exchange, replacement or transfer. Written reports of surrender and cancellation of the Notes shall be made to the Director of Finance by the Note Registrar upon written request. Unless otherwise directed by the Issuer or other lawful authority, cancelled Notes shall be retained and stored by the Note Registrar for a period of seven (7) years. After that time, or at any earlier time as authorized by the Issuer, the cancelled Notes may, at the direction of the Director of Finance, be either returned to the Issuer or destroyed by the Note Registrar by shredding or cremation, and certificates of that destruction (describing the manner of that destruction) shall be provided by the Note Registrar to the Director of Finance.

Section 9. The Note Registrar shall retain and store the Note Register for seven (7) years after payment of all of the Notes. At any time and upon request by the Issuer, the Note Registrar shall permit the Issuer to inspect the Note Register and will provide the Issuer with a copy of the Note Register. The Note Registrar and the Issuer acknowledge that pursuant to Section 9.96 of the Ohio Revised Code the Note Register is not a "public record" under Ohio law. In the event of a request to the Note Registrar by any person other than the Issuer for inspection of the Note Register, the Note Registrar shall notify the Director of Finance and will not permit that inspection unless it is approved by the Director of Finance, except that the Note Registrar may permit an inspection pursuant to an order of a court of competent jurisdiction.

Section 10. The Note Registrar shall pay the debt charges on the Notes in accordance with the Note Legislation and the DTC Letter, but only from money deposited with the Note Registrar by the Issuer for that purpose. The Issuer shall cause funds to be on deposit with the Note Registrar in an amount sufficient and available to pay the interest, or principal and interest, then to be due no later than 10:00 a.m. (Ohio time) on the business day immediately preceding the date on which that payment is to be made.

The Note Registrar will keep and maintain records of its receipt of moneys from the Issuer and its disbursement of those moneys and will make those records available to the Director of Finance upon request.

Section 11. The Note Registrar agrees to undertake [the] [all other] duties and obligations and to perform all services contemplated to be performed under this Agreement [and the SNPA]. For its ordinary services, the Issuer shall pay the Note Registrar a single one-time fee of \$ _____ within thirty (30) days after the Closing, plus reasonable out-of-pocket expenses, disbursements and advances made by the Note Registrar in accordance with the terms of this Agreement (including attorney fees and expenses), which the Note Registrar hereby acknowledges to be the compensation due to it during the life of the Notes for the performance of its ordinary services contemplated by this Agreement. [Also, if the Note Registrar is required to deliver the notice required under Section 2.01(b) of the SNPA with respect to a Potential Unpaid Note (as

defined therein), the Issuer shall pay the Note Registrar an additional fee of \$250.00.] If the Note Registrar is required by a governmental agency or court proceeding initiated by a third party to undertake actions or duties beyond those which are set forth herein but related thereto, the Note Registrar shall promptly provide written notice thereof to the Issuer. Payment of the Note Registrar's fees and expenses for such extraordinary services shall be made by the Issuer only after such notice and shall be subject to Issuer approval and appropriation of funds for that purpose.

Section 12. In the absence of bad faith on its part in the performance of its services under this Agreement, the Note Registrar will be protected in acting upon any notice, request, certificate, affidavit, letter, telegram or other paper or document believed reasonably by it to be genuine and correct and to have been signed or sent by the proper party or parties.

At any time, the Note Registrar may apply to the Director of Finance for instructions, and may, with the consent of the Issuer, consult with bond counsel for the Issuer, or, in the discretion of the Note Registrar, it may consult with its own counsel, as to anything arising in connection with the duties herein undertaken, and it shall not be liable for any action taken or omitted by it in good faith in reliance upon such written instructions or upon the written opinions of such counsel; *provided, however*, that before relying upon the opinion of its own counsel it shall furnish to both the Issuer and to bond counsel for the Issuer a copy of such opinion.

Section 13. No provision of this Agreement [or the SNPA] shall be construed to relieve the Note Registrar from liability for its negligent action, its negligent failure to act, or its willful misconduct, except that:

(a) the Note Registrar shall not be liable for any error of judgment made in good faith by one of its officers unless it shall be proved that it was negligent in ascertaining the pertinent facts; and

(b) no provision of this Agreement [or the SNPA] shall require the Note Registrar to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder [or under the SNPA], or in the exercise of any of its rights or powers.

Section 14. The Note Registrar may resign as Note Registrar at any time by giving ninety (90) days (or such shorter time as is approved in writing by the Director of Finance) written notice of resignation to the Issuer. The Note Registrar may be removed at any time by written notice to that effect specifying the date and time of termination, signed on behalf of the Issuer by the Director of Finance and delivered to the Note Registrar. Upon the effectiveness of the resignation or termination, the Note Registrar shall deliver to the Issuer, or such other person designated by the Issuer, the Note Register and all other records (or copies of those records) pertaining to the Notes and any canceled Notes.

Any corporation or association with or into which the Note Registrar or any successor may be merged or converted or with which it or any successor may be consolidated, or any corporation or association resulting from any merger, consolidation or conversion to which the Note Registrar or any successor shall be a party, or any corporation or association succeeding to all or substantially all of the corporate trust business of the Note Registrar or any successor, shall be the successor of the Note Registrar hereunder, if that successor corporation or association is otherwise eligible

hereunder and is approved by the Director of Finance on behalf of the Issuer, without the signing or filing of any paper or any other act on the part of the parties hereto or the Note Registrar or such successor corporation.

Section 15. Notice from one of the parties to the other under this Agreement will be sufficient for the purpose if it is contained in a writing mailed by first-class mail postage prepaid to the Issuer at 333 James E. Bohanan Memorial Drive, Vandalia, Ohio 45377, Attention: Director of Finance and to the Note Registrar at 10 West Broad Street, 12th Floor, Mail Station: CN-OH-BD12, Columbus, Ohio 43215, Attention: Corporate Trust Department, or to any other address which may be designated from time to time by either party in writing delivered to the other party.

Section 16. Where a Note certificate, for any reason, is in the possession of the Note Registrar and has not been claimed by the Owner or cannot be delivered to the Owner through usual channels, the Note Registrar shall, after the expiration of four (4) years from the date said certificate was issued, return said certificate to the Issuer to be held by the Issuer for the Owner or transferred in accordance with applicable laws. Any moneys deposited with the Note Registrar for the payment of principal or interest that remain unclaimed by the person or persons entitled thereto at the end of four (4) years from the date those moneys became payable to that person or those persons, shall be returned to the Issuer, and thereafter any person entitled to payment of those moneys shall look only to the Issuer for payment thereof, regardless of whether that person may have in his or her possession a check for the payment of that interest or principal drawn by the Note Registrar as agent of the Issuer.

Section 17. Neither this Agreement nor any provision hereof may be changed, revised or amended, except by a writing signed on behalf of the Issuer and the Note Registrar.

Section 18. In case any section or provision of this Agreement, or any agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, or any application thereof, is held to be illegal or invalid for any reason, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder of this Agreement or any other section or provision of this Agreement or any other agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained therein. Any illegality, invalidity or inoperability shall not affect any legal, valid and operable section, provision, agreement, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into, done or taken in the manner and to the full extent permitted by law from time to time.

Section 19. This Agreement is and shall be deemed to be a contract for services made under the laws of the State of Ohio and for all purposes shall be governed by and construed in accordance with the laws of the State of Ohio. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors. This Agreement may be signed in several counterparts, each of which shall be deemed an original.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have signed this Note Registrar Agreement as of the day and year first above written.

CITY OF VANDALIA, OHIO

By: _____

Title: _____ **City Manager** _____

By: _____

Title: _____ **Director of Finance** _____

Approved as to form:

By: _____

Title: _____ **City Attorney** _____

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION**

By: _____

Title: _____

FISCAL OFFICER’S CERTIFICATE – NOTE REGISTRAR AGREEMENT

As the fiscal officer of the City of Vandalia, Ohio, I certify that the money required to meet the obligations of the Issuer during Fiscal Year 2025 under the foregoing Note Registrar Agreement has been lawfully appropriated by the City Council of the Issuer for those purposes and is in the treasury of the Issuer or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44 of the Ohio Revised Code.

Dated: August 19, 2025

Director of Finance
City of Vandalia, Ohio

EXHIBIT A

CERTIFICATE OF AWARD

FOR PURPOSES OF COMPILING THE TRANSCRIPT OF PROCEEDINGS IN WHICH THIS NOTE REGISTRAR AGREEMENT IS INCLUDED, THE CERTIFICATE OF AWARD REFERRED TO IN THIS EXHIBIT A IS CONTAINED IN THE TRANSCRIPT OF PROCEEDINGS BEHIND TAB NO. 7.

Draft of 4-15-2025

**[EXHIBIT B
DISPOSITION OF NOTE PROCEEDS]**

In accordance with the Note Legislation, the Note Registrar shall establish a Cost of Issuance Fund. On the Closing Date, the Original Purchaser will pay to the Note Registrar \$ _____ for deposit in the Cost of Issuance Fund.

From the Cost of Issuance Fund, the Note Registrar will thereafter pay, on the Closing Date, as costs of issuance of the Notes:

- (a) \$ _____ to Squire Patton Boggs (US) LLP, Bond Counsel.
- (b) \$ _____ to the Note Registrar as described in Sections 1(e) and 11 of this Agreement.
- (c) \$ _____ to Bradley Payne, LLC, as Municipal Advisor.
- (d) \$ _____ to the Ohio Municipal Advisory Council.
- (e) \$ _____ as a contingency to provide for any other costs incidental to the issuance of the Notes; in the event any amounts are not distributed, the Note Registrar will provide an accounting to the Issuer of all expenses paid under this **EXHIBIT B** and any amounts not distributed will be distributed to the Issuer.

Upon the payment of the amounts described above, the Cost of Issuance Fund will be closed.

**SUPPLEMENTAL
FISCAL OFFICER'S CERTIFICATE**

To the City Council of the City of Vandalia, Ohio:

As fiscal officer of the City of Vandalia, Ohio, and supplementing the certificates of May 14, 2021 and May 6, 2016, I certify in connection with your proposed issue of notes in the maximum aggregate principal amount of \$865,000 (the "Notes"), to be issued in anticipation of the issuance of bonds (the "Bonds") for the purpose of paying the costs of (a) acquiring a fire ladder truck and (b) acquiring a fire apparatus, each together with all related appurtenances thereto (collectively, the "Improvement").

1. The estimated life or period of usefulness of each component purpose of the Improvement is at least five (5) years.

2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Ohio Revised Code, is as follows:

- The maximum maturity of \$817,000 of the Bonds to be used for the component purpose described in clause (a) above is ten (10) years.
- The maximum maturity of \$48,000 of the Bonds to be used for the component purpose described in clause (b) above is ten (10) years; provided, however, since notes in anticipation of Bonds have been outstanding for a period beyond December 31, 2021, that period beyond December 31, 2021 shall be deducted from the maximum maturity of the Bonds and therefore, the maximum maturity of the Bonds to be issued for the component purpose described in clause (b) is six (6) years.

If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of notes for any of the component purposes of the Improvement, the period in excess of those five years shall be deducted from the maximum maturity of the Bonds to be issued for that component purpose.

3. The maximum maturity of the Notes to be issued for the component purposes described in clause (a) is August 26, 2036, and in clause (b) is September 8, 2031.

Dated: May 5, 2025



Director of Finance
City of Vandalia, Ohio

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: 3.000
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: \$159.00

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.

SECTION 16, TOWN 3, RANGE 6, EAST,
WANDALIA, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 3.127 ACRES
(JULY, 2024)

GRAPHIC SCALE



1 inch = 30 ft



SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE OEDICATOR OF
SUCH PLAT ARE DRAWN AS SHOWN HEREON

LOT ACREAGE SUMMARY	
LOT NO.	ACREAGE
1	0.056 AC.
2	0.077 AC.
3	1.301 AC.
TOTAL	1.434 AC.

I hereby certify the plot/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plot and was conducted under my direct supervision, based on fieldwork in May & June 2024. All measurements are correct and monuments are as set or shown. Curve distances are measured on the arc, from pins to be set, at all lot corners are 5/8" x 3/4" rebar.

Michael A. Nowson
Ohio Professional Registered
Surveyor No. 8101

- LEGEND**
- | | |
|---|----------------|
| ● | IRON PIN FOUR |
| ○ | 5/8" LP. SET |
| ▲ | IRON PIPE FOUR |
| ⊗ | MAGNAIL SET |

1. LINES OF DOCUMENTATION (WHERE COSTING) IN GENERAL, AGREE WITH BOUNDARY
2. ALL INFORMATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE
3. PROPOSED SURVEY MONUMENTS WILL BE SET AFTER APPROVAL OF SURVEY
4. AND TRANSFER OF PROPERTY.
5. BOUNDARY SET ARE 30' x 30' REBAR, CAPPED "BURKHARDT ENGINEERING"
6. ALL MONUMENTS SET ARE 1/2" x 1/4" MAG NAILS
7. ALL DITCH, SURVEY AND PLAIN RECORDS SHOWN ON THIS SURVEY WERE USED
8. IN THE PERFORMANCE OF THIS SURVEY.

PREPARED BY



BURKHARDT
ENGINEERING & CONSULTING

20 South Cherry Street
Ann Arbor, Ohio 48107
Phone: 313-963-0900
mburkhardt@aol.com

CYRIL HANSEN
LAW OFFICES
NATIONAL RETAIL
PROPERTY GROUP

Design: ...	Proj: 24.140
Draw: RSK	Desg: 24.140.0001
Check: MAN	Tab: RP
Scale: 1"=30'	
Date: 04.21.2025	
Sheet: THE LANDING RECORD PLAN	
Sheet No.: RP 1	

Shore in the State of Ohio, County of Montgomery, City of Vandalia, Section 3, Range 6 East being 3.122 acres on shown and delineated upon this plat, of the 3.122 acres so conveyed to LONG-SON DEVELOPMENT, LLC in LR, Deed 24-044745, of the Montgomery County David Ricardo, Montgomery County, Ohio.

Containing a total of 3.122 acres, of which 3.122 acres are in lots.

[illegible]

Conclusions

_____, being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this declaration, either as owners or limited partners, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Notary Public In and for Montgomery County, O
My Commission Expires

State of Ohio, Montgomery County, S.S.
Be it remembered on this _____ day of _____, 2005, before me, a Notary Public and for said state, personally came _____, to be known, and acknowledged the signing and attestation of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date written above.

History Public In and for Montgomery County, D
My Commission Expires

APPROVED BY DIRECTOR OF PUBLIC SERVICE

10

APPROVED FOR DESCRIPTION

DATE _____

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# 06 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:
08/08/2026

NE
Vantage Land Title
8075 Washington Village
Dayton OH 45415



BURKHARDT
ENGINEERS • SURVEYORS

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, Geoid18, 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

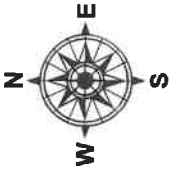
Project # 24.140



**MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,**

**ACREAGE AND CLOSURE ONLY
DATE 7/31/2024 FILE NO. 2024-0225**

BY Wayne B. H.



1 inch = 71 feet



City of Vandalia Board of Zoning Appeals

650 Pool Avenue

BZA 25-0006 Minimum Lot Frontage



DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: May 12th, 2025



MEETING MINUTES

ATTENDEES

Commissioner Harry G. Beyoglides, Jr. Chair; Commissioner Forest Moses; Human Resources Manager Leann Hanf

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 4:45 p.m. on May 12, 2025. The meeting was open to the public and was held in the Large Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft April 9, 2025 meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Moses made a motion to approve the minutes as written, Commissioner Beyoglides seconded the motion. Motion passed 2-0.

APPROVAL OF THE AGENDA

The agenda was approved by general consent.

OLD BUSINESS

None.

NEW BUSINESS

I. Approval/Cancellation/Extension of Eligibility Lists

Approval of Firefighter/Paramedic/Inspector Eligibility List:

Mrs. Hanf presented an eligibility list for the competitive recruitment for the classification of Firefighter/Paramedic/Inspector for approval by the Civil Service Commission and Appeal Board. Mr. Moses moved to approve the list as presented for a period of one year from today. Mr. Beyoglides provided a second. Motion passed unanimously, 2-0.

Approval of Police Captain Eligibility List:

Mrs. Hanf presented an eligibility list for the competitive recruitment for the classification of Police Captain for approval by the Civil Service Commission and Appeal Board. Mr. Moses moved to approve the list as presented for a period of one year from today. Mr. Beyoglides provided a second.

Motion passed unanimously, 2-0.

GENERAL DISCUSSION

There was a brief general discussion about the amended Civil Service Commission & Appeal Board Rules presented by Mrs. Hanf with a final review before voting on its acceptance in a future meeting.

ADJOURNMENT

It was moved by Commissioner Moses to adjourn, which was seconded by Commissioner Beyoglides. Motion carried, 2-0.

The meeting was adjourned at 4:51 p.m.



Harry G. Beyoglides, Jr., Civil Service Commission Chairman



Date

CC:

Kurt E. Althouse, City Manager

Rob Cron, Assistant City Manager

Department Heads

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.

A handwritten signature in dark ink, appearing to read "Mike Johnston", is written over a horizontal line.

Mike Johnston
Vice Chair



Bill Listing Report

Payment Date Range: 05/01/2025 - 05/31/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
4IMPRINT INC	05422	KIDS DAY CUPS	379.47
A BROWN & SONS NURSERY INC	00933	Trees	2,979.25
ACUSHNET COMPANY	06751	Merchandise for Pro Shop/Ben	4,030.59
Adelee & Gentry	02910	Sweet Treats Fest Music Performance/Aaron	1,500.00
ADVANCED TURF SOLUTIONS INC	04383	Chemicals/Marty	10,139.58
AGILE NETWORKS	06613	MARCS radio VPN fees	1,240.00
AIR COMMERCE	02515	Station 3 Storage Facility Rental	2,589.40
AMAZON CAPITAL SERVICES	04538	OWL Camera & Cables LCR for Virtual	9,343.69
AMBER AIVALOTIS-WEAVER	07594	Food & Uber Reimbursement for DDC Fly-In	83.37
AMERICAN AIRLINES	05860	Checked Bag - DDC Fly-In R. Herbst	35.00
AMERICAN LEGAL PUBLISHING CORP	00317	2025 Codified Ordinance Supplemental Pages	2,354.84
AMORY CLOUD	07523	Baseball and Softball Umpires/Maecie	170.00
ANDY'S GARDEN CENTER	03219	Flowers	268.40
ANTHONY CAPIZZI	07433	reimburse travel expense to assigned judge	44.80
APCO INTERNATIONAL INC	00603	EMD Manual	107.91
AT&T MOBILITY	05444	First Net Phones and HotSpots	863.30
AUTO ZONE	06412	Supplies/James	51.38
AVA E UPDYKE	07522	Baseball and Softball Umpires/Maecie	145.00
BADGER METER INC	05583	Meters and Software	4,608.72
BARRETT MIDWEST CENTRAL	01395	ASPHALT	365.79
BATTERIES PLUS	05121	FLASHLIGHTS	326.62
BEAU TOWNSEND FORD INC	00616	C1 - Pick up truck	49,281.08
BECKER EQUIPMENT LLC	04706	CHP and VRC Pool Supplies/Jerrod	1,339.52
BENJAMIN LICKLITER	01172	Petty Cash Reimbursement Apr 2025	441.33
BERAN LASER ENGRAVING &	07262	Elected Officials Day Engraved Glasses	56.00
Berry Joseph	00691	Haitian Creole Interpreting Services	263.00
BEST EQUIPMENT CO. INC	03577	UNLOADER VALVE AND WHEEL COUNTER	1,497.24
BMI	06101	Music License Annual Fee	446.00
BOB SUMEREL TIRE CO	01992	TK 13 TIRES	610.08
BOBCAT OF DAYTON	04678	HYDRALIC OIL AND HYDRALIC LINE	269.51
BONBRIGHT DISTRIBUTORS	07416	DRINKS - GOLF COURSE	735.64
BOUND TREE MEDICAL LLC	00157	EMS Supplies	1,124.12
BROWN PEST CONTROL INC	00585	Pest Control Services Renewal	212.00
BSD AUTO BODY LLC	01711	Car 2324 - Qtr panels, rear bumper and	959.70
BUCKEYE POWER SALES CO	00113	Generator Repairs	2,995.66
BUCKEYE STATE PIPE & SUPPLY CO	06291	Water Meters	323,292.20
BUTLER HIGH SCHOOL	04088	BHS Yearbook Ad	350.00
BUTLER TOWNSHIP	05706	Monthly Collections/Settlement	12,252.59
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	66,571.62
CAMERON CARTER	07487	Baseball and Softball Umpires/Maecie	160.00
CANON FINANCIAL SERVICES	02846	Printer/Copier/Fax Lease (x-3)	1,340.85
CAPITAL ELECTRIC LINE BUILDERS	00668	Power Line Maintenance/Marty	1,065.32
Capital Tire Inc	00589	Car 2326 - 4 new tires	1,016.00
CARDINAL DESIGNS	05207	VRC Commemorative Tree Plaques	102.00
CCA DIVISION OF TAXATION	06031	Courtesy Withholding	46.02
CCA DIVISION OF TAXATION	06032	COURTESY WITHHOLDING	71.94
CDW GOVERNMENT	05230	14 Panasonic Toughbook 40 + 2 yr Extended	62,390.37
CENTURION SECURITY SYSTEMS	03698	Service Calls/Rudy	155.00
CF POEPPelman INC	02754	CONCRETE MIX	234.54
CHAD BAUGHMAN	04155	Boot Reimbursement Chad Baughman	149.99
CHOICE ONE ENGINEERING CORP	03627	Plan Review	825.00
CHRIS A MEADE SPECIALTIES INC	02223	Doors and Hardware Supplies/Jerrod	1,250.00
CHRISTINA RUBLE	09000	Dual Pass (93022) Refund - Receipt 2067046	220.00
CINCINNATI BELL	01796	2025 Phone Service	905.72
CINCINNATI BELL ANY DISTANCE	05803	800 & Long Distance Service	82.34

Vendor Name	Vendor Number	Payable Description	Total Payments
CINTAS CORPORATION	01535	UNIFORM RENTAL	1,950.41
CITY OF BROOKVILLE	04601	Collections/ Settlement - April 2025	953,586.66
CITY OF DAYTON	01368	COURTESY WITHHOLDING	109.91
CITY OF HUBER HEIGHTS	07304	COURTESY WITHHOLDING	109.84
CITY OF KETTERING	02367	COURTESY WITHHOLDING	54.95
CITY OF TROTWOOD INCOME TAX	02137	Courtesy Withholding	67.37
CITY OF TROY	05512	Water Samples	70.00
CITY OF VANDALIA	02724	Child Support Fee	22,419.61
CITY OF VANDALIA TAX DEPT	05277	CITY INCOME TAX	22,073.19
CLAY AMOS	06989	Baseball and Softball Umpires/Maecie	365.00
Club Caddie	07380	Computer POS System/Ben	330.75
CLUB CAR CONNECT	02451	Golf Cart GPS Rental	4,028.00
COATE CONSTRUCTION LLC	01648	Curbs and Sidewalks 2025	206,327.25
COLUMBUS EQUIPMENT COMPANY	00028	LEAF VAC PARTS	851.15
COMMERCIAL IRRIGATION INC	07544	Golf Course Irrigation System Project	144,335.68
Companion Life Insurance	07314	Companion Life	352.38
CONSTANT CONTACT BILLING	06380	Email Blast Services/Alicia	264.00
CONTRACTORS SUPPLY OF DAYTON	05887	CONCRETE SUPPLIES	619.75
CORE & MAIN LP	00621	PARTS AND SUPPLIES	1,994.55
CrashCourse Village Inc	04006	Davis - Vehicle rescue course	1,000.00
CSX TRANSPORTATION	03418	Annual Land Use Fee	747.50
CULLIGAN-DAYTON-FAIRBORN OH	05485	2025 WATER SERVICE	57.20
DAKODA SIZEMORE	07651	Boot Allowance	225.00
DANCO LETTERING	00030	C1 Car	1,150.00
Daniel Harris	00760	removal of Police decals on rotated vehicle	140.00
DAYTON AREA CHAMBER	00894	Safety Council Breakfast Meetings	35.00
DAYTON BUSINESS JOURNAL	03066	DBJ Subscription Renewal for 2025	170.00
DAYTON CAPSCREW CORP	00138	PARTS AND SUPPLIES	152.74
DAYTON POWER & LIGHT COMPANY	00153	2025 Electric Service	13,935.00
DAYTON QUALITY STARTER	02292	ALTERNATOR FOR LOADER	408.00
DAYTON RELIABLE AIR FILTER	03983	HVAC Air Filters	862.72
DAYTON STENCIL WORKS CO	00154	Ribbons for Time Stamp Machines	91.30
DEBORAH J WRIGHT	06193	Wright M&I - Spillman Conference	136.92
DEBORAH WRIGHT	00832	Petty Cash Reimbursement - Apr 2025	121.39
DEVELOPMENT PROJECTS INC	00703	2025 Annual New Business Development	7,050.00
DH PRODUCTIONS	05306	Video Services - Focus Vandalia	1,375.00
DIGITAL COWBOY COMPUTER LLC	06898	Plotter Repair	112.50
DISPLAY SALES CO	02101	SAFETY PINS FOR BANNERS	533.75
DOLLAR TREE DIRECT	02542	Program Supplies/Sara	68.75
DOMINO'S PIZZA	03451	Kids Night Out Pizza/Sara	51.13
EASTWAY CORPORATION	02475	Competency and Insanity Evaluation	1,300.00
EBMC	00418	Lincoln Financial	526.50
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	130,658.20
EPIC SPORTS	07527	Adult Softballs/Maecie	1,065.07
ERIK BLAINE	06117	2025 Prosecutor Charges	3,000.00
Erika Birkley	00041	Psych eval - Kaitlyn Overman	700.00
ERNST CONCRETE	00194	CONCRETE	2,256.00
ESTEP FAMILY PROPERTIES LLC	07436	HARDFILL DISPOSAL	580.00
EVOLUTION COATINGS & AUTOMOTIVE	06640	Undercoat C1 Truck	150.00
FACEBOOK INC	06529	Facebook Event Boosts/Aaron	44.14
FASTECH ALARMS &	07578	Justice Center Alarm Replacement	76,783.24
FEDEX	04228	Postage	24.68
FERGUSON ENTERPRISES INC	01716	Supplies	59.80
FERGUSON WATERWORKS	06130	PARTS AND SUPPLIES	1,870.89
Fidelity Security Life Insurance Company	02086	Admin Fees - Eye Med	1,481.93
FILTERSHINE MIDWEST LLC	01526	Maintenance - Hood Vents/Ben	48.00
Fisher Auto Parts Inc	02801	DEF FLUID AND BREAK CLEANER	133.20
FOUR INFINITY INK & THREADS	04144	Baseball & Softball Uniforms/Maecie	14,612.00
FRITZ, RUMER, COOKE CO., INC	05824	RR Inspection	375.00
FS.com Inc	03874	PHONE SYSTEM NETWORK SWITCHES	8,453.40
Fun For All Celebrations LLC	00962	Eggstravaganza-Face Painting &	1,200.00
GALLAGHER BASSETT SERVICES INC.	07421	Q2 Deductible	2,515.00

Vendor Name	Vendor Number	Payable Description	Total Payments
GALLS LLC	01100	PD Gloves	51.14
GEAR FOR SPORTS	04422	Pro Shop Merchandise/Ben	611.56
Geer Gas Corp	01035	Oxygen	151.20
GLICKLER FUNERAL HOME	05076	Indigent Services Toni Olinger	750.00
GORDON FOOD SERVICE	05924	2025 Food/Supplies	1,612.44
GOVERNMENT FORMS & SUPPLIES	06165	order/entry stamps for case jackets	125.98
GRAINGER	03234	Fuel Pump/Marty	1,188.90
Granite Telecommunications, LLC	03263	2025 Phone Service	550.41
GREG JUSTICE	06208	Baseball and Softball Umpires/Maecie	760.00
GRIMCO, INC	04388	PRINTING SUPPLIES	192.35
HARBOR FREIGHT TOOLS	02684	Supplies	43.98
HARRELL'S LLC	06263	Chemicals/Marty	6,714.72
Hart Environmental Resources	05250	Environmental Inspection - 10 W. National Rd	1,595.00
HAWKINS INC	07643	CHP Supplies	307.80
HAYDEN TUFANO	07652	Baseball and Softball Umpires/Maecie	115.00
HEIDELBERG OF DAYTON	00032	DRINKS - GOLF COURSE	2,515.96
HENSCHEN AND ASSOCIATES INC	05457	Data Processing Charges on Deposit	1,900.00
High Bridge Consulting LLC	04336	2025 Lobbying Sevices	4,000.00
High Speed Gear	00675	Belts for Cpt Walker	104.94
HIGHFIELD DOOR SALES	06980	Bay Door Repair and Maint	450.00
HILTON HOTELS	04256	Sucher OACP Conf. M&I (city card)	56.00
I SUPPLY COMPANY	00071	Custodial Supplies	3,656.38
ICC CDS, LLC	03144	Municipity and Laserfiche Training and License	72.92
ICMA	00283	ICMA	160.00
IGS ENERGY	02184	2025 Gas Service	16,712.58
IGS ENERGY	05912	2025 Gas Service - Rec Center	7,236.53
Image Trend Inc	01177	Annual Fee's	6,326.72
Impact Data Imaging Inc	01010	Scanning Large Drawings	1,492.06
INFINTECH	07108	Merchant Bank Fees	3,791.72
INSOURCE SOLUTIONS GROUP INC	05061	E-Filed Tax Returns	518.70
INTERSTATE BILLING SERVICE INC	06147	Liquid Spring Strut Install	1,438.78
JACKSON LEWIS PC	06759	Legal Services	21,625.00
JAMES ASHBURN	02623	Enforce Mowing	1,600.00
JB MULCH & PAVERS	06281	TOP SOIL	1,059.00
JEFFREY S TYLER	05964	Plan Review	720.00
JEFF'S LAWN SERVICE LLC	06360	Property Clean-ups	1,605.00
Jerry Pate Turf & Irrigation	00090	Club Car	14,236.07
JIM'S DONUT SHOP	06277	Employee Appreciation & Interviews	47.84
John Cumming	01981	mileage reimbursement from conference	68.95
JOHN HAUER	09007	Adult Easter Egg Hunt Refund - Receipt	15.00
Jomeire Cabonce	07369	Payroll Re-Issue	790.14
JOSEPH ARMANINI	00189	mileage reimbursement from magistrate	68.95
KAREN GOFFENA	00293	Petty Cash Reimbursement - May 2025	101.52
KAREN GOFFENA	05266	travel reimbursement for Clerks	102.90
KATIE BLAUSER	02604	Eat Pretty Darling Programs/Sara	96.00
KE ROSE COMPANY LLC	05112	2025 Vehicle Upfit	30,348.08
KENNATH DORSEY	06280	Baseball and Softball Umpires/Maecie	300.00
KIESLER'S POLICE SUPPLY INC	01342	Ammunition	339.50
KIMBALL MIDWEST	06740	GREASE	178.41
KOENIG EQUIPMENT INC	05351	Drive Shaft - UTV	944.42
KRISTEN SCHUMANN	07636	M&I Schumann - 1st Line Supv Training 5/5-	38.22
KROGER CO.	01123	Items for Council Meetings/Events	14.34
KURT ALTHOUSE	06355	Food & Ground Transportation	227.30
LACAL EQUIPMENT INC	00526	WATER PUMP AND CURTAINS FOR SWEEPER	1,705.89
Legal Shield	07313	Legal Shield	18.95
Liquid Spring LLC	00751	Liquid Spring Strut	1,530.29
LOWES	02381	CONCRETE MIX	2,448.65
MACQUEEN	06988	LEAF LOADER PARTS	788.95
MARTIN MARIETTA MATERIALS	00026	GRAVEL	4,526.34
MECHANICAL SYSTEMS OF DAYTON	03665	Maintenance/Rudy	570.00
MEDIA RESOURCES CORP	01162	Plotter Paper	156.67
MEDICAL MUTUAL	03964	2025 Dental Claims	14,416.85

Vendor Name	Vendor Number	Payable Description	Total Payments
MEEDER PUBLIC FUNDS INC	06869	2025 Investment Advisory Services	4,612.12
MEGACITY FIRE PROTECTION INC	00375	Annual Inspections/Ansul System/Monitoring	225.00
MELISSA WENG	09006	Adult Easter Egg Hunt Refund - Receipt	15.00
MENARDS	04788	Supplies	89.90
METRO FIRE PROTECTION INC	02182	Inspections	495.00
METRONET LLC	03702	MetroNet Fiber Lease	2,069.90
MIAMI INDUSTRIAL TRUCKS INC	02673	Aerial Truck Training-Jerrold,Bryan,Andrew	330.00
MIAMI VALLEY COMM COUNCIL	00105	TRAINING	475.00
MIAMI VALLEY INTERPRETERS LLC	06616	Swahili interpreting services	471.00
MIAMI VALLEY LIGHTING LLC	02771	2025 Street Lighting	26,655.30
Mid America Land Title Agency Inc	02583	Purchase of 10 W. National Road	1,990,887.01
MIDWEST SECURITY SERVICES INC	06344	KANTECH SECURITY SYSTEM ANNUAL	588.39
MIKE SKAGGS	04344	TOOL REIMBURSEMENT	500.00
MIRANDA NADEAU	07611	Card'd Signs for Events/Sara	195.00
MISCELLANEOUS VENDOR	09011	Ele Cake Co. Retirement Cake	240.55
MONTGOMERY CO. CLERK OF COURTS	04596	Justice Web service fees	3,011.23
MONTGOMERY COUNTY LAW LIBRARY	00147	2025 Law Library Distributions	2,069.42
MONTGOMERY COUNTY PUBLIC	01204	Legal Services	172.70
MONTGOMERY COUNTY SANITARY	00333	Trash Debris Dump	158.37
MONTGOMERY COUNTY SHERIFF	00480	February fingerprints	658.50
MTECH COMPANY	06069	ROOT SAW CUTTER FOR VAC TRUCK	1,216.98
MUFFLER BROTHERS	02076	Vehicle Maintenance - 2025	815.15
MURPHY TRACTOR & EQUIPMENT CO	01659	FILTERS FOR SWEEPER	94.93
NAPA AUTO PARTS	00645	Supplies/Marty	1,352.92
NATIONAL AUTO LUBE INC	04415	Oil Changes	63.83
NATIONAL GYM SUPPLY INC	04464	Adjustable Pulley Carriage/Jack	297.61
NAVIA	02390	HSA Employee Contribution	13,329.30
NELSON CLYMER	07634	Meals at 1st Line Supervisors training -	100.22
NELSON CONSTRUCTION CO	06653	Feature Pool Maintenance	7,735.90
NICHOLAS DAVIDSON	07535	BOOT REIMBURSEMENT	225.00
NORTH AMERICAN RESCUE LLC	06678	rapid Response/MCI walk kits	1,356.87
NORTH DIXIE HARDWARE INC	01633	PARTS AND SUPPLIES	508.35
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	114,172.50
ODP BUSINESS SOLUTIONS LLC	02727	Printer Toner	1,125.73
OHIO ASSOC OF CHIEFS OF POLICE	00401	Assessment Services - Captain promotional	5,900.00
OHIO CHILD SUPPORT	07306	PY Deduction Child Support	3,978.23
OHIO ETHICS COMMISSION	02269	Council Financial Disclosures 2024	70.00
Ohio Newspapers	04961	Advertising	720.00
OHIO PATROLMEN'S BENEVOLENT	07308	OPBA Union Dues	1,274.40
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	132,653.77
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	162,846.04
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	33,073.00
OHIO SCHOOL DISTRICT TAX	01944	School District Tax	3,419.18
OHIO TACTICAL OFFICERS ASSOC	05134	OTOA Conference - Nagel	450.00
OHM ADVISORS	07162	Robinette Design - Phase II	14,175.00
OMG NATIONAL	06878	Crime prev supplies	1,722.77
OSI BATTERIES	05448	Radio Batteries	1,548.94
OSU EXTENSION	03126	Pesticide Applicator Study Guides	102.02
OUTDOOR ENTERPRISE LLC	00970	Art Park Amphitheater Construction Project	103,552.70
P&R COMMUNICATIONS SERVICE INC	00863	P&R Radio Maintenance Contract	1,011.00
PACE ANALYTICAL SERVICES INC	00057	WASTEWATER SAMPLE SERVICES	1,477.80
PECK HEATING AIR CONDITIONING &	07435	Baseball Concession Ice Machine	10,970.00
PEOPLEFACTS LLC	06275	Candidate Background/Credit Checka	80.58
PERRY PROTECH INC	06738	Kip Machine Monthly Usage	96.16
PHILLIPS COMPANIES	00449	Supplies	120.69
PHOENIX SAFETY OUTFITTERS	01125	Uniforms	3,910.84
PHYLLIS HALE	09009	Eat Pretty Darling Quiche Brunch Refund	20.00
PICKREL SCHAEFFER & EBELING	05148	Legal Services	17,016.05
PITNEY BOWES	01280	Postage Meter Lease	266.52
PLATTENBURG & ASSOCIATES, INC	05490	Audit Services	11,750.00
PNC BANK	02847	Deposit Slips	356.19
POWELL COMPANY INC	00380	Custodial Supplies	899.70

Vendor Name	Vendor Number	Payable Description	Total Payments
Power Equipment Solutions LLC	07385	Supplies	72.10
PRECISION CERT WELDING INC	04796	MB Handrail Repair	150.00
Precision Concrete Cutting Inc	01990	Concrete Walkway Work	10,175.63
PREMIER HEALTH	02333	EmployeeCare Services	1,059.80
PREMIER OCCUPATIONAL HEALTH	01900	Preemployment Physical - Kaitlyn Overman	1,183.15
PRESTIGE FLAG	03981	Supplies/Marty	458.65
Prism HR Inc	07122	Data Services HR System	99.00
PROFORMA	00440	Shirts	6,277.80
PROPUMP & CONTROLS INC	07540	Golf Pump Station and Control Panel Project	29,127.04
Public Health Dayton & Montgomery	02793	2024 AIR POLLUTION COUNTY	100.00
R J COX COMPANY	02876	Supplies	73.50
RASTIKIS INK	05141	Winter 2025 Community Newsletter	2,340.00
RD HOLDER OIL CO INC	04583	4999 GALLONS OF GAS	12,400.44
REGIONAL INCOME TAX AGENCY	05194	COURTESY WITHHOLDING	36.94
RICHARD HERBST	07202	Airfare Reimbursement for DDC Fly In-R.	601.23
ROBERT CHANDLER	06885	Zumba Instructor Services/Josh	440.00
ROBERT GERAMI IV	06764	PA Services - Sweet Treats Fest/Sara	700.00
ROBOTRONICS INC	06892	New McGruff the Crime Dog costume	2,310.00
ROBY SUPPLY	06204	Custodial Supplies	80.89
ROCK N RESCUE	06151	Rescue Project	399.98
RODOC LEASING SALES & SERVICE LLC	07105	UTILITY TRAILER	15,065.00
Roy David Klotz	01211	Helmet Tet's	16.20
RUMPKE INC	00737	Refuse Collection	240,389.21
RURAL KING	06066	Supplies	188.89
SAMS CLUB DIRECT	01632	Food/Supplies	4,309.71
SANDY'S AUTO & TRUCK SERVICE	00451	Towing Services	105.00
Schill Landscaping and Lawn Care Services	03700	Right of Way Mowing	6,846.00
SCHLEGEL CREATIVE	04292	VRC Brochures/Alicia	543.00
SCHROEDER TENNIS CENTER, LLC	07650	Middle School Tennis Tournament/Maecie	170.00
Scott McLin	06318	rope rescue course for 9 members	3,850.00
SEE THRU WINDOW CLEANING	00957	JC and MB Window Cleaning	1,850.00
SENSIT TECHNOLOGIES	05822	repairs and maintenence	404.86
SHERWIN WILLIAMS CO	02898	Supplies	124.87
SHI INTERNATIONAL CORP	06702	PRTG Network Monitor Service	1,393.93
SITEONE LANDSCAPE SUPPLY LLC	06562	Chemicals/Marty	11,909.78
SKID STEER SOLUTIONS LLC	07640	TUBE FOR CONCRETE MIXER	210.28
SMARTBILL	06325	2025 Utility Bills Service Fees	6,797.03
SNAP ON TOOLS COMPANY	06861	TIRE PRESSURE MONITORING TOOL	2,025.00
Sofia G Marquez	03819	Spanish interpreting services	80.00
SPARKS ELECTRIC LLC	04992	TRANSFER SWITCH FOR BRINDLESTONE LIFT	3,174.22
Spectrum	05271	2025 Cable/Internet	571.05
SPORTSMITH	05295	Cybex Bike Pedals/Jack	70.36
Stacey L Johnson	01014	Goats - Sweet Treats Fest/Sara	600.00
STAMPS.COM	05841	Stamps.com fee	20.09
STANDARD INSURANCE COMPANY	04474	2025 Insurance Premiums	3,168.86
STAPLES BUSINESS ADVANTAGE	04461	Copy Paper	1,119.30
STAR CITY CONCRETE	06246	Concrete work and repair Station 2	49,652.00
STATE OF OHIO TAX	00562	Withholding	23,632.30
Sun Life Assurance Company	00011	Voluntary Critical Illness	2,879.47
SUNRISE COOPERATIVE INC	05700	Fuel	3,380.28
SUPER SUBBY'S	04141	Working lunch w/promotional assessment	53.94
SUPERIOR UNIFORM SALES, INC	00130	Uniforms	139.90
SWIGART ELECTRIC MOTORS INC	00600	Pump Repair and Replacement Pump/Jerrold	3,645.00
SWIM SAFE POOL MANAGEMENT	02118	Aquatic Services/Aaron	55,479.57
SWOTAA	00142	Membership Dues/Quarterly Meetings	25.00
TACKETT TREE EXPERTS LLC	07515	Station 2 tree removal and trimming	7,200.00
TargetSolutions Learning LLC	01373	Guardian Tracking Fee and Annual	4,741.64
Taylor's Tins LLC	01797	Accountability	124.00
TEAMSTERS LOCAL 957	07311	TEAMSTERS Union Dues	885.00
THOMSON REUTERS - WEST	01034	CLEAR monthly online/software subscription	270.11
TIPP CYCLERY	04244	Bike Maintenance	240.00
Tire Discounters Inc	01600	Ranger Tires	550.96

Vendor Name	Vendor Number	Payable Description	Total Payments
TITAN GRAPHICS LLC	06402	SHIRTS	475.08
TREASURER OF STATE	00348	2025 Sales Tax	2,090.75
TREASURER, STATE OF OHIO	00103	LEADS	1,200.00
TREASURER, STATE OF OHIO	00411	Clubhouse Liquor License/Ben	1,690.00
TREASURER, STATE OF OHIO/BBS	01940	BBS Fees	309.55
TRIAD TECHNOLOGIES LLC	04567	HYDRAULIC LINE FITTINGS	1,087.66
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	101,897.00
ULINE	04897	Chair Wheel Replacement	28.50
Ultimate Shine Opco LLC	01214	Ultimate Shine	659.12
UNITED AIR	05644	Airfare-DDC Fly In -A.A-Weaver	860.95
UNITED HEALTHCARE	01134	Admin Fees - 2025	212,821.95
UNITED STATES POSTAL SERVICE	01202	Certified Mail -Council 2024 Financial	10.99
Universal Background Screening	04700	Candidate Background Checks	32.82
UPS STORE	05957	Senior Center Newsletters/Alicia	1,416.18
US BANK	05530	Capital Facilities Bonds, Series 2022	324,487.50
US BANK EQUIPMENT FINANCE	05523	2025 Copier Lease	1,835.04
VALLEY ASPHALT CORP	00641	ASPHALT	1,956.24
VANDALIA BUTLER CITY SCHOOLS	00175	CRA Reimbursement	1,266,712.50
VANDALIA BUTLER HISTORICAL	05645	2025 Contribution	15,000.00
VANDALIA RENTAL	00665	GEORGIA BUGGY	898.16
VECTREN ENERGY DELIVERY	04326	2025 Gas Service	5,861.66
VERIZON WIRELESS	01962	2025 Cell Phone Service	2,626.42
VERMONT SYSTEMS INC	03822	BANK FEES	5,207.69
VICTORIA TIREY	07557	Baseball and Softball Umpires/Maecie	105.00
WAGONER POWER EQUIPMENT	01226	Mower Parts/Marty	121.87
WAL-MART STORES INC	03394	Program Supplies/Sara	28.82
WEST CARROLLTON CITY INCOME TAX	06574	Courtesy Withholding	37.23
WHITE CAP, LP	07582	CONCRETE VIBRATER	391.99
WILLIAM J MAXWELL JR	06144	Dr. Insecta Performance/Sara	475.00
WRISTCO	06148	VRC, Birthday, Swim Bracelets/Aaron	236.40
ZACHARY FULTS	07184	Baseball and Softball Umpires/Maecie	160.00
ZOLL MEDICAL CORP GPO	06065	Cardiac Monitor Supplies	1,348.33
Grand Total:			7,544,238.51



Purchases Over \$25,000 Report

Payment Date Range: 05/01/2025 - 05/31/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BEAU TOWNSEND FORD INC	00616	C1 - Pick up truck	49,281.08
BUCKEYE STATE PIPE & SUPPLY CO	06291	Water Meters	323,292.20
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	66,571.62
CDW GOVERNMENT	05230	14 Panasonic Toughbook 40 + 2 yr Extended	62,390.37
CITY OF BROOKVILLE	04601	Collections/ Settlement - April 2025	953,586.66
COATE CONSTRUCTION LLC	01648	Curbs and Sidewalks 2025	206,327.25
COMMERCIAL IRRIGATION INC	07544	Golf Course Irrigation System Project	144,335.68
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	130,658.20
FASTECH ALARMS &	07578	Justice Center Alarm Replacement	76,783.24
KE ROSE COMPANY LLC	05112	2025 Vehicle Upfit	30,348.08
MIAMI VALLEY LIGHTING LLC	02771	2025 Street Lighting	26,655.30
Mid America Land Title Agency Inc	02583	Purchase of 10 W. National Road	1,990,887.01
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	114,172.50
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	132,653.77
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	162,846.04
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	33,073.00
OUTDOOR ENTERPRISE LLC	00970	Art Park Amphitheater Construction Project	103,552.70
PROPUMP & CONTROLS INC	07540	Golf Pump Station and Control Panel Project	29,127.04
RUMPKE INC	00737	Refuse Collection	240,389.21
STAR CITY CONCRETE	06246	Concrete work and repair Station 2	49,652.00
SWIM SAFE POOL MANAGEMENT	02118	Aquatic Services/Aaron	55,479.57
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	101,897.00
UNITED HEALTHCARE	01134	Admin Fees - 2025	212,821.95
US BANK	05530	Capital Facilities Bonds, Series 2022	324,487.50
VANDALIA BUTLER CITY SCHOOLS	00175	CRA Reimbursement	1,266,712.50
Grand Total:			6,887,981.47



PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702

ACCOUNT NUMBER XXXX XX03 3300 0001
PAYMENT DUE DATE 05-19-25
AMOUNT DUE \$32,336.18
CURRENT BALANCE \$32,336.18

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PNC Bank N.A.
P.O. Box 828702
Philadelphia, PA 19182-8702

AMOUNT
ENCLOSED \$

CITY OF VANDALIA
CORPORATE ACCOUNT
ATTN BRIDGETTE LEITNER
333 JAMES BOHANAN DR # 3
VANDALIA OH 45377-2319

**T0000297

MAIL

MAY 23 2025

774044807040333000001900323361829

Please tear payment coupon at perforation.

STATEMENT MESSAGES

CORPORATE ACCOUNT SUMMARY

CORPORATE ACCOUNT NUMBER
XXXXXX0333000001

CLOSING DATE 05-12-25
PAYMENT DUE DATE 05-19-25
CREDIT LIMIT 450,000
AVAILABLE CREDIT 417,664

PREVIOUS BALANCE 30,290.20
PURCHASES AND OTHER CHARGES 33,382.68
CASH ADVANCES .00
CREDITS 1,046.50
PAYMENTS 30,290.20-

CUSTOMER SERVICE AND LOST CARD REPORTING
Inside U.S. 1-800-685-4039
Outside U.S. 1-706-644-3224

LATE PAYMENT CHARGES .00
CASH ADVANCE FEE .00
FINANCE CHARGES .00
NEW BALANCE 32,336.18
TOTAL PAYMENT DUE 32,336.18
DISPUTED AMOUNT .00

SEND BILLING INQUIRIES TO:

PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	32,336.18	MINIMUM PAYMENT DUE	32,336.18
AVAILABLE CREDIT	417,663.82	PAYMENT DUE DATE	05-19-25

CORPORATE ACCOUNT ACTIVITYCITY OF VANDALIA
XXXX-XX03-3300-0001**TOTAL CORPORATE ACTIVITY**
\$30,290.20 CR

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-21	04-21		AUTO PAYMENT DEDUCTION	30,290.20 CR

INDIVIDUAL CARDHOLDER ACTIVITYKRISTEN M CARNES
XXXX-XX03-3300-0084**CREDITS** \$0.00
PURCHASES \$42.01
CASH ADV \$0.00
TOTAL ACTIVITY \$42.01

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-07	05-08	24892185128103310345942	AMAZON MKTPL*NH1OV08T2 AMZN.COM/BILL WA	42.01

JERROD M HILL
XXXX-XX03-3300-0191**CREDITS** \$0.00
PURCHASES \$379.58
CASH ADV \$0.00
TOTAL ACTIVITY \$379.58

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-24	04-23	24231885114316227563329	HARBOR FREIGHT TOOLS 125 DAYTON OH	43.98
04-30	04-29	24892185119100065221772	LOWES #00781* HUBER HEIGHTS OH	97.42
05-01	04-30	24892185120100870629158	LOWES #00781* HUBER HEIGHTS OH	41.32
05-08	05-05	248921851251028686232958	LOWES #00781* HUBER HEIGHTS OH	196.84

DARREN DAVEY
XXXX-XX03-3300-0415**CREDITS** \$0.00
PURCHASES \$872.91
CASH ADV \$0.00
TOTAL ACTIVITY \$872.91

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-16	04-16	24431085108188024019414	GRIMCO INC 638-305-0088 MO	192.35
04-23	04-22	24011345112100093253234	AMAZON MARK* YT2934RUS AMAZON.COM/MA WA	107.90
04-29	04-28	24892185118109016114896	B2B PRIME*394Q38453 AMZN.COM/BILL WA	349.00
05-08	05-08	24011345126100028125248	AMAZON MARK* NB7P00BK0 AMAZON.COM/MA WA	23.68

RUDY WELLS
XXXX-XX95-8022-0802**CREDITS** \$0.00
PURCHASES \$2,477.90
CASH ADV \$0.00
TOTAL ACTIVITY \$2,477.90

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-18	04-17	24943005107189033191483	OSU EXTENSION ESTORE 614-247-4952 OH	102.02
04-21	04-18	24492185108100027885149	CENTURION WWW.CENTURION OH	155.00
04-23	04-22	24906415112227544052391	PY *BROWN PEST CONTROL IN 937-2744103 OH	212.00
05-05	05-02	24137485123100473892900	MENARDS TIPP CITY OH TIPP CITY OH	89.93
05-05	05-02	244280851238000507757603	ANDYS GARDEN INC TROY OH	268.40
05-05	05-02	24240525122325820009843	CHRIS MEADE SPECIALTIES 937-545-2116 OH	1,250.00
05-06	05-05	24445005126400168800844	SAMS CLUB #8380 DAYTON OH	214.03
05-12	05-10	24892185130107338706237	LOWES #00781* HUBER HEIGHTS OH	206.52

ALICIA MCCracken
XXXX-XX95-8023-8348**CREDITS** \$0.00
PURCHASES \$1,494.45
CASH ADV \$0.00
TOTAL ACTIVITY \$1,494.45

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-23	04-23	24892185113104047992902	AMAZON.COM*F30814PY3 AMZN.COM/BILL WA	35.80
04-28	04-26	24892185116106981176773	AMAZON MKTPL*NB5XJ9CB2 AMZN.COM/BILL WA	47.04



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	32,336.18	MINIMUM PAYMENT DUE	32,336.18
AVAILABLE CREDIT	417,663.82	PAYMENT DUE DATE	05-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

04-28	04-28	24011345116100111337528	AMAZON MARK* P26P97XT3 AMAZON.COM/MA WA	475.87
04-29	04-28	24692165118109123717292	AMAZON MKTPL*H56D07W43 AMZN.COM/BILL WA	29.67
04-29	04-28	24692165118109091501892	AMAZON MKTPL*4F0165W53 AMZN.COM/BILL WA	47.42
04-30	04-29	24692165119100009731415	AMAZON.COM*930J65PO3 AMZN.COM/BILL WA	34.98
04-30	04-29	24692165119100103201208	AMAZON MKTPL*AD8MN4Q43 AMZN.COM/BILL WA	85.00
05-01	04-30	24692165120100384512908	AMAZON MKTPL*6S52283Q3 AMZN.COM/BILL WA	50.26
05-01	04-30	24011345120100107191974	AMAZON MARK* T30XP3F03 AMAZON.COM/MA WA	274.88
05-02	05-01	24692165121101809585734	AMAZON MKTPL*N21ZJ4KK0 AMZN.COM/BILL WA	28.99
05-02	05-01	24011345121100103898789	AMAZON MARK* N28SC62K0 AMAZON.COM/MA WA	38.99
05-02	05-01	24692165121101538454699	AMAZON MKTPL*N20RT69T1 AMZN.COM/BILL WA	47.04
05-02	05-01	24692165121101797120569	AMAZON MKTPL*N20ZR1KQ0 AMZN.COM/BILL WA	49.99
05-02	05-01	24692165121101871179044	AMAZON MKTPL*NB9OB7IV2 AMZN.COM/BILL WA	50.27
05-07	05-06	24445005127001058984052	DOLLAR TREE TROY OH	27.50
05-07	05-06	24011345128100082906430	AMAZON RETA* NB8YN2D80 WWW.AMAZON.CO WA	94.78
05-08	05-08	24011345128100042579283	AMAZON MARK* NI0105CWD AMAZON.COM/MA WA	34.99
05-12	05-09	24011345129100107430324	AMAZON MARK* NI2X63NF1 AMAZON.COM/MA WA	9.98
05-12	05-09	24692165129106183060453	AMAZON MKTPL*NI0710ZU1 AMZN.COM/BILL WA	30.99

ROB CRON	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8028-2299	\$0.00	\$82.18	\$0.00	\$82.18

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-15	04-14	24445715104300678558382	KROGER #747 VANDALIA OH	14.34
04-15	04-14	24843815104900017200129	JIM'S DONUTS VANDALIA OH	47.84

KURT ALTHOUSE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8030-8130	\$0.00	\$2,050.00	\$0.00	\$2,050.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-23	04-23	24793385113001517115059	DAYTON DEVELOPMENT COA DAYTON OH	2,050.00

RICHARD HERBST	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8031-4480	\$0.00	\$35.00	\$0.00	\$35.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-12	05-10	24035965130203888096019	AMERICAN AIR0014460400498 FORT WORTH TX RICHARD HERBST DAY AA S DCA	35.00

BENJAMIN LICKLITER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8035-8833	\$0.00	\$1,824.99	\$0.00	\$1,824.99

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-21	04-17	24639235108900010519679	NORTH DIXIE HARDWARE DAYTON OH	134.89
04-25	04-23	24445005114300637263400	DIV OF LIQUOR CONTROL 614-644-2360 OH	1,690.00

AARON MESSENGER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8042-1046	\$987.87	\$4,154.48	\$0.00	\$3,168.81

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-16	04-15	24692165106107729185662	AMAZON MKTPL*5401J3UD3 AMZN.COM/BILL WA	61.80
04-16	04-15	24692165106107077494428	AMAZON MKTPL*734NC78D3 AMZN.COM/BILL WA	146.56
04-17	04-16	24692165106108578935478	AMAZON.COM*FB8WV4TB3 AMZN.COM/BILL WA	89.99
04-17	04-16	24692165106108024088250	AMAZON MKTPL*SE59X2863 AMZN.COM/BILL WA	99.99
04-17	04-16	24692165106108144835038	AMAZON MKTPL*A524J1H33 AMZN.COM/BILL WA	129.99
04-21	04-18	24692165108108991034301	AMAZON MKTPL*R937O24K3 AMZN.COM/BILL WA	84.10
04-22	04-21	24692165112103067708256	AMAZON MKTPL*612Y84553 AMZN.COM/BILL WA	27.99



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	32,336.18	MINIMUM PAYMENT DUE	32,336.18
AVAILABLE CREDIT	417,663.82	PAYMENT DUE DATE	05-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

04-28	04-27	24692165117107942570513	AMAZON.COM*Y34V27YL3 AMZN.COM/BILL WA	12.99
04-28	04-25	24692165115105499644962	AMAZON.COM*7L8D69R33 AMZN.COM/BILL WA	155.19
04-28	04-25	24692165115106399517664	AMAZON MKTPL*CO4G78Z53 AMZN.COM/BILL WA	268.30
04-29	04-28	24692165118109195195833	AMAZON MKTPL*NB3CP7PW2 AMZN.COM/BILL WA	79.94
04-30	04-29	24692165119109774058193	AMAZON MKTPL*NB0CD4M12 AMZN.COM/BILL WA	99.99
04-30	04-29	24011345119100090662059	AMAZON MARK* NB1SH5512 AMAZON.COM/MA WA	857.91
05-01	04-30	24793365120000405120099	FACEBK *TBE37QC7G2 850-5434800 CA	44.14
05-02	05-01	24692165121101518883296	AMAZON MKTPL*N247Z7S80 AMZN.COM/BILL WA	11.98
05-02	05-01	24999695121900450801338	NATIONAL GYM SUPPLY LLC 310-4104200 CA	297.61
05-05	05-02	24692165122102877208851	AMAZON MKTPL*NB80J2011 AMZN.COM/BILL WA	24.89
05-05	05-01	24692165122102281798616	AMAZON.COM*N29LN2WG1 AMZN.COM/BILL WA	116.83
05-05	05-02	24692165122102754380021	AMAZON MKTPL*NB7RA6C31 AMZN.COM/BILL WA	231.35
05-05	05-03	2469216512310084536413	AMAZON MKTPL*NI75Y8NU2 AMZN.COM/BILL WA	857.88
05-06	05-05	24065235125328964104488	WRISTCO 262-754-5885 WI	236.40
05-07	05-06	24692165126103419557876	AMAZON MKTPL*NB0QF8QU0 AMZN.COM/BILL WA	89.90
05-07	05-06	24692165126103798687769	AMAZON.COM*N897M42F0 AMZN.COM/BILL WA	80.27
05-08	05-07	24692165127104499762484	AMAZON MKTPL*NB6RH1H0 AMZN.COM/BILL WA	38.99
05-08	05-08	74692165128104933520528	AMAZON MKTPLACE PMTS AMZN.COM/BILL WA	129.89 CR
05-09	05-08	74692165128105536975017	AMAZON MKTPLACE PMTS AMZN.COM/BILL WA	276.00 CR
05-09	05-08	74692165128105516946988	AMAZON MKTPLACE PMTS AMZN.COM/BILL WA	581.88 CR

CANDICE JACOBS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6045-1209	\$0.00	\$423.26	\$0.00	\$423.26

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-21	04-19	24692165109100711883670	ULINE *SHIP SUPPLIES 800-295-5510 WI	28.50
04-21	04-18	24717055108261069084493	CINTAS CORP 972-9867900 OH	35.00
04-21	04-20	24717055111131110874150	CINTAS CORP 972-9867900 OH	35.00
04-21	04-20	24717055111131110818510	CINTAS CORP 972-9867900 OH	35.00
04-25	04-24	24164075114089223076086	FEDEX OFFIC24900024943 DAYTON OH	24.68
04-28	04-27	24717055117261176044747	CINTAS CORP 972-9867900 OH	35.00
04-28	04-25	24717055115281153774373	CINTAS CORP 972-9867900 OH	41.15
05-01	04-30	24717055120281201824496	CINTAS CORP 972-9867900 OH	35.00
05-02	05-01	24492165122100000434123	SP DKEDECALS DKEDECALS.COM NJ	18.20
05-05	05-04	24692165124101743012263	SPECTRUM 855-707-7328 MO	28.58
05-05	05-02	24717055122281221845806	CINTAS CORP 972-9867900 OH	35.00
05-08	05-07	24717055127271277320399	CINTAS CORP 972-9867900 OH	35.00
05-09	05-08	24717055128261285844061	CINTAS CORP 972-9867900 OH	41.15

CHRISTINE BUDICH	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6050-5970	\$0.00	\$69.00	\$0.00	\$69.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-06	05-06	24692165126102976577775	AMAZON MKTPL*NB88S7HB0 AMZN.COM/BILL WA	69.00

ANGELA SWARTZ	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6051-0382	\$13.82	\$474.26	\$0.00	\$460.44

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-23	04-22	24792625113040882044957	THE BUSINESS JOURNALS CIRCHELP@BIZJ NC	170.00
05-01	04-28	24137485120501037891281	ODP BUS SOL LLC # 101170 800-483-3768 OH	8.38
05-01	04-29	24137485120501037691008	ODP BUS SOL LLC # 101214 800-483-3768 GA	12.86
05-01	04-28	24137485120501037691345	ODP BUS SOL LLC # 101170 800-483-3768 OH	28.99
05-01	04-29	24137485120501037891188	ODP BUS SOL LLC # 105910 800-483-3768 PA	90.17
05-02	04-28	24137485121501185312325	ODP BUS SOL LLC # 101170 800-483-3768 OH	15.04
05-05	05-02	24137485123001801865992	USPS PO 3884630377 VANDALIA OH	10.99
05-05	05-02	24226385123009398895197	SAMSClub #6380 DAYTON OH	70.17
05-06	05-05	24445005126400188801750	WM SUPERCENTER #3783 DAYTON OH	13.82
05-06	05-05	24445005126400188801834	SAMS CLUB #6380 DAYTON OH	40.98
05-08	05-07	74455015127141005826220	WAL-MART #3783 SE2 DAYTON OH	13.82 CR
05-08	05-07	24445005128400187104899	WM SUPERCENTER #3783 DAYTON OH	12.86



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	32,336.18	MINIMUM PAYMENT DUE	32,336.18
AVAILABLE CREDIT	417,663.82	PAYMENT DUE DATE	05-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

KENNETH JACOB HAYSLETT XXXX-XX95-6052-4823	CREDITS \$2.20	PURCHASES \$1,587.01	CASH ADV \$0.00	TOTAL ACTIVITY \$1,584.81
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-16	04-15	24692185105107551755284	LOWES #00781* HUBER HEIGHTS OH	192.61
04-18	04-17	24116415107716132060124	SKID STEER SOLUTIONS, INC 886-968-2538 WA	210.28
04-18	04-17	2422638510800883957489	SAMSLUB #6380 DAYTON OH	254.80
04-24	04-22	74226385113809067490527	SAMSLUB.COM 888-748-7728 AR	2.20 CR
04-24	04-23	24692185113104504798073	LOWES #00781* HUBER HEIGHTS OH	909.32

JOMEIRE CABONCE XXXX-XX95-8053-2719	CREDITS \$0.00	PURCHASES \$2,497.99	CASH ADV \$0.00	TOTAL ACTIVITY \$2,497.99
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-15	04-14	24137465104300847807971	021 TIRE DISCOUNTERS TROY OH	550.88
04-18	04-17	24431055107134588155905	NAPA STORE 0277084 VANDALIA OH	40.20
04-18	04-16	24632695107500728400504	PARKERSTORE TRIAD TECHNOL VANDALIA OH	101.84
04-18	04-17	24431055108189442071100	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	113.92
04-21	04-18	24067205110319151002322	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	15.85
04-21	04-18	24431055109190115742988	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	74.97
04-24	04-23	24431055113137301154081	NAPA STORE 0277084 VANDALIA OH	229.49
04-24	04-23	24431055114137766154282	NAPA STORE 0277084 VANDALIA OH	56.97
04-25	04-24	24638235117900011227645	NORTH DIXIE HARDWARE DAYTON OH	15.38
04-28	04-25	24251385115030054888565	WAGONER POWER EQUIPMENT ENGLEWOOD OH	32.90
04-28	04-24	24431055115138263167040	NAPA STORE 0277084 VANDALIA OH	52.48
04-28	04-25	24067205117326151003328	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	109.62
04-28	04-25	24431055118139808158558	NAPA STORE 0277084 VANDALIA OH	9.80
04-29	04-28	24137465119600282821707	AUTOZONE #4584 VANDALIA OH	26.18
04-29	04-28	24067205119328151003254	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	11.86
04-30	04-28	24632695123500923807090	PARKERSTORE TRIAD TECHNOL VANDALIA OH	23.71
05-05	05-02	24071055123939192929888	POWER EQUIPMENT SOLUTI VANDALIA OH	72.10
05-05	05-02	24431055122141540164585	NAPA STORE 0277084 VANDALIA OH	79.09
05-05	05-02	24067205124303151004300	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	806.88
05-06	05-05	24013395125001001038964	R J COX CO ARCANUM OH	73.50

SCOTT JACOBS XXXX-XX95-6056-3011	CREDITS \$42.61	PURCHASES \$0.00	CASH ADV \$0.00	TOTAL ACTIVITY \$42.61 CR
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-05	05-01	24482185122100028595723	SP ELLIS MFG. CO. OKLA OK	42.61 CR

AMBER AIVALOTIS WEAVER XXXX-XX95-6100-2910	CREDITS \$0.00	PURCHASES \$880.95	CASH ADV \$0.00	TOTAL ACTIVITY \$880.95
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-02	04-30	24692185121101744825286	UNITED 0164492748508 UNITED.COM TX AIVALOTISW/ECONOMY P	32.24
05-02	04-30	24692185121101744825310	UNITED 0164492748509 UNITED.COM TX AIVALOTISW/ECONOMY P	32.24
05-02	04-30	24692185121101744825302	UNITED 0164492748508 UNITED.COM TX AIVALOTISW/ECONOMY P	72.01
05-02	04-30	24692185121101744825294	UNITED 0164492748507 UNITED.COM TX AIVALOTISW/ECONOMY P	85.99



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	32,336.18	MINIMUM PAYMENT DUE	32,336.18
AVAILABLE CREDIT	417,663.82	PAYMENT DUE DATE	05-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

05-02	04-30	24892165121101744293709	UNITED 0162482096004 UNITED.COM TX AIVALOTISWEAVER/AMBE DAY UA U ORD UA U DCA UA Q ORD UA Q DAY	638.47
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LEANN HANF	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6101-3388	\$0.00	\$80.58	\$0.00	\$80.58

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-07	05-06	24431055126143279028561	PEOPLEFACTS 800-822-5795 AZ	80.58

SARA MOYER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6102-2140	\$0.00	\$844.13	\$0.00	\$844.13

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-15	04-14	24892165104106891331023	SQ *EAT PRETTY DARLING LL GOSQ.COM OH	96.00
04-17	04-17	24011345107100050008032	AMAZON MARK* K24PR5D73 AMAZON.COM/MA WA	99.94
04-18	04-16	24198805107515282035833	PAYPAL *CARD MIRAND 4029357733 CA	65.00
05-05	05-02	24445005123500873540386	DOMINO'S 2359 937-260-4255 OH	51.13
05-06	05-05	24445005126001028537262	DOLLARTREE DAYTON OH	41.25
05-12	05-09	24228385130008835455733	WAL-MART #3783 DAYTON OH	15.96
05-12	05-08	24198805129518948526588	PAYPAL *CARD MIRAND 4029357733 CA	65.00
05-12	05-08	24323045130399200251829	VANDALIA RENTAL 937-8985061 OH	209.85

DEBORAH WRIGHT	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6102-2157	\$0.00	\$20.09	\$0.00	\$20.09

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-21	04-18	24892165108109935932594	STAMPS.COM 855-808-2877 TX	20.09

JARED CAIN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6102-6380	\$0.00	\$783.13	\$0.00	\$783.13

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-16	04-15	24892165105107658827635	LOWES #00781* HUBER HEIGHTS OH	120.76
04-17	04-16	24892165106108562026086	LOWES #00781* HUBER HEIGHTS OH	4.98
04-18	04-17	24435855107076117027670	FERGUSON ENT #1038 DAYTON OH	59.80
04-21	04-17	24639235108900010619505	NORTH DIXIE HARDWARE DAYTON OH	21.61
04-21	04-18	24682185108100174793193	LOWES #00781* HUBER HEIGHTS OH	45.34
04-30	04-29	24692155119109967401259	LOWES #00781* HUBER HEIGHTS OH	84.37
05-05	05-02	24639235124900011834505	NORTH DIXIE HARDWARE DAYTON OH	8.81
05-05	05-02	24639235124900011934281	NORTH DIXIE HARDWARE DAYTON OH	8.99
05-05	05-02	24692165123102909315434	LOWES #00781* HUBER HEIGHTS OH	129.16
05-07	05-05	24639235126900012238833	NORTH DIXIE HARDWARE DAYTON OH	27.56
05-07	05-06	24892165126103454785489	LOWES #00781* HUBER HEIGHTS OH	146.88
05-12	05-09	24793385129002446858090	SHERWIN-WILLIAMS701218 HUBER HTS OH	124.87

ACCOUNTS PAYABLE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0015-9837	\$0.00	\$9,231.37	\$0.00	\$9,231.37

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-17	04-16	24943005107188815055189	FS COM INC 253-277-3058 DE	8,453.40
04-28	04-26	24164075117105441254738	STAPLS7656302274009001 877-8267755 MI	315.21
04-28	04-27	24164075117105441171593	STAPLS7656197757000001 877-8267755 MI	394.90
05-12	05-10	24164075131105441268508	STAPLS7910708266000001 877-8267755 MI	67.86



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	32,336.18	MINIMUM PAYMENT DUE	32,336.18
AVAILABLE CREDIT	417,663.82	PAYMENT DUE DATE	05-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

ANDREW CHRISTIAN
XXXX-XX99-0016-8893

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$144.48	\$0.00	\$144.48

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-22	04-21	24692165111102868513587	LOWES #00781* HUBER HEIGHTS OH	124.52
04-24	04-22	24137465113100289806068	MENARDS TIPP CITY OH TIPP-CITY OH	19.97

STEVEN A CLARK
XXXX-XX99-0022-5768

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$1,512.18	\$0.00	\$1,512.18

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-18	04-15	24445005105300721090744	FSP*TITAN GRAPHICS OH 937-315-1199 OH	138.51
05-02	05-01	24692165121101929878351	AMAZON MKTPL*N25YI5IP1 AMZN.COM/BILL WA	844.11
05-05	05-04	24692165124101902459085	AMAZON MKTPL*N64K82011 AMZN.COM/BILL WA	165.56
05-07	05-06	24692165126103838482850	SQ *CARDINAL DESIGNS GOSQ.COM OH	102.00
05-12	05-09	24906415129228878179314	EIG*CONSTANTCONTACT.COM 855-2295508 MA	264.00

BENJAMIN WALKER
XXXX-XX99-0023-7680

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$91.15	\$0.00	\$91.15

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-29	04-28	24445005119001005292212	PY *FLATIRON TAVERN COLUMBUS OH	29.16
05-01	04-28	24323005120140196586075	GCCC VINE ST. GARAGE COLUMBUS OH	62.00

CHAD H FOLLOCK
XXXX-XX99-0024-0759

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$1,480.87	\$0.00	\$1,480.87

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-02	05-01	24011345121100141675148	SP TAYLORSTINS TAYLORSTINS.C MO	124.00
05-06	05-05	24941665126142904049823	NORTH AMERICAN RESCUE LL 864-968-4089 SC	1,356.87

BRANDON SUCHER
XXXX-XX99-0029-2206

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$308.74	\$0.00	\$308.74

Post Date	Trans Date	Reference Number	Transaction Description	Amount
04-16	04-15	24801975106307321558006	ELE CAKE CO BC BEAVERCREEK OH	115.00
04-24	04-23	24435655113077643278409	SUPER SUBBYS VANDALIA OH	53.94
04-25	04-24	24455015114141008026042	SAMSClub #6380 DAYTON OH	49.40
04-29	04-28	24445005119001005293798	PY *FLATIRON TAVERN COLUMBUS OH	34.40
05-01	04-29	24755425120171204775571	HILTON HOTELS COLUMBUS 814-3848800 OH 1382925 ARRIVAL: 04-27-25	58.00