

**July 21, 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.

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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: May 5, 2025
 - B. Council Meeting Minutes: May 5, 2025
 - C. Council Study Session Minutes: May 19, 2025
 - D. Council Meeting Minutes: May 19, 2025
5. Communications, Petitions and Awards
 - A. **Introduction & Oath of Office: Bryan Sowers, Community Risk Reduction Coordinator**
Mr. Althouse will introduce and administer the Oath of Office to Fire Community Risk Reduction Coordinator Bryan Sowers who began full-time employment July 9, 2025.
 - B. **Introduction & Oath of Office: Eli King, Firefighter/EMT**
Mr. Althouse will introduce and administer the Oath of Office to Eli King, Firefighter/EMT who began employment June 21, 2025.
6. Public Hearing
7. Comments from Interested Citizens

8. City Manager's Report

A. Information Items

1. **Summer Schedule – Council Meetings**

Council established a summer schedule for Council meetings. The August meeting will be held Monday, August 18 at 7:00 p.m. The Study Session will tentatively begin at 5:30 p.m.

B. Action Items

1. **Boards and Commissions Appointment**

Enclosed is the application of James Carman who is requesting appointment to the Vandalia Civil Service Commission.

2. **Liquor License Request**

Enclosed is a memorandum from Chief Sucher recommending Council does not request a ODCL hearing for the request for a C1 permit at 175 Northwoods Blvd for Pilot Travel Centers LLC, DBA Flying J Travel Plaza 097.

9. Old Business

10. Resolutions

- A. **25-R-32 A Resolution Awarding The Bid For The Damian, Soter, Romanus, Desales (N) Watermain Replacement & Resurfacing Project, Requested By Development And Engineering Services, To Cg Construction & Utilities, Inc. At The Lowest And Best Bid Price Of \$1,042,800.00**
- B. **25-R-33 A Resolution Approving A Contract Extension Agreement Between The Auditor Of State, Plattenburg And Associates Inc And City Of Vandalia Regarding Auditing Services Through 2028 And Authorizing A Contract Extension Agreement With Plattenburg & Associates, Inc. For Auditing And Compilation Services For Such Periods**
- C. **25-R-34 A Resolution Authorizing The City Manager To Negotiate And Enter Into A Lease Agreement With Outfront Media Llc For Outdoor Advertising Structures On Airport Access Road And Enter Into An Easement Agreement With The School District To Provide Access To One Of The Structures**

11. Ordinances - First Reading

- A. **25-16 An Ordinance Amending Chapter 1040, Water And Sewer Tap Section 1040.02 Permit And Entry Fees Of The Vandalia Codified Ordinances By Adding A New Schedule Of Fees For A Capacity Fee To Be Collected On Behalf Of Tri Cities Wastewater Authority**

12. Ordinances - Second 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**

13. Ordinances – Emergency

- A. **25-15 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**

14. Reports from Boards and Commissions

- A. **BZA 25-0007 – Variance – Total Accessory Structure Area – 842 Donora Drive**

Enclosed is a memorandum from Mr. Graham, wherein the applicant, Steve Baker, has requested a variance to have the total area of all accessory structures exceed 4% of the total lot area and 40% of the principal building footprint at 842 Donora Drive. The purpose of this request is to allow the construction of a 160 square foot shed with an existing 672 square foot detached garage for a total of 832 square feet of accessory structures. The maximum area to build on this lot is 301 square feet. The Board of Zoning Appeals voted 4-0 to recommend approval of the proposed variance.

- B. Planning Commission Meeting Minutes: May 13, 2025

15. June 2025 Bill Listing \$3,841,816.25 Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$33,767.83.

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

- B. June 2025 Purchasing Card Detail

16. Council Comments

17. Executive Session - To discuss with the City Attorney pending or imminent litigation.

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
May 5, 2025
City Council
Study Session – 6:15 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, May 5, 2025
6:15 P.M.

Council Members Present: Mayor Herbst, Councilmember Amber Aivalotis-Weaver, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

Council Members Absent: Vice Mayor Mike Blakesly and Councilmember Cindy Doogan.

Others Present: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Ben Borton, Steve Clark, Leann Hanf, Brandon Sucher, Jake Hayslett, Kristen Carnes and Tory Elrich.

Mayor Herbst called the Study Session to order at 6:20 p.m.

Monday, May 5, 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.

Monday, May 19, 2025

Ordinance: Land Acquisition Note – Stonequarry Crossing

Mrs. Carnes advised Council 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. There was a brief discussion regarding the rate on the Note, to which **Mr. Althouse** advised the interest rate for the Land Acquisition Note is 6.5% and for Bond Anticipation Note, the interest rate is 6%. There were no further comments or questions from Council.

Ordinance: Bond Anticipation Note – Fire Engine 2016 BAN & Fire Ladder Truck 2021 BAN

Mrs. Carnes advised Council 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. There was a brief discussion regarding the agreement with Prairie Flyer, when the City would expect payment, to which **Mr. McDonald** advised the City would receive payment when the company is operational and would re-review the agreement to

see if it stated it would be a lump sum payment. There were no further comments or questions from Council.

Variance: BZA 25-0005 - 221 North American – Accessory Structure Total Area

Mr. Cron advised Council the Applicant, Tory Elrich, has requested a variance to permit the construction of a shed that will cause the total area of all accessory structures to exceed 40% of the principal building footprint (512 square feet) at 221 North American Boulevard. The proposed shed would be 640 square feet with an existing 160 square foot shed for a total of 800 square feet. On April 23rd, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval with one condition, being the applicant must obtain a building permit and comply with all standards and requirements associated with that permit, as directed by the Chief Building Official. There was a brief discussion regarding the applicant keeping the existing shed, to which Mr. Cron advised he would be keeping both sheds. **Mr. Elrich** addressed Council advising he was not aware of the permitting process prior to setting the additional shed, but upon receiving the notice, he immediately came to the City Building and worked with Staff to correct the error, noting regardless of the outcome, he will comply with the decision. There were no further comments or questions from Council.

Discussion

Boards & Commissions Appointment – Mary Zellmer – Vandalia Arts Council

Mr. Althouse advised Council at the May 19th Council Meeting, you will be asked to consider the appointment of Mary Zellmer to the Vandalia Arts Council. A memo from Deputy Clerk of Council Swartz, Ms. Zellmer's application and the Vandalia Arts Council roster are included in the Council packets. There were no questions or comments from Council. There was a brief discussion on this being the second applicant for the Vandalia Arts Council.

Legislative Calendar

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

Study Session adjourned at 6:28 p.m.

Angela Swartz

Executive Assistant

Deputy Clerk of Council

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May 5, 2025

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

COUNCIL MEMBERS ABSENT: Councilmember Cindy Doogan.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Ben Borton, Steve Clark, Leann Hanf, Brandon Sucher, Jake Hayslett, Kristen Carnes, Dan Heath, Brandon Sucher, Joe Kassis, Logan & Jim Martin, Jeni & Liam Sucher, Nathan Matthieu, Chuck Smith, Ben Walker, Cooper Kohlrieser, Patricia Charez, Michael Mayhill, Brandon Dosch, Susan Sucker, Kenni Walker, Karen & Owen Leber, Louis Wright, Richard Jaynes, Linda Davis, Barbara Spurgeon, Julie Trick, and Chase Solberg.

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 led by Logan Martin, Senior Patrol Leader, and members of Boy Scout Troop 307 from St. John's Lutheran Church.

Approval of Previous Minutes:

The Council Study Session Minutes from March 3, 2025, and the Council Meeting Minutes from March 3, 2025, were approved as presented.

Communications, Petitions and Awards:

Proclamation – Bicycle Month – May 2025

Mayor Herbst presented a Proclamation to Chuck Smith, who is a member of the Vandalia Bicycle Committee for Bicycle Month. **Mr. Smith** thanked Council and Staff, noting the Bike Path going through the Taylorsville Metro Park should be completed soon.

Proclamation – National Police Week – May 11-17, 2025

Mayor Herbst presented a Proclamation to members of the Division of Police for National Police Week.

Proclamation - Public Works Week – May 18-24, 2025

Mayor Herbst presented a Proclamation to members of the Division of Public Works for Public Works Week.

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Introduction: Public Safety Specialist Chase Solberg

Mr. Althouse introduced Public Safety Specialist Chase Solberg who began her employment on February 5, 2025.

Introduction & Oath of Office: Police Chief Brandon Sucher

Mr. Althouse introduced and administered the Oath of Office to Police Chief Brandon Sucher. **Chief Sucher** addressed Council and the audience, thanking many people.

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. **Mayor Herbst** invited everyone to attend the reception in the lobby for Police Chief Sucher and new City Manager Mr. Althouse, where light refreshments and cake were being served, noting Councilmembers would join the reception after the Council meeting is adjourned.

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. **Richard Jaynes**, 697 Waldsmith Way, addressed Council inquiring if there were plans to put up a sound barrier at the back of properties by the highway since the woods around his and his neighbors' homes were torn down for construction, noting every neighborhood in the 70/75 corridor has a sound barrier wall. **Mr. Jaynes** asked if there was something City Council could do to help this residential area. There was a brief discussion regarding the unique situation with a small section residential area in between two industrial areas who desire the highway frontage. **Mr. Althouse** advised the sound barrier walls were determined by the Ohio Department of Transportation and advised Mr. Jaynes to give Mr. Cron his contact information and he would follow up with him.

Linda Davis, 701 Waldsmith Way, addressed Council regarding a sound barrier wall noting she built her home 20 years ago and was promised a sound barrier wall by the builder, which never happened.

CITY MANAGER'S REPORT

Information Items:

Mr. Althouse shared the City of Vandalia is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the Public Works Garage. Proof of residency is required.

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Mr. Althouse shared the 2025 Community Garage Sale will be May 15-18. Registration is available on the City's website for City of Vandalia and Butler Township residents. Be sure to register your sale for inclusion in an area wide interactive map of all registered garage sales. **Mr. Althouse** shared the City is once again offering a free Shred Day to Vandalia residents on Friday, May 16, from 9:00 a.m. to Noon in the Municipal Building parking lot. City Staff will be there to assist citizens in unloading their vehicles. Avoid identity theft and safely dispose of sensitive documents. **Mr. Althouse** shared the City is hosting a Ribbon Cutting Ceremony for the Vandalia Art Park Amphitheater and Summer Kickoff Event on Thursday, May 22, 2025, from 6:00-8:00 pm. This event is open to the public.

Action Item:

Mr. Althouse advised Council enclosed in their Council packets was the application of Tara Landis, who is requesting an appointment to the Vandalia Arts Council. There were no questions or comments from Council. It was moved by Councilmember Lewis, second by Vice Mayor Blakesly to approve the appointment of Tara Landis to the Vandalia Arts Council. Motion passed 6-0.

Old Business: None

Resolutions:

25-R-26 A Resolution Awarding The Bid For Sanitary Sewer Slip Lining, Requested By Development And Engineering Services, To Insight Pipe Contracting, LLC At The Lowest And Best Bid Price Of \$206,981. **Mr. McDonald** read Resolution 25-R-26 by title. **Mr. Althouse** advised Council 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. As you may recall, 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 were no comments from Council. It was moved by Councilmember Farst, second by Councilmember Lewis to approve Resolution 25-R-26, motion passed 6-0.

25-R-27 A Resolution Awarding The Bid For Resurfacing Of Various Streets, Requested By Development And Engineering Services, To Barrett Paving Materials At The Lowest And Best Bid Price Of \$1,191,277.21. **Mr. McDonald** read Resolution 25-R-27 by title. **Mr. Althouse** advised Council 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

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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** praised Staff for their work on getting the money redirected and used for this project, which allows the City to have more streets paved without spending local tax dollars. There were no further comments from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Resolution 25-R-27, motion passed 6-0.

25-R-28 A Resolution Authorizing The City Manager To Enter Into An Contract With Geograph Industries, Inc. For Wayfinding Signage At The Vandalia Sports Complex. **Mr. McDonald** read Resolution 25-R-28 by title. **Mr. Althouse** 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. **Mr. Althouse** advised Council the Parks and Recreation Department recommends waiving of 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.

Mr. Althouse advised 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. It was moved by Vice Mayor Blakesly, second by Councilmember Farst to approve Resolution 25-R-28, motion passed 6-0.

25-R-29 A Resolution Designating Additional Financial Institutions As Depositories For Active, Interim And Inactive Funds Of The City Of Vandalia For The Period Designated In Resolution 22-R-12, And Authorizing Depository Agreements With Said Institutions. **Mr. McDonald** read Resolution 25-R-29 by title. **Mr. Althouse** advised

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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. Finance will provide 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 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. It was moved by Councilmember Follick, second by Councilmember Lewis to approve Resolution 25-R-29, motion passed 6-0.

25-R-30 A Resolution Authorizing The City Manager To Enter Into A Contract With US Bank For Investment Custodial Services. **Mr. McDonald** read Resolution 25-R-30 by title. **Mr. Althouse** 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 were no comments or questions from Council. It was moved by Councilmember Farst, second by Councilmember Aivalotis-Weaver to approve Resolution 25-R-30, motion passed 6-0.

Ordinances – First Reading:

25-09 An Ordinance Naming The Vandalia Art Park Amphitheater In Honor Of Bill Jergens. **Mr. McDonald** read Ordinance 25-09 by title. **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, and a request letter from the Vandalia Rotary. At the May

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5th Council Meeting, formal action will be taken in the form of an Ordinance with a first reading and a second reading, and final adoption, at the May 19th Council meeting. **Councilmember Farst** explained Bill Jergens' involvement in the Art Park, with the clearing of the land, supplying the labor for Phases One and Two of the Art Park Amphitheater, taking a personal interest in the Art Park and in the City of Vandalia. There were no further comments or questions from Council. Councilmember Farst noted that in the Vandalia Arts Council minutes, the members recommended rather than putting large lettering on the amphitheater, to install a plaque telling the story of Bill Jergens involvement with the Art Park and the Art Park Amphitheater. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Ordinance 25-09, motion passed 6-0.

25-10 An Ordinance Expressing The City's Intent To Negotiate Jointly With Other Cities In The Region On A One Price Schedule Under Which Electric Light Services Shall Be Furnished To The Residents Of The City For The Purpose Of Street Lighting. **Mr. McDonald** read Ordinance 25-10 by title. **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 estimated participation cost is \$1,195. 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 comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Ordinance 25-10, motion passed 6-0.

Ordinances – Second 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

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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 during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Farst to approve Ordinance 25-07, motion passed 6-0.

Ordinances – Emergency Reading:

25-08 An Ordinance To Revise Appropriations For Current Expenses And Other Expenditures Of The City Of Vandalia, Montgomery County, Ohio During The Calendar Year Ending December 31, 2025, And Amending Ordinance 24-24 And Declaring An Emergency. **Mr. McDonald** read Ordinance 25-08 by title. **Mr. Althouse** advised Council of the request for 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

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- \$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 were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Lewis to approve Ordinance 25-08, motion passed 6-0.

Reports from Boards and Commissions:

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

Mr. Althouse advised Council the Applicant, Kaitlyn Dosch, has submitted an application requesting a variance to have a deck encroach into the minimum rear yard setback for the residential property at 1200 Wilhelmina Drive. The purpose of this request is to allow a deck that 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. The Board of Zoning Appeals voted 4-0 to recommend approval of the proposed variance. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Aivalotis-Weaver to approve the Variance for a rear deck setback at 1200 Wilhelmina Drive, motion passed 6-0.

Mayor Herbst called for comments or questions on the Records Commission Meeting

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Minutes of October 28, 2024 and Board of Zoning Appeals Minutes of April 9, 2025.

There were none.

Council Comments

Mr. Althouse shared his confidence in Chief Sucher's ability to lead the Vandalia Division of Police and welcomed the new Public Safety Specialist Chase Solberg.

Councilmember Follick congratulated Chief Sucher and Chase Solberg. Councilmember Follick shared that Police week is for recognizing the officers who made the ultimate sacrifice being killed in the line of duty. **Councilmember Follick** noted in 2024, there were two State of Ohio Officers killed in the line of duty, Officer Jacob Durban of the Euclid Police Department and Officer Jameson Ritter of the Cleveland Police Division. **Councilmember Follick** noted in the City's history, one Vandalia Officer has been killed in the line of duty, which is Lieutenant James Bohanan who was killed December 30th of 1969. **Councilmember Follick** shared that this past weekend, Deputy Larry Henderson, with the Hamilton County Sheriff's Office was killed in retaliation for no other reason than he was wearing a police uniform and a badge, sending thoughts to Deputy Henderson's family and his colleagues. **Councilmember Follick** asked residents in Vandalia to support law enforcement with the Light Ohio Blue campaign, which starts on May 7th and runs through May 17th, with blue ribbons or blue porch lights.

Councilmember Farst thanked Councilmember Follick for providing the information and sharing. **Councilmember Farst** congratulated Brandon Sucher as the City's new Police Chief and Kurt Althouse as the City's new City Manager, which are great things to look forward to. **Councilmember Farst** made a motion to excuse Councilmember Doogan from the meetings tonight. All members present voted yes. Motion passed 6-0.

Councilmember Aivalotis-Weaver shared she attended the Montgomery County Law Enforcement Memorial last Friday, which was very moving, noting she was unaware there was an officer in Bulter Township that was killed, and she got to hear from the Officer's family. **Councilmember Aivalotis-Weaver** noted the Vandalia Police Department was very active at the ceremony with the honor guard and chaplain, thanking City Manager Althouse for his role and work over the years with his involvement in the Memorial. **Councilmember Aivalotis-Weaver** advised she was contacted by citizens on various matters and thanked Mr. Althouse for his time and patience taking her calls. **Councilmember Aivalotis-Weaver** advised there was a child hit by a car after running into the street and wanted to remind everyone of street safety. **Councilmember Aivalotis-Weaver** inquired if there was a date selected for the next Neighborhood

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Beautification. Staff advised June 7, 2025, was the date selected and there would be more information forthcoming.

Vice Mayor Blakesly congratulated Chief Sucher, noting that he remembers him in younger years and to see where he has aspired to now; he knows his father would be proud. **Vice Mayor Blakesly** noted while the Mayor was out of town, he had the privilege of swearing in Mr. Althouse as the new City Manager, presenting a proclamation on Arbor Day and presenting a proclamation on National Day of Prayer.

Mayor Herbst congratulated Chief Sucher on his appointment, noting Council is looking forward to working with him. **Mayor Herbst** shared Council is pleased to remove the Interim from Mr. Althouse's title, welcoming him as the Vandalia City Manager and looking forward to the great things ahead. **Mayor Herbst** thanked Vice Mayor Blakesly for filling in for him.

The Regular meeting was adjourned at 7:52 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

CITY OF VANDALIA
May 19, 2025
City Council
Study Session – 6:00 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, May 19, 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, Rob Cron, Thai Do, Mike Hammes, Ben Borton, Leann Hanf, Brandon Sucher, Bridgette Leiter, Jake Hayslett, Ben Walker, Brian Krimm, Laura Trendler, Larry Doogan, Barbara Spurgeon, Don Hutchison and Nick Kavalauskas.

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

Presentation

Division of Police Update

Chief Sucher presented the Division of Police Update to Council. Councilmembers advised Chief Sucher his report was very thorough and they appreciated his proactiveness and cost effectiveness. There were no further comments or questions from Council.

Monday, May 19, 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.

Monday, June 16, 2025

Ordinance: 2024 Codified Update

Mr. McDonald advised Council this ordinance approves the editing and inclusion of certain ordinances and resolutions that have been passed by Council since the last update of the Codified Ordinances. This update will codify all pertinent legislation passed by Council during 2024, as well as incorporating amendments to the Ohio Revised Code. There were no comments or questions from Council.

Discussion

PC 25-0005 – 3320 Benchwood Road – Rezoning - RSF-1 to HB

Mr. Cron advised Council 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. On May 13, 2025, the Planning Commission voted 4-0 to recommend approval. **Laura Trendler**, with McBride Dale Clarion, addressed Council advising they feel the rezoning is appropriate because it is surrounded by commercially zoned properties

and the City's Comprehensive Land Use Plan has this as commercial for the future. There were no comments or questions from Council.

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

Mr. Cron advised Council the Applicant, Longhorn Development, has requested a variance to not meet the minimum lot frontage requirement at 650 Pool Avenue. Lot 3 of "The Landing" provides 0 feet of lot frontage, falling short of the required 125 feet of lot frontage. On May 14, 2025, the Board of Zoning Appeals voted 2-1 to recommend approval. **Mr. Cron** noted nothing has changed from the Developer's original plan. The builder's process needs to have them into three lots, assuming for financing purposes. There was a brief discussion regarding the need to have training for the Board of Zoning Appeals and the Planning Commission, especially for the new appointed members.

Electric & Gas Aggregation Program Update

Mr. Cron gave Council an update on the utility aggregation programs. There were no comments or questions from Council.

Update on Airport Access Sign Lease with Outfront Media

Mr. McDonald advised Council the legislation allowing the LED signs on Airport Access Road was passed by Council on May 5. **Mr. McDonald** advised he anticipated having legislation authorizing the execution of the two LED billboard leases on Airport Access Road (where the two existing billboards are located) at the June meeting. The final lease terms are still being determined and will be provided to you in advance of the June meeting. Access to the sign on the east side of Airport Access Road is challenging as the property where the sign is located (just west of the school bus barn) is not readily accessible via City land. **Mr. McDonald** advised Staff is working on an access easement with the school to address that issue but do not anticipate that the easement will require any legislative action. There were no comments or questions from Council.

Boards & Commissions Reappointments & Expirations

Mr. Althouse advised Council at the June 16th Council meeting, Council will be asked to consider the reappointment of current board and commission members whose terms expire June 30, 2025. A memo from Mrs. Swartz dated May 13, 2025, with the list of board members requesting reappointment, is included in your packets for review as well as the current Boards and Commissions rosters. **Mayor Herbst** noted he saw on the City's social media a post regarding applying for the Boards and Commissions. There were no further comments or questions from Council.

April 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 April monthly reports in detail. She began by reviewing the Statement of Revenues and Expenditures: April 30, 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 April cost recovery data for the golf course, recreation center, Cassel Hills Pool, and the Fund Statement reports in detail dated April 30, 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.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. **Mayor Herbst** noted Council is entering into Summer Session and inquired with Staff if there any items, such as variances, that would require a meeting in order not to delay a project. **Mr. Althouse** advised currently, there are no items that would require two meetings in June and July, other than the Council Retreat scheduled for July 7.

Study Session adjourned at 6:50 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

May 19, 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, Rob Cron, Thai Do, Mike Hammes, Ben Borton, Leann Hanf, Brandon Sucher, Bridgette Leiter, Jake Hayslett, Ben Walker, Brian Krimm, Larry Doogan, Barbara Spurgeon, Don Hutchison, Nick Kavalauskas, Gary Harper, Jeremy Casinger, Dave Arnold, Tory Elrich, Kaitlyn Overman, Matthew Decker

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 March 17, 2025, and the Council Meeting Minutes from March 17, 2025, were approved as presented.

Communications, Petitions and Awards:

Proclamations Recognizing the Vandalia-Butler Veteran Service Organizations

Councilmember Follick read and presented a proclamation to members of the American Legion Post 668 and recognized AmVets Post 99 and Veterans of Foreign Wars Post 9582, honoring their support of the community and the Veterans Parkway Banner Project. **Councilmember Follick** recognized Nick Kavalauskas and staff at the Vandalia Butler Chamber of Commerce who help administer the program, taking the orders and processing the payments. **Councilmember Follick** recognized Bulter Township, who has partnered with the City of Vandalia on this project. **Councilmember Follick** recognized Speedpro, who has supported the program with printing the banners quickly and on short timelines. **Councilmember Follick** recognized the City of Vandalia and Butler Township Public Works staff who put the banners up before Memorial Day, maintain them throughout the year and take them down after Veterans Day. **Councilmember Follick** recognized Dave Arnold, a Vandalia resident, who has been instrumental in this program with his background in marketing and graphic design, donating hundreds of hours to design the banners and improving photographs. **Councilmember Follick** noted the program would not have been successful without Mr. Arnold.

Introduction and Oath of Office: Police Officer Kaitlyn Overman

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

Mr. Althouse introduced and administered the Oath of Office to Police Officer Kaitlyn Overman who began employment May 19, 2025.

Introduction: Public Works Technician Matthew Decker

Mr. Althouse introduced Public Works Technician Matthew Decker who began employment May 5, 2025.

Mr. Althouse shared that today is Elected Officials Day, a time where we recognize those individuals who speak and act on behalf of the community. These are the leaders who sometimes face pressure, make tough choices, but work their hardest to improve lives through laws and local action. **Mr. Althouse** noted that the City of Vandalia's Elected Officials often work long hours and juggle complex tasks without much praise. **Mr. Althouse** asked that today, the focus be shifted to thank all Councilmembers, pausing to let them know how much their dedication is appreciated, realizing that decisions sometimes do not come easy. **Mr. Althouse** and **Mrs. Swartz** offered a small token of Staffs' appreciation and recognized the service Council provides.

Mayor Herbst thanked Staff and the Councilmembers for serving.

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 City is hosting a Ribbon Cutting Ceremony for the Vandalia Art Park Amphitheater and Summer Kickoff Event on Thursday, May 22, 2025, from 6:00-8:00 pm. This event is open to the public. **Mr. Althouse** shared City offices will be closed on Monday, May 26 in observance of Memorial Day. The Recreation Center will be open from 7:00 a.m. to noon – fitness area, track, and gymnasium only. **Mr. Althouse** shared

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

City Council established a summer schedule for Council meetings, which is one meeting a month on the third Monday of the month for June, July and August. The next regular Council meeting will be held on Monday, June 16 at 7:00 p.m.

Action Item:

Mr. Althouse advised Council enclosed in their Council packets was the application of Mary Zellmer, who is requesting an appointment to the Vandalia Arts Council. There were no questions or comments from Council. It was moved by Councilmember Aivalotis-Weaver, second by Councilmember Follick to approve the appointment of Mary Zellmer to the Vandalia Arts Council. Motion passed 7-0.

Old Business: None

Resolutions: None

Ordinances – First Reading:

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. **Mr. McDonald** read Ordinance 25-11 by title. **Mr. Althouse** advised Council 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. **Mr. Althouse** advised Council 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. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Doogan to approve Ordinance 25-11, motion passed 7-0.

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. **Mr. McDonald** read Ordinance 25-12 by title. **Mr. Althouse** advised Council 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. **Mr. Althouse** advised 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

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

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. **Mr. Althouse** advised the debt on the Fire Engine is scheduled to be paid in full in 2026, and year 2031 for the Fire Ladder Truck. There were no comments or questions from Council. It was moved by Councilmember Doogan, second by Councilmember Farst to approve Ordinance 25-12, motion passed 7-0.

Ordinances – Second Reading:

25-09 An Ordinance Naming The Vandalia Art Park Amphitheater In Honor Of Bill Jergens. **Mr. McDonald** read Ordinance 25-09 by title. **Mr. Althouse** advised 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, and a request letter from the Vandalia Rotary. At the May 5th Council Meeting, formal action was taken in the form of an Ordinance with a first reading and tonight, a second reading, and final adoption. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Farst to approve Ordinance 25-09, motion passed 7-0.

25-10 An Ordinance Expressing The City's Intent To Negotiate Jointly With Other Cities In The Region On A One Price Schedule Under Which Electric Light Services Shall Be Furnished To The Residents Of The City For The Purpose Of Street Lighting. **Mr. McDonald** read Ordinance 25-10 by title. **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 estimated participation cost is \$1,195. 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

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

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 comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Ordinance 25-10, motion passed 7-0.

Ordinances – Emergency Reading: None

Reports from Boards and Commissions:

Variance: BZA 25-0005 - 221 North American – Accessory Structure Total Area.

Mr. Althouse advised Council the Applicant, Tory Elrich, has requested a variance to permit the construction of a shed that will cause the total area of all accessory structures to exceed 40% of the principal building footprint (512 square feet) at 221 North American Boulevard. The proposed shed would be 640 square feet with an existing 160 square foot shed for a total of 800 square feet. On April 23rd, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval with one condition, being the applicant must obtain a building permit and comply with all standards and requirements associated with that permit, as directed by the Chief Building Official. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Aivalotis-Weaver to approve the Variance for an accessory structure total area at 221 North American, motion passed 7-0.

Mayor Herbst called for comments or questions on the Civil Service Minutes of April 9, 2025, Board of Zoning Appeals Minutes of April 23, 2025, and Planning Commission Meeting Minutes of March 25, 2025. There were none.

Mayor Herbst reviewed the April 2025 Bill Listing \$2,414,642.30, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$30,290.20. There were no comments or questions from Council.

Council Comments

Mr. Althouse shared it was an honor to attend the Memorial program at the High School on Friday, noting they did a fantastic job honoring the service of our military personnel in our community and remembering the Vandalia-Butler graduates who gave the ultimate sacrifice. **Mr. Althouse** shared the Veterans' banners look fabulous and they do a great

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

job honoring those who have served and have beautified the community. **Mr. Althouse** thanked Council for the opportunity to attend the Dayton Development Coalition Fly-In last week, noting there were a lot of great conversations, great presentations and networking opportunities.

Councilmember Follick extended his condolences to the families of two longtime City employees, Carl Curry, a retired Police Sergeant and Mike Kimberl, known as Officer Mike, who was involved in the Passport to Safety Program. **Councilmember Follick** recognized Ron Adkins and Kevin Keeley, who are stepping down from the Planning Commission, thanking them both for their service on the Planning Commission for a number of years. **Councilmember Follick** recognized Steve Clark, who is retiring after 37 years of service with the City of Vandalia, to which 20 of these years as the Parks and Recreation Director. **Councilmember Follick** shared Mr. Clark has had a tremendous amount of influence on the success of the Parks and Recreation department, sharing when he first met Mr. Clark in 1988, noting he was a mentor and has become a good friend. **Councilmember Follick** congratulated Mr. Clark on a well deserved retirement.

Councilmember Farst shared at the Art Park Amphitheater dedication to Mr. Jergens, the Michelle Robinson Band will be playing from 6:00 to 8:00 p.m., encouraging everyone to come and enjoy the event.

Councilmember Aivalotis-Weaver congratulated the new employees, thanked Council for the opportunity to attend the Fly-In with Mayor Herbst and City Manager Althouse, noting it was a great event. **Councilmember Aivalotis-Weaver** shared the City has a lot of great events coming up, such as the Vandalia Market at the Rec Center, the Art Park Amphitheater Ribbon Cutting and the Memorial Day Service on Monday at 11:00 a.m. at the Rec Center. **Councilmember Aivalotis-Weaver** shared she attended the Memorial program at the High School on Friday as well and shared this coming Friday, she will be attending a new, free training on Economic Development and Policy in Columbus. She closed by wishing everyone a nice, safe week.

Councilmember Doogan welcomed Kaitlyn and Matt, congratulated Steve Clark on his well deserved retirement and shared she will miss everyone for the next couple of months and hopes to be back for the August meeting if she is recuperated enough.

Councilmember Lewis congratulated Steve Clark on his retirement, noting he has been a great servant of the City and is a good man. **Councilmember Lewis** noted Bill Jergens provided a lot of support for the Art Park, he was a good man and feels it is very appropriate that the Amphitheater be named in his honor. **Councilmember Lewis** thanked Councilmember Follick, Nick Kavalauskas and Dave Arnold for the Veterans

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

Banner Program initiative, noting the banners are really great in the City and speak to the sense of community.

Vice Mayor Blakesly echoed everything that has been said, and thanked Councilmember Follick for initiating the Veterans Banner Program, which is a nice way to honor all our Veterans. **Vice Mayor Blakesly** thanked staff for the recognition of Elected Officials Day.

Mayor Herbst echoed everything that has been said, congratulating Mr. Clark for all the years of service he has provided to the City of Vandalia and welcomed the two new staff members Kaitlyn and Matthew. **Mayor Herbst** shared the Memorial Program at the High School was a tremendous event. **Mayor Herbst** wished Barbara Spurgeon a very Happy Birthday.

Mr. Althouse shared with Council that Steve Clark will be attending the June 19th Council Meeting to be recognized for his years of service.

At 7:39 pm, **Mayor Herbst** advised it was recommended that Council enter into Executive Session to discuss with the City Attorney pending or imminent court action. It was moved by Councilmember Lewis, second by Councilmember Follick, to adjourn to Executive Session to discuss with the City Attorney pending or imminent court action. All members present voted yes. Motion passed 7-0.

Executive Session adjourned at 8:18 p.m.

The Regular meeting was adjourned at 8:18 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

The Council of the City of Vandalia Meeting Minutes

May 19, 2025

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Memorandum

To: Mr. Kurt Althouse, City Manager
From: Mrs. Angela Swartz, Deputy Clerk of Council
Date: June 10, 2025
Re: **Boards and Commissions – Appointment**

Attached for Council's review you will find an application for appointment to the Vandalia Civil Service Commission.

James Carman has submitted an application requesting to be appointed to the Vandalia Civil Service Commission.

There is currently one vacancy on the Vandalia Civil Service Commission, which if appointed, Mr. Carman will fill the term of Tim Townsend, who resigned in April of 2025.

After Council reviews said application during the Monday, June 19, 2025, Study Session and meets the candidate, if Council desires, we will include the appointment as an Action Item at the Council Meeting on July 21, 2025, with an Oath of Office to the Civil Service Commission.

Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

If interested in more than one board, please number in order of preference.

Committee	Preference	Committee	Preference
Bicycle Committee		Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	
Board of Zoning Appeals *		Parks & Recreation Advisory Board	
Civil Service Commission *		Planning Commission *	
Community Reinvestment Area Housing Council		Vandalia Development Corporation	
Art Council			

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

Personal Information

First Name *	Middle Name	Last Name *
James	A.	Carman

Mailing Address *	Apt. #
121 VILLAGE TRAIL DR	

City *	State *	Zip Code *
VANDALIA	Ohio	45377

Email Address	Home Phone	Business Phone
jc1050@aol.com	9376234620	

Why do you wish to be considered for this position?

I would like to give back to my home community with my experience.

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

I have over 50+ years in finance and personnel positions in my career. I have dealt with establishing hiring and firing policies and decisions in my positions.

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

Optimist Club of Vandalia-Butler - Past treasurer and current Board Member.
Currently Chairman of Leadership Board of my church.

How do you view your role as an active member of the board/commission or committee?

I would take the information presented and try to logically evaluate the situation and circumstances to come to an equitable result.

Do you know the scheduled meeting dates and times of the board/commission/committee?

No.

Are you willing to make the commitment to be a regular attending member?

Yes

Do you wish your application to be kept on file for future vacancies?

Yes

Signature

IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge

This document was signed by **James A. Carman**
on **06/06/2025 19:11:14 (UTC)**

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

Memorandum



To: Kurt E. Althouse, City Manager
From: Brandon B. Sucher, Police Chief 
Date: June 16, 2024
Subject: Retail Liquor Permit Request – Pilot Travel Centers

I received notification from the Ohio Department of Commerce, Division of Liquor Control, that Pilot Travel Centers LLC, DBA Flying J Travel Plaza 097, located at 175 Northwoods Blvd., has submitted a request for a liquor permit. They are requesting approval for a C1 permit, allowing for the purchase of beer only, in original sealed container for carry out. I do not have objections to this liquor permit request and recommend the City does not request a hearing on this permit application.



**Department
of Commerce**

Division of Liquor Control

6606 Tussing Road, P.O. Box 4005
Reynoldsburg, Ohio 43068-9005

CERTIFIED MAIL™



US POSTAGE **PRITNEY BOWES**

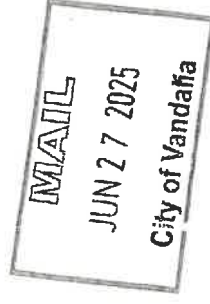


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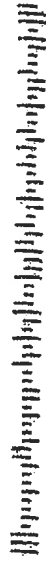


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CLERK OF VANDALIA CITY COUNCIL
333 JE BOHANAN DR
VANDALIA, OH 45377



4537732394 0001



NOTICE TO LEGISLATIVE
AUTHORITY

MAIL

JUN 27 2025

City of Vandalia

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

69282280145		STCK		PILOT TRAVEL CENTERS LLC	
PERMIT NUMBER		TYPE		DBA FLYING J TRAVEL PLAZA 097	
ISSUE DATE				175 NORTHWOODS BLVD	
04 18 2024				VANDALIA OH 45377	
FILING DATE					
C1					
PERMIT CLASSES					
57	187	A	F33418		
TAX DISTRICT			RECEIPT NO.		

FROM 05/23/2025

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT			RECEIPT NO.



MAILED

6/25/2025
05/23/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN.

7/29/2025
06/28/2025 HLD

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A STCK 6928228-0145**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF VANDALIA CITY COUNCIL
333 JE BOHANAN DR
VANDALIA OH 45377

2025 MAR 18 AM 11:58

SECTION A – Issued Permit Holder Information

*Issued Permit Holder's Business Name as listed on the issued permit: Pilot Travel Center #285		*Issued Permit Holder #: 6928228-0200	
*Permit Premises Address: 10258 Lancaster Road SW		*Is Permit Holder an Agency Store? ☐ YES ☒ NO If YES, what is the assigned agency # _____	
*Township (if premises is outside city limits):	*City: Hebron	*Zip Code: 43025	*County: Licking
*Contact Name: Adrienne Flowers		*Who will be the Primary Contact for this Application: ☒ Contact Listed ☐ Attorney Listed Below	
Phone:		*Business Phone: (865) 588-7488	
*Primary Contact's Email Address: l i c e n s i n g @ p i l o t t r a v e l c e n t e r s . c o m			
Attorney Information (if applicable)			
Name:		Phone #:	
Address:	City:	State:	Zip Code:
Attorney Email Address:			

SECTION B – LLC Ownership Description

1. * List the **CURRENT 5% or more owners** in the issued permit as currently disclosed to us – Not sure who/what we have on record? Go to com.ohio.gov/liquorinfo (select "who has a disclosed ownership interest in a particular liquor permit" tab and enter the permit number listed on your issued permit).

	Person or Company Name	Membership Units	
		# Held	% Held
1	National Indemnity Company		80
2	Pilot Corporation		20
3			
4			

2. * List the **NEW/REVISED 5% or more owners** as they should be listed in the issued permit **AFTER** the change. (Note, depending on your proposed change it's possible that some individuals might be listed above and below.) Any real persons **MUST** be at least 21 years of age. In addition to filling out the below information, please submit an updated LLC Membership Disclosure Form (OR com.ohio.gov/requiredforms - select form "Limited Liability Disclosure" form) that matches the "NEW/REVISED" information below.

	Person or Company Name	Membership Units	
		# Held	% Held
1	National Indemnity Company		99
2			
3			
4			



Department of Commerce

Division of Liquor Control

OHIO DIV. LIQUOR CONTROL
LICENSING SCAN RM. 1-A

2025 JAN 24 PM 2:27

Division Use Only:

Permit # _____

☐ New ☐ Transfer ☐ Renewal

Limited Liability Company (LLC) Disclosure Form

(This form must be submitted when an LLC is the applicant/permit holder)

Ohio Revised Code 4303.293

Limited Liability Companies wanting to obtain a liquor permit are required to disclose member/voting interest and management information to the Division. "*" indicates a required field.

In Sections B and D below, if a company owns or has a voting interest of 5% or more, a separate LLC Disclosure Form is required for each company. For example, assume the liquor permit applicant is XYZ, LLC. Further assume that on XYZ, LLC's entity disclosure form it lists ABC, Inc. as having either membership or voting interests in Sections B or D, respectively. In that case, another disclosure form also needs submitted on behalf of ABC, Inc. listing who/what owns ABC, Inc.

SECTION A - LLC Information			
* Business Entity Name as registered with the Secretary of State: Pilot Travel Centers LLC		DBA (Doing Business As): Pilot Travel Center #455	
* Permit Premises Address: 488 State Route 61		* Charter # on File with Ohio Secretary of State: 1226958	* Tax ID: -
* City or Township (if premises is outside city limits): Marengo	* State: OH	* Zip Code: 43334	* Total Membership Units Issued: 100%
* Email Address: l i c e n s i n g @ p i l o t t r a v e l c e n t e r s . c o m			

* SECTION B - Ownership in LLC - List individual(s)/company(ies) owning 5% or more of the LLC:						
- The % of "Membership Units Held" must total 100% (include the percentage of those that own less than 5% of the LLC in your calculation) - If more space is needed, provide an additional sheet. - Mailing address cannot be the permit premises.						
Person/Company Name	Mailing Address, City, State, Zip Code OR Email Address	Tax ID or SSN	Birthdate	Phone #	Membership Units	
					# Held	% Held
National 1) Indemnity Company	1314 Douglas Street, Suite 1400 Omaha, NE 68102			(866) 720-7881		99
BCI background check done? Date _____					☐ No ☐ N/A	
Berkshire Hathaway 2) Life Insurance Company of Nebraska	1314 Douglas Street, Suite 1400 Omaha, NE 68102			(402) 916-3000		1
BCI background check done? Date _____					☐ No ☐ N/A	
3)						
BCI background check done? Date _____					☐ No ☐ N/A	
4)						
BCI background check done? Date _____					☐ No ☐ N/A	
If the above listed percentages do not equal 100%, are there other people/companies that individually or in combination own less than 5% of the LLC?						
☐ YES - there are other persons/companies that own less than 5% ☐ N/A - all persons/companies own at least 5%						

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

RESOLUTION 25-R-32

A RESOLUTION AWARDING THE BID FOR THE DAMIAN, SOTER, ROMANUS, DESALES (N) WATERMAIN REPLACEMENT & RESURFACING PROJECT, REQUESTED BY DEVELOPMENT AND ENGINEERING SERVICES, TO CG CONSTRUCTION & UTILITIES, INC. AT THE LOWEST AND BEST BID PRICE OF \$1,042,800.00.

WHEREAS, Council has received a memorandum from Ben Borton, Director of Public Service, dated July 15, 2025, recommending Council award the bid for Damain, Soter, Romanus, Desales (N) Watermain Replacement & Resurfacing as described in the bid documents for that project which were publicly opened on July 8, 2025; and

WHEREAS, The City of Vandalia will be reimbursed up to \$500,000 (\$250,000 in a grant and \$250,000 in a loan) from the Ohio Public Works Commission after completion of the project.

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

Section 1. Deeming it to be in the public interest of the City, Council awards the bid for Damain, Soter, Romanus, Desales (N) Watermain Replacement to CG Construction & Utilities, Inc. in the amount of \$1,042,800.00. as the lowest and best bid. Council also authorizes up to the appropriated \$1,125,000 for the project and contingency items that may arise during construction.

Section 2. Council authorizes the City Manager, or his designee, to negotiate and enter into a contract with CG Construction & Utilities, Inc. for the Damain, Soter, Romanus, Desales (N) Watermain Replacement project.

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 resolution shall become effective immediately upon its passage.

Passed this 21st day of July 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse, Clerk of Council



To: Kurt E. Althouse, City Manager
From: Ben Borton, Director of Public Service
Date: July 15, 2025
Subject: Bid Award – Damian, Soter, Romanus, Desales (N) Watermain Replacement Watermain Replacement & Resurfacing

Bids for Damian, Soter, Romanus, Desales (N) Watermain Replacement Watermain Replacement & Resurfacing project were publicly opened on Tuesday, July 8, 2025. Ten (10) sets of specifications were issued, and nine (9) contractors submitted bids, ranging from \$1,042,800 to \$1,429,743. Our final estimate for the project was \$1,147,845. The bid tabulation sheet is attached for reference.

As you may recall, we secured \$500,000 in funding from the Ohio Public Works Commission (OPWC) for this project, \$250,000 in the form of a grant and \$250,000 in the form of a 0%, five-year loan. A total of \$1,125,000 was allocated from the Water Fund in the 2025 Capital Improvement Budget to support the project.

Based on the bids received, I recommend awarding the contract for this project to **CG Construction & Utilities, Inc.** out of Miamisburg, OH as the lowest and best bid of **\$1,042,800.00**. I further recommend authorizing up to the full appropriated budget to accommodate any contingency items that may arise during construction, (~8% of the base bid).

Engineering and design work were completed in-house as a cost savings. Special thanks to Engineering/GIS Technician **Chad Baughman** and Construction Inspector **Jeremy Games** for their valuable contributions to the project.



Infrastructure
Protect infrastructure by investing in roads, utilities & parks.



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



CITY OF VANDALIA
Damian Soter Romanus & Desales Watermain
Bid Tabulation Sheet
July 8, 2025
11:00 AM

Company	Bid Bond	Total Bid
CG Construction & Utilities Inc. 6891 Germantown Pk Miamisburg, OH 45342	<u>yes</u>	<u>\$1,042,800.00</u>
Coate Construction LLC P O Box 247 West Milton, OH 45383	<u>yes</u>	<u>\$1,082,240.05</u>
Double Jay Construction Inc. 25 Harrisburg Dr Englewood, OH 45322	<u>yes</u>	<u>\$1,244,238.00</u>
Brackney 2145 State Road 1 Brookville, IN 47012	<u></u>	<u>no bid</u>
Outdoor Enterprise, LLC 3655 W St Rt 571 Troy, OH 45373	<u>yes</u>	<u>\$1,429,743.00</u>
Finfrock Construction Co., Inc. 301 Adams St PO Box 54 Covington, OH 45318	<u>yes</u>	<u>\$1,292,000.00</u>

Milcon Concrete, Inc.
1360 S Co Rd 25A
Troy, OH 45373

yes

\$1,128,989.00

Associated Excavating Inc
10532 Westbrook Rd.
Brookville, OH 45309

yes

\$1,170,186.90

Sturm Construction Inc.
2596 Wapakoneta Ave.
Sidney, OH 45365

yes

\$1,130,000.00

M&T Excavating
9565 New Harrison Bradford Rd.
Bradford, OH 45308

yes

\$1,065,394.00

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

RESOLUTION NO. 25-R-33

A RESOLUTION APPROVING A CONTRACT EXTENSION AGREEMENT BETWEEN THE AUDITOR OF STATE, PLATTENBURG AND ASSOCIATES INC AND CITY OF VANDALIA REGARDING AUDITING SERVICES THROUGH 2028 AND AUTHORIZING A CONTRACT EXTENSION AGREEMENT WITH PLATTENBURG & ASSOCIATES, INC. FOR AUDITING AND COMPILATION SERVICES FOR SUCH PERIODS

Whereas, the Auditor of State (AOS) determined that an Independent Public Accountant (IPA) firm will be contracted to perform the engagement related to the City of Vandalia, for the annual fiscal period ending 12/31/25, and for the subsequent three periods; and

Whereas, in addition, the AOS implemented a process, assuming all parties agree, and a reasonable fee is set, where the incumbent firm could be awarded a contract extension without utilizing the bidding process, with a limitation to auditing and providing compilation services to entities for no more than 10 consecutive years; and

Whereas, the City of Vandalia and Plattenburg & Associates, Inc. originally entered into an audit contract for the period 01/01/2021 - 12/31/2024, and therefore Plattenburg & Associates, Inc. has audited, and provided compilation services, for the City of Vandalia for four consecutive years; and

Whereas, the Auditor of State's Office has approved the City, NAWA and TCA continuing to receive audit and compilation services with Plattenburg & Associates, Inc. for the years 2025-2028 by extending the current contract;

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

Section 1. The Contract Extension Agreement Between the Auditor of State, Plattenburg and Associates, Inc. and the City is hereby approved, and the City Manager is authorized to execute same, and all related documents relating thereto not adverse to the interest of the City, on behalf of the City and any and all similar agreements with respect to the City's auditing and compilation service interest with respect to Tri-Cities and NAWA including but not limited to a separate agreement with Plattenburg and Associates, Inc. upon the terms set forth in the Contract Extension Agreement.

Section 2. The City Manager is further authorized to negotiate and enter into a multi-year agreement with Plattenburg and Associates, Inc. for compilation and auditing services in the amount of \$160,480 for the City, \$48,048 for Tri-Cities and \$31,680 for NAWA.

Section 3. The City waives formal bidding pursuant to Vandalia Code section 208.02(e)(5).

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

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

Passed this 21st day of July 2025.

APPROVED:

Richard Herbst, Mayor

Kurt E. Althouse, Clerk of Council

Memo



To: Kurt Althouse, City Manager

From: Bridgette Leiter, Director of Finance

Date: June 19, 2025

Re: Contract Extension – audit and compilation services

The City of Vandalia and Plattenburg & Associates, Inc. originally entered into an audit contract for the period 01/01/2021 – 12/31/2024, and therefore Plattenburg & Associates, Inc. has audited and provided compilation services for the City of Vandalia, NAWA and TCA for four consecutive years.

The Auditor of State's Office has approved the City, NAWA and TCA continuing to receive audit and compilation services with Plattenburg & Associates Inc. for the years 2025-2028 by extending the current contract by setting reasonable fees, without utilizing the bidding process, and a limitation of no more than 10 consecutive years.

The contract extension would include a multi-year agreement with Plattenburg & Associates, Inc. for audit and compilation services in the amount of \$160,480 for the City, \$31,680 for NAWA, and \$48,048 for TCA.

**CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-R-34**

A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A LEASE AGREEMENT WITH OUTFRONT MEDIA LLC FOR OUTDOOR ADVERTISING STRUCTURES ON AIRPORT ACCESS ROAD AND ENTER INTO AN EASEMENT AGREEMENT WITH THE SCHOOL DISTRICT TO PROVIDE ACCESS TO ONE OF THE STRUCTURES

WHEREAS, the City of Vandalia currently leases certain City property located both on the East side and West Side of Airport Access Road to Outfront Media LLC, as successor in interest to the Lamar Corporation, on a year-to-year basis for the operation of two, 2-sided static outdoor advertising structures; and

WHEREAS, Outfront Media LLC desires to replace both of the existing 2-sided outdoor advertising structures with new 2-sided outdoor advertising structures in which one side of each structure is LED changeable copy and the other of each structure is static, and to enter into new long term leases for each of the two new 2-sided structures; and

WHEREAS, City Council has determined that it is in the best interest of the City to enter into leases with Outfront Media LLC for the outdoor advertising structures on Airport Access Road; and

WHEREAS, in order to provide reasonable access to the outdoor advertising structure site on the East Side of Airport Access Road, the City needs to acquire an easement over a portion of the adjacent property owned by the Board of Education of the Vandalia-Butler-City School District;

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

Section 1. The City Manager is hereby authorized to negotiate and to enter into lease agreements with Outfront Media LLC for the construction and operation of certain outdoor advertising structures on the City's property on both the East and West side of Airport Access Road substantially at the location of the existing static outdoor advertising structures, upon such terms and conditions substantially as set forth on the attached proposed lease, provided that only one-side of each outdoor advertising structure sign shall be LED changeable copy and the City or its assignee shall have the sole right to utilize the static side of each outdoor advertising structure for public purposes.

Section 2. The City Manager is further authorized to negotiate and execute such easements and agreements as may be necessary to facilitate access and utility connections for the outdoor advertising structures, including but not limited to an Easement Agreement with the Board of Education of the Vandalia-Butler-City School District upon terms that are not adverse to the interests of the City.

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 resolution shall become effective immediately upon its passage.

Passed this 21st day of July, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt Althouse,
Clerk of Council



DATE: 7/9/2025
SIZE: 14 x 48
REP NAME: Tim Keaton

LEASE NO: 918110 DIV: 02201
VENDOR NO: 69898
PANEL NO: 61004A
PARCEL ID NO: B02-01014-0004

**SIGN LOCATION LEASE
WEST SIDE AIRPORT ACCESS ROAD
SOUTH FACE LED**

1. **CITY OF VANDALIA** (hereinafter called LESSOR), hereby leases and grants exclusively to **OUTFRONT Media LLC** (hereinafter called LESSEE) the exclusive use of the "Leased Premises" (as hereinafter defined) consisting of a portion of the real property known as: **3269 Stonequarry Rd., Vandalia, OH 45377** (the "Property") (with free access over and across same) for the purpose of erecting, constructing, installing, placing, operating, maintaining, modifying, servicing, relocating and removing LESSEE'S advertising sign(s) thereon, including supporting structures, illumination facilities and connections, back-up panels, service ladders and other appurtenances and ancillary equipment (the "Sign Structure(s)").
2. The "Leased Premises" shall consist of the area where the supporting structure of the Sign Structure(s) is/are affixed to the Property, the surrounding area and the airspace above the same, as more particularly described on **Exhibit A** attached hereto and made a part hereof.
3. LESSOR grants to LESSEE and/or its agents the right to vehicular and pedestrian ingress and egress to and from the Sign Structure(s) over and across the Property and any other property owned or controlled by LESSOR for all purposes reasonably necessary for (i) the erection, construction, installation, placing, operating, maintaining, modifying, servicing and removal of the Sign Structure(s), (ii) providing or establishing electrical power to the Sign Structure(s) (at LESSEE's sole expense), (iii) the placement of incidental and ancillary equipment thereon, (iv) relocating the Sign Structure(s) to lawful site(s) satisfactory to LESSEE on LESSOR'S Property if the maintenance of the Sign Structure(s) on the Leased Premises are proscribed by federal, State or Local statute, ordinance or regulation.
4. The initial term of this Lease shall be for a period of **TWENTY (20)** year(s) commencing **on the later of July 1, 2025 or, on the first day of the calendar month immediately following the date on which construction of the Sign Structure(s) is completed and a certificate of occupancy or final inspection (or equivalent) is issued (the "Commencement Date")**. This Lease shall be automatically renewed for successive ONE (1) year periods on the same terms and conditions as herein contained (each a "Renewal Term"), unless either party delivers written notice to the other party by certified or registered mail not less than ninety (60) days before the end of the term of this Lease then in effect expressing its intent not to renew the Lease. The initial term and any Renewal Term(s) are hereinafter collectively referred to as the "Term". Each full consecutive twelve (12) month period of the Term immediately following the Commencement Date is hereinafter referred to as a "Lease Year".
5. During the Term, LESSEE shall pay to LESSOR rent in the amount of **Thirty-seven Thousand Five Hundred (\$37,500)** Dollars per Lease Year for years 1-5, **Forty Thousand (\$40,000)** Dollars per Lease Year for years 6-10, **Forty Two Thousand Five Hundred (\$42,500)** Dollars per Lease Year for years 11-15, and **Forty-five Thousand (\$45,000)** Dollars per Lease Year for years 16-20, which shall be payable in advance in equal annual installments on or before the first day of each lease year beginning on the Commencement Date (the "Rent"). Notwithstanding the foregoing, prior to the Commencement Date, the Rent shall be Ten and 00/100 (\$10.00) Dollars. Payment of Rent shall be limited to one (1) check per payment payable to no more than two (2) payees.
6. LESSEE has the right to trim any vegetation on the Property blocking visibility of sign faces.
7. **RESTRICTIONS:** No Political, Nudity, Pornography, Lewdness, Adult Oriented or the like shall be placed on any message. LESSOR may approve restriction copy in unclear situations.
8. LESSOR has the right to unsold inventory, which will be offered as a courtesy from OUTFRONT Media. If location is sold or at capacity, space available will be removed at LESSEE'S digression. Copy, design, and artwork must be approved by LESSEE, and the General Manager reserves the right to approve or deny copy. All finished artwork and design must be provided by LESSOR per the spec sheet provided upon request.
9. LESSOR warrants that LESSOR is the **owner** of the Property and has full authority to make this agreement and the LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction, maintenance and removal of the Sign Structure(s) at the sole discretion of LESSEE. LESSOR shall sign any documentation that such governing bodies may require with respect to obtaining such permits, provided that LESSOR shall incur no costs in connection therewith.
10. LESSEE shall save the LESSOR harmless from all damage to persons or property by reason of accidents resulting from the negligent or willful acts of LESSEE'S agents, employees or others employed in the erection, construction, installation, placing, operating, maintaining, servicing and removal of its Sign Structure(s) on the

Lessor Initials _____

Lessee Initials _____

Leased Premises.

11. This agreement is a Lease (not a license). The existing Sign Structure(s) on the Leased Premises and all sign(s), structure(s), improvements and appurtenances thereto placed on the Property hereafter by or for LESSEE, its agent or predecessor and any and all permits related thereto shall at all times remain the property of LESSEE, and LESSEE shall have the right to remove the same at any time during the Term of the Lease (as the same may be extended), or, for a reasonable amount of time after the expiration or termination of the Lease not to exceed 30 days (the "Removal Date"). At LESSEE's sole discretion, if LESSEE removes its Sign Structure(s), only the above grade portions of said Sign Structure(s) shall be removed. The future existence of below grade improvements shall not constitute continued occupancy of the Leased Premises by LESSEE. If upon the expiration of the Term (as the same may be extended) the parties hereto are engaged in good faith negotiation of the terms of a renewal lease, then LESSEE shall not be obligated to remove its Sign Structure(s) from the Leased Premises until thirty (30) days after the receipt of written notice from LESSOR expressly stating that LESSOR does not desire to continue such renewal negotiation.
12. In the event that all or any part of the Property is acquired by or through the power of eminent domain, LESSEE shall, at its election and in its sole discretion, be entitled to: (i) contest the acquisition and defend against the taking of LESSEE's interest in the Property; (ii) reconstruct the Sign Structure(s) on any portion of the Property not being acquired, as reasonably approved by LESSOR; and (iii) recover damages to and compensation for the fair market value of its leasehold and Sign Structure(s) if awarded by the acquisition. No termination right set forth anywhere in this Lease may be exercised by LESSOR if the Property or any portion thereof is taken or threatened to be taken by eminent domain, or if the Property is conveyed or to be conveyed to or for the benefit of any entity having the power of eminent domain.
13. In the event that, in LESSEE's sole opinion; (a) LESSEE is unable to secure or maintain any required permit or license from any appropriate governmental authority; (b) federal, state or local statute, ordinance regulation or other governmental action precludes or materially limits use of the Leased Premises for outdoor advertising purposes; (c) LESSEE's Sign Structure(s) on the Leased Premises become entirely or partially damaged or destroyed; (d) the view of LESSEE's Sign Structure(s) are obstructed or impaired in any way by any object or growth on the Property or on any neighboring property; (e) the advertising value of the Sign Structure(s) is impaired or diminished; (f) there occurs a diversion of traffic from, or a change in the direction of, traffic past the Sign Structure(s); (g) LESSEE is prevented from maintaining electrical power to the Leased Premises or illuminating its Sign Structure(s); (h) LESSEE finds that, in LESSEE'S sole opinion, the continued maintenance/operation of the Sign Structure(s) is impractical or uneconomical due to engineering, architectural, construction or maintenance circumstances which will require structural improvements to LESSOR's Property; (i) maintenance will be hampered or made unsafe due to conditions caused by nearby properties, land uses, or utilities, then LESSEE shall, at its option, have the right to either reasonably abate the Rent until the issues with "a" through "i" above are cured, and/or terminate this Lease upon thirty (30) days notice in writing to LESSOR and LESSOR shall refund to LESSEE any Rent paid in advance for the remainder of the un-expired Term.
14. LESSEE shall pay for all electrical power consumed by the Sign Structure(s) and bringing such power to the Sign Structure.
15. Use of Premises: Lessor is herewith granted the exclusive right to display all city on-premises sign copy, on the south face of this structure, ONE (1) time per lease year. LESSOR is responsible for providing artwork per the spec sheet (Exhibit A6) sent via email. Any additional sign copy changes will cost, eight hundred (\$800) dollars, for production and installation.
16. LESSOR shall not cause nor permit any outdoor advertising sign other than those in existence at the time of the execution of this Lease (if any), or those constructed by LESSEE pursuant to the terms hereof (or otherwise) to be placed on the Property or any Leased Premises owned or controlled by the LESSOR or his/hers/its beneficiaries, if any, within a radius of one thousand feet (1000') from LESSEE's Sign Structure(s) without prior written consent from the LESSEE. It is the understanding of the parties that visibility of the Sign Structure(s) to the traveling public is the essence of this Lease. LESSOR shall not cause nor permit LESSEE's Sign Structure(s) to be obscured from visibility to the traveling public. LESSOR grants LESSEE the rights to trim, cut, or remove brush, trees, shrubs, or any vegetation or remove any obstructions of any kind on the Property, or any other property owned or controlled by LESSOR, which limit the visibility of the Sign Structure(s).
17. LESSOR warrants that it owns the Property (including the Leased Premises) and has the authority to enter into this Lease and that if LESSEE shall pay the Rent provided for herein, LESSEE shall and may peaceably and quietly have, hold and enjoy use of the Leased Premises for the Term of this Lease. To this end, if at any time during the Term of this Lease LESSOR fails to pay any lien or encumbrance affecting the Leased Premises, including any past due real estate taxes, interest, and/or penalties thereto, and after receipt of LESSEE's written request to LESSOR to pay said sums, LESSOR fails to make such payment, LESSEE shall have the right, but not the obligation, to pay such amounts or any portion thereof. LESSEE may deduct any such payments and any additional related expenses including reasonable attorney's fees, with interest thereon at the interest rate applicable to judgments under state law per annum from the date of payment, from the next succeeding installment(s) of Rent until LESSEE has been fully reimbursed for such payments, interests and fees.
18. All Rent to be paid to LESSOR pursuant to this Lease and all notices to either of the party hereto shall be forwarded to the respective party at the address noted below such party's signature, or such other address set

Lessor Initials _____

Lessee Initials _____



LESSEE with the United States Postal Service. In the event that LESSOR shall send to LESSEE written notice requesting that Rent be forwarded to an address other than that listed below LESSOR's signature, such new forwarding address shall not be effective until forty five (45) days after LESSEE's receipt of such notice from LESSOR.

19. This Lease shall not obligate the LESSEE in any way until it is accepted and executed by an authorized signatory of LESSEE who is responsible for executing LESSEE's duties under this Lease. It is understood that this written lease between the parties constitutes the entire Lease and understanding between the parties and supersedes all prior representations, understandings, and agreements relating to the Leased Premises. This Lease may not be modified except in writing and signed by LESSOR and an authorized signatory of LESSEE.
20. This Lease shall be binding upon heirs, executors, personal representatives, successors and assigns for the parties hereto and LESSOR agrees to notify LESSEE of any change of (i) ownership of the Property or the Leased Premises, or (ii) LESSOR's mailing address within seven (7) days of such change. LESSOR agrees to hold LESSEE harmless from any action resulting from failure to provide said notice. LESSOR shall not assign its interest under this Lease or any part thereof except to a party who purchases the underlying fee title to the Property. LESSEE shall not assign its interest under this Lease or any part thereof except to an entity that controls, is controlled by, or under common control with, LESSEE or to a party who purchases title to the subject Sign Structure(s). This Section shall not preclude a collateral assignment of LESSOR's or LESSEE's interest under this Lease to an established financial institution as, and part of, a bona fide loan transaction.
21. LESSEE, at its sole option shall have the right to add any ancillary use to its structure(s), including but not limited to routing necessary underground lines and telecommunications devices.
22. LESSEE shall have the right of first refusal for the period of one (1) year following termination of the Term of this Lease (as the same may be renewed or extended) to enter into another lease with the LESSOR upon the same terms and conditions as offered to LESSOR by any other entity for the purpose of erecting, placing, and maintaining of an outdoor advertising Sign Structure(s) upon the Property.
23. LESSEE shall have the right of first refusal throughout the Term to enter into an agreement for the purchase of the subject Property, the Leased Premises, or any interest therein based upon the terms and conditions agreed to by LESSOR with any third party.
24. It is acknowledged by the parties that the Rent payments herein are predicated on annual installments. Should the provisions of paragraph ten (10) become operative, or the Term of this Lease commences on some day other than the first of the month, all Rent payments required hereunder shall be prorated based upon a thirty (30) day month.
25. In the event that either party is in default under the terms of this Lease, the non-defaulting party shall deliver written notice via the United States Postal Services by certified or registered return receipt mail to the defaulting party, and said party may cure such failure within fourteen (14) days of receipt of such notice provided that for any non-monetary default, if a cure cannot reasonably be effected in 14 days, the defaulting party may continue such cure past 14 days from notice provided it commences such cure within fourteen days from notice and pursues such cure to completion.
26. Concurrently with the execution of this Lease, or at any other time upon request of the other, LESSOR and LESSEE shall execute, acknowledge and deliver to the other a short form memorandum of this Lease for recording purposes. The Party requesting recordation shall be responsible for payment of any fees or taxes applicable thereto. Such short form memorandum shall provide that either party may unilaterally (without the signature of the other party) release the short form memorandum from the chain of title after the termination of this Lease.
27. From time to time upon the written request of LESSEE, LESSOR shall have its lender(s) (if any) execute, acknowledge and deliver to LESSEE a subordination, non-disturbance and attornment agreement in a form reasonably acceptable to LESSEE. LESSOR and LESSEE shall countersign said agreement.
28. To the extent permitted by applicable law, LESSOR hereby waives any statutory right to a landlord's lien or any other lien on any property of LESSEE located on the Leased Premises.
29. The parties hereto have each carefully reviewed this Lease and have agreed to each term set forth herein. No ambiguity is presumed to be construed against either party.
30. This agreement may be executed in one or more counterparts and delivered by regular, certified, registered or electronic mail (in PDF format), each of which shall be deemed an original hereof and all of which together shall be deemed to be one and the same instrument.

ADDENDUM ATTACHED? (as of the date of execution of this Lease).

LESSOR: ☐ YES ☒ NO Initial Here

LESSEE: ☐ YES ☒ NO Initial Here

Lessor Initials _____

Lessee Initials _____



IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

FOR LESSOR: CITY OF VANDALIA

FOR LESSEE: OUTFRONT Media LLC

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXECUTED by the LESSOR in the presence of

EXECUTED by the LESSEE in the presence of

Print Name: _____

Print Name: _____

Who is hereby requested to sign as a witness

Who is hereby requested to sign as a witness

By: _____

By: _____

Date: _____

Date: _____

LESSOR'S MAILING ADDRESS:

LESSEE'S MAILING ADDRESS:

Phone: _____

7500 Pingue Dr.
Columbus, OH 43085
Phone: 614-846-5600

Lessor Initials _____

Lessee Initials _____



EXHIBIT A1-A4

Exhibit A1-A4 shall consist of one of the following to the extent that the same are available.

1. Montgomery County Survey identifying both leased premises and measurements of the leased premises borders.
2. Drawing indicating access route to sign location / leased premises.
3. Leased premises with measurements.
4. Billboard specification sheet for artwork.

Lessor Initials _____

Lessee Initials _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

LESSOR ACKNOWLEDGEMENT

STATE OF _____)
) SS:
COUNTY OF _____)

On _____ before me, _____ a Notary Public, personally appeared _____, who appeared to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: _____ (Seal)

LESSOR ACKNOWLEDGEMENT

STATE OF _____)
) SS:
COUNTY OF _____)

On _____ before me, _____ a Notary Public, personally appeared _____, who appeared to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: _____ (Seal)

LESSEE ACKNOWLEDGEMENT

STATE OF _____)
) SS:
COUNTY OF _____)

On _____ before me, _____ a Notary Public, personally appeared _____, who appeared to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

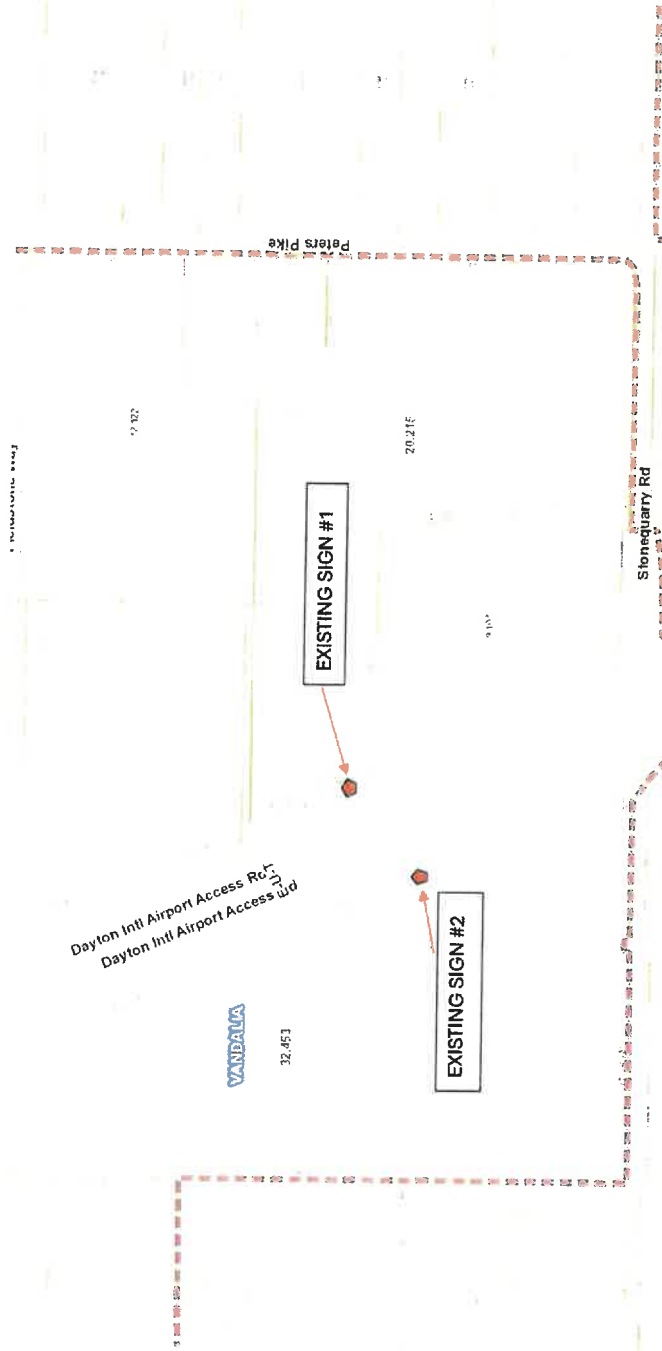
Signature: _____

Name: _____ (Seal)

LEASED PREMISES

SIGN LOCATIONS

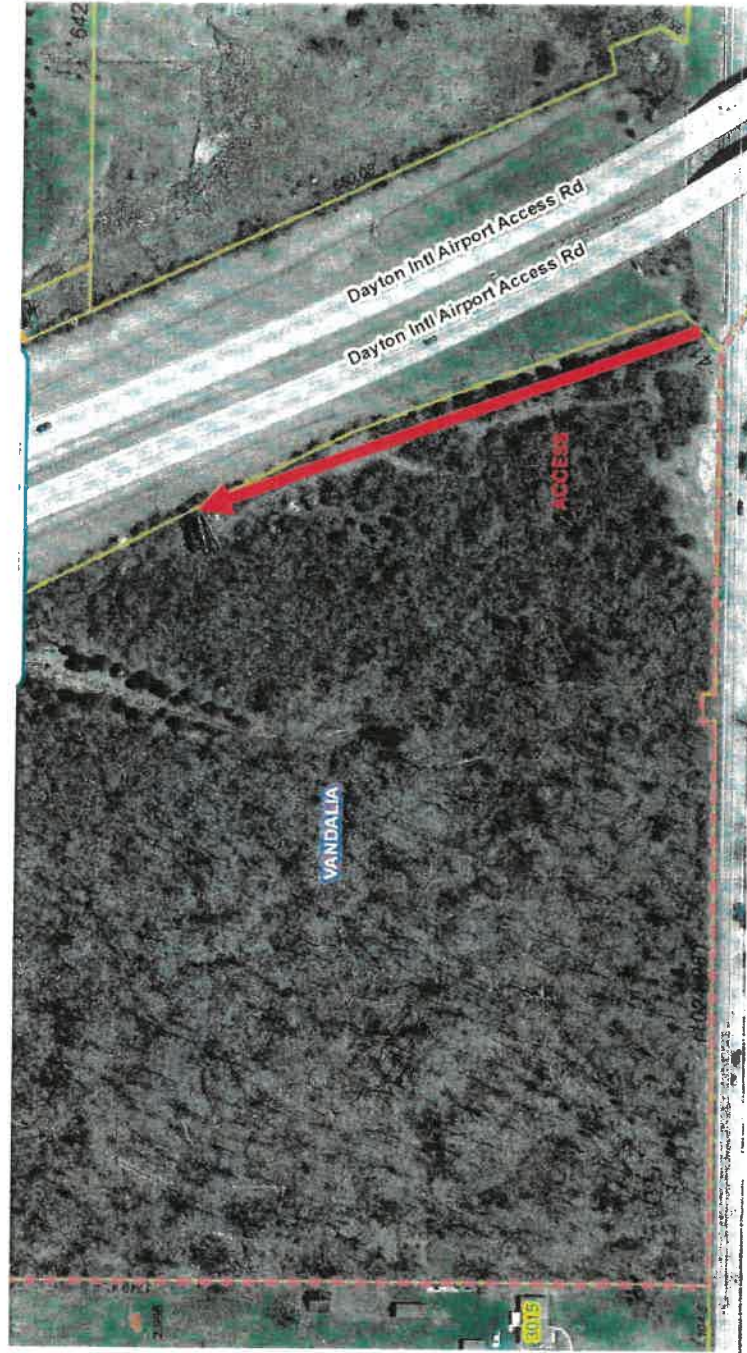
EXHIBIT A1 (EXISTING SIGN 2)



LEASED PREMISES

SIGN LOCATION #2 ACCESS

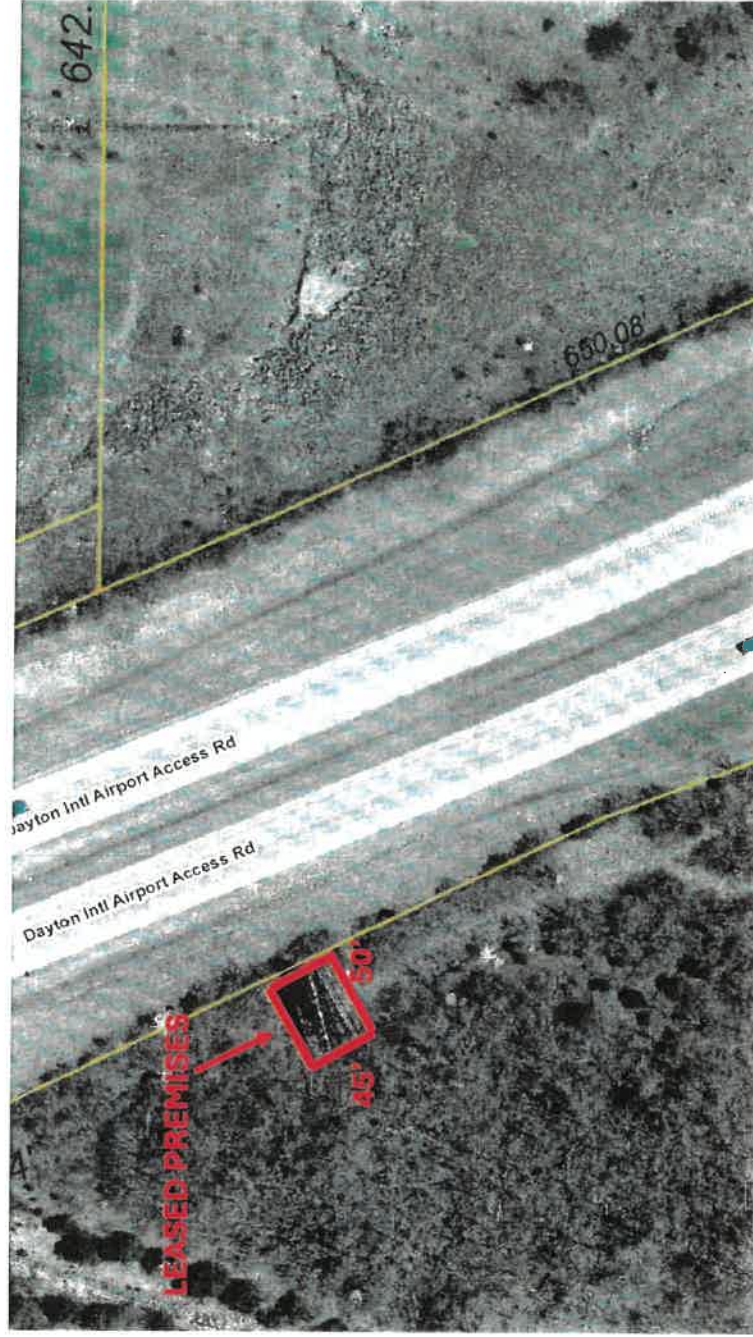
EXHIBIT A2



LEASED PREMISES

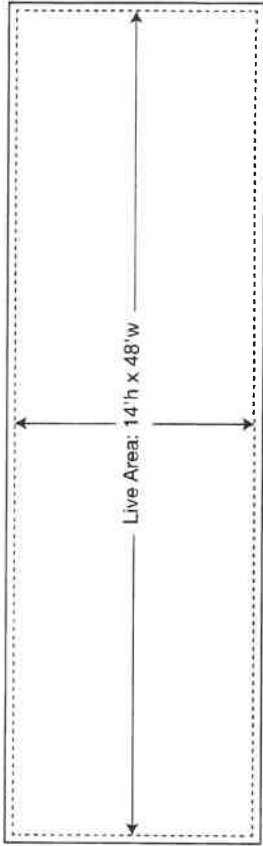
EXHIBIT A3

SIGN LOCATION #2



Bulletin

EXHIBIT A4



14'x48'

Spec ID: B1Z

Live (Visible) Area
14'h x 48'w

Finished Size
15'h x 49'w

Extensions
4' top, 2' left, 2' right

Finished Size: 15'h x 49'w

Recommended Artwork Size

InDesign/Illustrator: 14" h x 48" w with .5" bleed outside the document edge all four sides

Photoshop: 15" h x 49" w with guides at .5" from each edge to indicate the live area

Substrate

• Lightweight 7 oz solid PVC flex vinyl

Inks

• VOC-free materials preferred.
• Weatherproof/waterproof with UV protection.

File Requirements

- Artwork prepared at the suggested scale of 1"=1' should have an effective resolution of images in art file of 300ppi. Target output resolution at full size is 25ppi.
- Artwork must be prepared in proportion to the live area with adequate bleed to accommodate finishing, and must include crop marks.
- All art bleeds. Live or outlined fonts, and placed images must be provided. All images must be saved as CMYK.
- Do not place text closer than .5" from edge of live area on any side within your mechanical.

Accepted file types:

- Packaged InDesign or Illustrator files, including all linked images and live fonts.
- Print-quality PDF with fonts outlined, and all raster images provided at the target resolution, including crop marks and bleed.

- Photoshop files with bleed included, and trim/safety areas indicated within the file.
- Note: Please provide a low-res .jpg or .pdf for visual reference.

Finishing

- 4" pockets sealed with a 2" heat seam and 2" additional wrap all four sides, incorporated into the finished area. Bleed the pockets.
- Unseamed copy preferred. If seaming is necessary, vertical seams are preferred and should be positioned away from design focal points.

Disposal of Material

All material remaining after conclusion of display may be disposed of unless instructions are received 30 days prior to conclusion of display date.

Delivery Instructions

Advertising material must be received at least 10 working days prior to the commencement of the showing, with applicable posting instructions. At a minimum, labeling must include advertiser/creative name and unit number or media type, as appropriate.

Delivery Address

OUTFRONT Media
Attn: Outdoor Operations
7500 Pingue Dr.
Columbus, OH 43085
(614) 846-5600

Downloadable Documents

TEMPLATE-14x48- (Z)
DIRECTIONS FOR TEMPLATES/UPLOAD
LINK-Ohio (Q)

Unless local law requires otherwise, advertising materials must be replaced at least once every 12 months.

OUTFRONT reserves the right to accept or reject copy to be placed on its outdoor display in its sole and exclusive discretion. Copy to be placed in parks and municipally-owned systems, and on certain privately-owned locations, may also be subject to the approval of the involved and additional restrictions, to permit, messaging/images that will not be deemed acceptable as a protection of public safety, health, or welfare. Questions? Contact us at advertising@outfront.com. Copyright © 2025 OUTFRONT. All rights reserved.

OUTFRONT

Rev. Date: 07/19/24
Last Reviewed: 07/09/2024

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 25-16

**AN ORDINANCE AMENDING CHAPTER 1040, WATER AND
SEWER TAP SECTION 1040.02 PERMIT AND ENTRY FEES OF
THE VANDALIA CODIFIED ORDINANCES BY ADDING A NEW
SCHEDULE OF FEES FOR A CAPACITY FEE TO BE
COLLECTED ON BEHALF OF TRI CITIES WASTEWATER
AUTHORITY**

WHEREAS, Tri Cities Wastewater Authority provides wastewater treatment for the cities of Vandalia, Tipp City and Huber Heights through a joint venture agreement;

WHEREAS, Tri Cities Wastewater Authority has a board consisting of members of each city; and

WHEREAS, the Tri Cities Wastewater Board is recommending that a capacity fee be charged to any new user of the sanitary sewer system in any of the three cities; and

WHEREAS, the Tri Cities Wastewater Board is recommending the amount paid by the cities to Tri-Cities for services be increased to include the amount of the respective capacity fee for new users that are added to the System; and

WHEREAS, the capacity fee is intended to help financially support the proposed improvements to the treatment plant; and

WHEREAS, the capacity fee collected by Vandalia will be included in its payment to Tri Cities for wastewater services; and

WHEREAS, the Council of the City of Vandalia has reviewed the proposed recommended schedule; and

WHEREAS, it is determined by the Council of the City of Vandalia that the amendments would be in the best interest of the citizens of Vandalia.

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

Section 1. Chapter 1040, Section 1040.02 of the Vandalia Codified Ordinances is hereby amended to add section (d) as follows:

1040.02 Permit and Entry Fees

(d) Effective August 18, 2025, A capacity fee for connection to the sanitary sewer system shall be imposed based on the size of the water meter, as follows:

Meter Size	5/8" x 3/4"	1"	1-1/2"	2"	3"	4"	6"	8"	10"
Capacity Fee	\$3,500	\$8,750	\$17,500	\$28,000	\$84,000	\$147,000	\$318,500	\$560,000	\$875,000

Section 2. 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 3. This Ordinance is declared an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety of the City, and for the further reason that the City will benefit by having new rates in place prior to the spring building season, wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed this 18th day of August 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse Clerk of Council



To: Kurt Althouse
From: Rob Cron
Date: June 25, 2025
Subject: TCA Capacity Fee

Tri Cities Wastewater Authority's finance committee and board have been evaluating several ways to assist in paying for the major plant and system improvements and put less of the burden on the three cities and our existing customers. One of the contributing factors for the upgrades outside of the EPA requirements is the potential commercial and residential growth leading to additional customers in each community.

The finance committee has run several scenarios for rate increase from TCA to the cities and one way to help reduce those would be to add a capacity fee or additional tap fee on any future development. This fee would only impact new users that connect to the system and not affect existing customers. Since expansion is a contributing factor for the upgrade needed, we feel it is fair that the new users contribute to the expenses. This fee would be collected by the cities in addition to our current sanitary sewer tap fee and the fee would be passed on to TCA.

Below is a schedule of the proposed fees. They would be based on the water meter size similar to our current sanitary sewer tap fee.

Water Meter Size	Capacity/Tap Fee to TCA
5/8"x3/4"	\$3,500
1"	\$8,750
1.5"	\$17,500
2"	\$28,000
3"	\$84,000
4"	\$147,000
6"	\$318,500
8"	\$560,000
10"	\$875,000

The Capacity Fee will require an amendment to Chapter 1040 of the Vandalia Codified Ordinances. We are proposing first reading on July 21 and the second reading on August 18.

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

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

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

Location: 3320 Benchwood Road

Parcel(s): B02 01203 0169

Acreage: 0.919 Acres +/-

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

Requested Action: Recommendation of Approval

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

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

Application Background

Jonathan Woche, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 0.919 acres +/- located at 3320 Benchwood Road. As proposed, the subject property would be rezoned from the RSF-1 Single-Family Residential district to the HB – Highway Business district.

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

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

Surrounding Zoning / Uses

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

Surrounding zoning districts are as follows:

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

Comprehensive Plan

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

² City of Vandalia Comprehensive Plan, Page 55.

Review and Recommendation

Zoning Map Amendment Review Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Review Criteria (Cont'd)

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

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



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

April 16, 2025

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

Via Email & Online Municipality Connect Portal

RE: 3320 Benchwood Road – Request for Rezoning

Dear Mr. Hammes,

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

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

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

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

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

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

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

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

Sincerely,

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

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-N7OL-1ZV7
-----------------------	---

Richard Schott, Property Owner

cc: McBride Dale Clarion



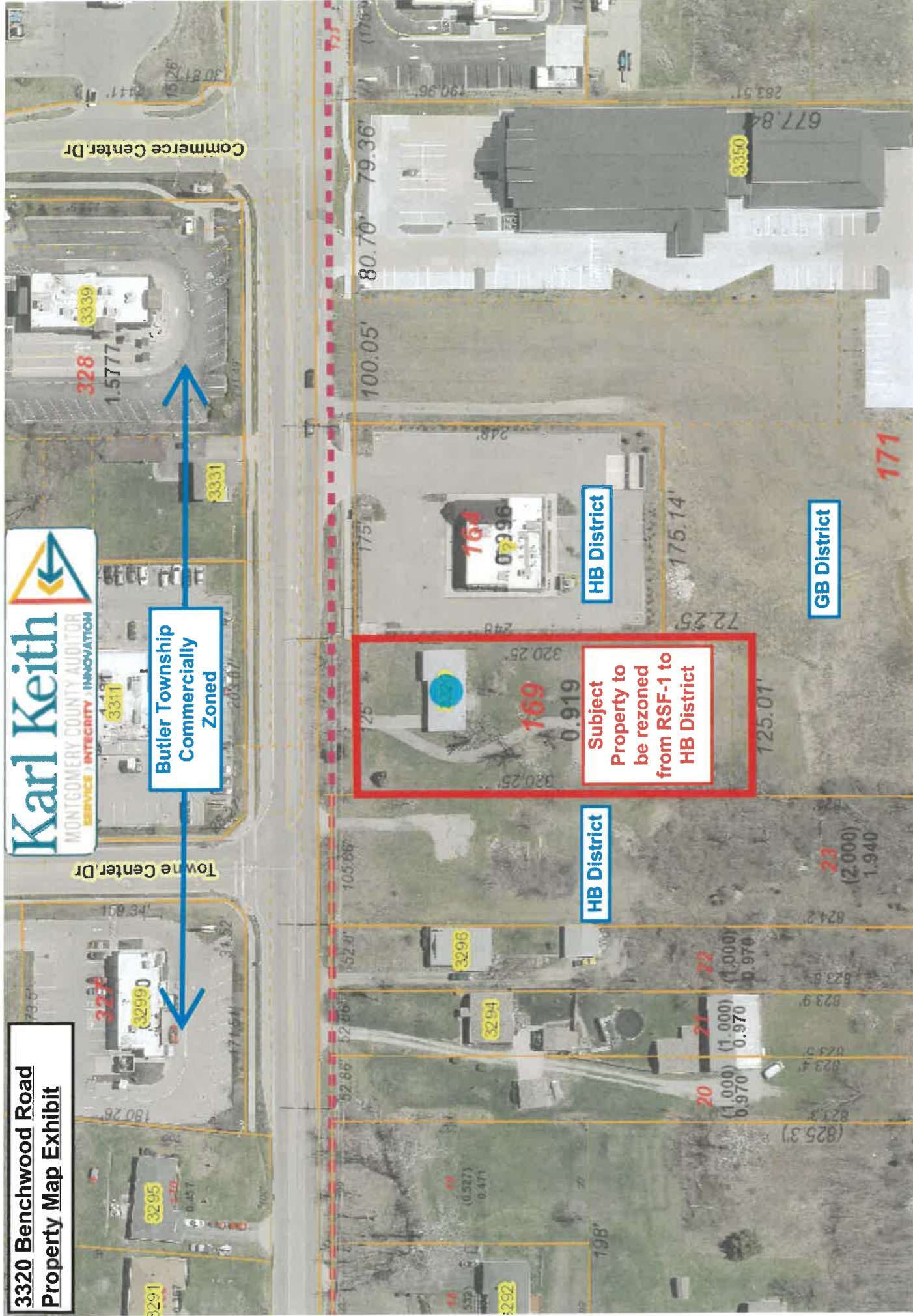
Karl Keith
MONTGOMERY COUNTY AUDITOR
SERVICE • INTEGRITY • INNOVATION

HB District

HB District

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

GB District



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

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

Call to Order

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

Attendance

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

Approval of Minutes of the Planning Commission

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

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

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

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

Mr. Hammes introduced Case PC 25-0005. He reported that the applicant, Jonathan Wocher, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests the rezoning of one parcel totaling 0.919 acres +/- located at 3320 Benchwood Road. As proposed, the subject property would be rezoned from the RSF-1 Single-Family Residential district to the HB – Highway Business district.

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

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

Planning Commission
May 13, 2025

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.

Planning Commission
May 13, 2025

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

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. 25-06

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

WHEREAS, pursuant to Section 6, Article XVIII of the Ohio Constitution the General Assembly has enacted general laws stating purposes for which municipalities may assess specially benefited property; and

WHEREAS, these laws include Ohio Revised Code sections 727.01, 727.011, 727.012, 727.013, 729.06, 729.11, 1710.01(h) and others, which authorize the City to levy and collect special assessments upon the abutting, adjacent, and contiguous, or other specially benefited, lots or lands in the municipal corporation, for among other things, any part of the cost connected with the improvement of any street, public road, place, boulevard, parkway, or park entrance or an easement of the municipal corporation; sidewalk construction; sewers; sewage disposal works and treatment plants, sewage pumping stations, water treatment plants, water pumping stations, reservoirs, and water storage tanks or standpipes, together with the facilities and appurtenances necessary and proper therefor; drains, storm-water retention basins, watercourses, water mains, or laying of water pipe; lighting; any part of the cost and expense of planting, maintaining, and removing shade trees thereupon; any part of the cost and expense of constructing, maintaining, repairing, cleaning, and enclosing ditches; and

WHEREAS, for certain approved assessments, the county auditor is to act at the direction, or on behalf, of a municipality with respect to collection of the assessments under R.C. 727.30; R.C. 727.33; and

WHEREAS, the General Assembly has also enacted laws that require a county auditor to act at the direction, or on behalf, of a municipality with respect to collection of certain costs assessed to properties including but not limited to R.C 743.04, 715.261 and 731.51-54; and

WHEREAS, as a result of the foregoing, the City of Vandalia has passed, and will in the future pass, laws to assess real property for all or part of the cost of a public improvement and/or certain permitted costs of abatement or collection, including but not limited to Ord. 98-10. Passed 10-19-98 (codified as 642.14 Graffiti removal) Codified Ordinances 676.02 Noxious Weeds; Ord. 03-20. Passed 1-5-04 (codified as 1045.30 Storm Drainage); Ord. 17-31. Passed 12-18-17 (codified as 1049.05 Utility Charges); Ord. 00-03 Passed 5-15-00; Ord. 02-16. Passed 7-15-02; Ord. 16-31. Passed 10-17-16 (all codified in Chapter 1482; including but not limited to sections 1482.06 Unsafe structures, 1482.07 Emergency measures, 1482.08 Demolition; 1482.10(d) Noxious Weeds; 1482(j) Junk Vehicles and Rubbish; and section 1482.13; and such other ordinances or resolutions that may be passed from time to time pursuant to these codified laws; and

WHEREAS, in order to better track and account for authorized legal assessments and the amounts due to the City, Montgomery County has requested that assessments be individually set forth; and

WHEREAS, City Council has determined it is in the best interest of the citizens to pass this Ordinance setting forward the applicable properties and assessment amounts to be certified to the County for collection; and

WHEREAS, the assessments set forth in the attached Exhibits have been authorized by legislative action of the City Council of the City of Vandalia and after providing legally required notice, are required by law to be assessed and collected by the County on behalf of the City;

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

Section 1. The properties set forth on the attached Exhibit A, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit A for **Storm Water Assessments (Project # 31103)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit A.

Section 2. The properties set forth on the attached Exhibit B, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit B for **Trash Collection Assessments (Project # 31850)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit B.

Section 3. The properties set forth on the attached Exhibit C, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit C for **Delinquent Sewer and Water Assessments (Project # 31100)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit C.

Section 4. The properties set forth on the attached Exhibit D, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit D for **Weed Cutting Assessments (Project # 31500)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit D.

Section 5. In the event a payment for the amount or any portion of the amount set forth in Exhibit attached hereto is received by the City prior to the Assessment Payment Due Date set forth in such Exhibit, which shall be included in the notice sent to such property owner, the Finance Director, or her designee is authorized to finalize such assessment through removal for full payment or revision (lowering) for partial payment from such Exhibit prior to certification to the County Auditor.

Section 6. The Finance Director or her designee is instructed to certify this Ordinance, including the final assessed properties in each Exhibit by designating the Parcel Id #, Project Number, tax year and year to date total charge, as required by the County to the County Auditor for collection substantially as set forth in Schedule 1 attached hereto and incorporated herein...

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance 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 in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 8. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety of the City, and for the further reasons that finalizing and certifying assessment at the earliest time is necessary to timely establish a lien and protect the City's interest in payment of amounts owed to the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed this 21st day of July 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse, Clerk of Council

EXHIBIT A		ORDINANCE NO.					
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGES	YEAR TO DATE	CURRENT CHARGES DUE
B02 00104 0047	31103	STM WAT	274 W NATIONAL RD #1	2025	4.05	4.05	July 14, 2025
B02 00104 0075	31103	STM WAT	55 ELVA CT	2025	195.00	443.41	July 14, 2025
B02 00105 0008	31103	STM WAT	114 SKYVIEW DR	2025	12.64	12.64	
B02 00111 0007	31103	STM WAT	408 CIRCLEVIEW DR	2025	1.62	1.62	
B02 00114 0008	31103	STM WAT	314 N DIXIE DR	2025	33.09	33.09	July 14, 2025
B02 00114 0009	31103	STM WAT	320 N DIXIE DR	2025	50.52	106.04	July 14, 2025
B02 00117 0013	31103	STM WAT	156 LAWN ST	2025	4.89	4.89	July 14, 2025
B02 00123 0021	31103	STM WAT	841 SPARTAN AVE	2025	20.72	47.10	July 14, 2025
B02 00124 0038	31103	STM WAT	874 BRISTOL DR	2025	13.67	13.97	July 14, 2025
B02 00124 0049	31103	STM WAT	226 N BROWN SCHOOL RD	2025	20.72	47.10	July 14, 2025
B02 00125 0012	31103	STM WAT	814 ROXANA DR	2025	3.27	3.27	July 14, 2025
B02 00125 0024	31103	STM WAT	843 DONORA DR	2025	7.05	7.05	
B02 00126 0016	31103	STM WAT	851 DONORA DR	2025	1.91	1.91	July 14, 2025
B02 00201 0034	31103	STM WAT	650 POOL AVE	2025	141.05	141.05	July 14, 2025
B02 00201 0052	31103	STM WAT	622 POOL AVE	2025	79.08	211.42	July 14, 2025
B02 00203 0019	31103	STM WAT	117 DELLSING DR	2025	9.93	9.93	July 14, 2025
B02 00204 0003	31103	STM WAT	103 HELKE RD	2025	4.56	4.56	
B02 00205 0020	31103	STM WAT	533 KOCH AVE	2025	14.50	26.38	
B02 00205 0038	31103	STM WAT	220 HELKE RD	2025	5.85	5.85	
B02 00205 0039	31103	STM WAT	214 HELKE RD	2025	9.60	9.60	
B02 00208 0008	31103	STM WAT	502 KIRKWOOD DR	2025	20.72	47.10	July 14, 2025
B02 00208 0016	31103	STM WAT	409 KIRKWOOD DR	2025	20.72	47.10	July 14, 2025
B02 00208 0017	31103	STM WAT	415 KIRKWOOD DR	2025	20.72	47.10	July 14, 2025
B02 00213 0002	31103	STM WAT	524 GABRIEL ST	2025	12.16	12.16	July 14, 2025
B02 00214 0052	31103	STM WAT	525 HIALEAH CT	2025	10.02	10.02	
B02 00309 0031	31103	STM WAT	704 PAULA ST	2025	4.80	4.80	
B02 00312 0026	31103	STM WAT	437 GOLDLEAF AVE	2025	5.40	5.40	July 14, 2025
B02 00315 0007	31103	STM WAT	36 N BROWN SCHOOL RD	2025	2.76	2.76	
B02 00319 0009	31103	STM WAT	3541 STOP EIGHT RD	2025	112.44	255.65	July 14, 2025
B02 00405 0014	31103	STM WAT	327 REICHARD DR	2025	20.72	47.10	July 14, 2025
B02 00411 0028	31103	STM WAT	110 MOUNTAIN DR	2025	16.11	16.11	July 14, 2025
B02 00415 0029	31103	STM WAT	861 KENBROOK DR	2025	25.90	25.90	July 14, 2025
B02 00501 0001	31103	STM WAT	50 HALIFAX DR	2025	2.22	2.22	
B02 00501 0001	31103	STM WAT	48 HALIFAX DR	2025	2.22	2.22	
B02 00502 0017	31103	STM WAT	1103 ROBINETTE AVE	2025	17.05	17.05	
B02 00503 0001	31103	STM WAT	1155 E NATIONAL RD	2025	14.86	27.99	July 14, 2025
B02 00506 0001	31103	STM WAT	848 POOL AVE	2025	13.00	13.00	July 14, 2025
B02 00705 0009	31103	STM WAT	1006 STONEYSPRINGS RD	2025	20.72	33.72	July 14, 2025
B02 00706 0005	31103	STM WAT	874 RANDLER AVE	2025	7.80	7.80	July 14, 2025
B02 00712 0017	31103	STM WAT	9364 PETERS PIKE	2025	20.72	47.10	July 14, 2025
B02 00807 0001	31103	STM WAT	538 BROWN SCHOOL RD	2025	5.93	5.93	
B02 00919 0021	31103	STM WAT	1213 BAILEY AVE	2025	9.11	9.11	July 14, 2025
B02 01014 0002	31103	STM WAT	8890 DOG LEG RD	2025	31.08	31.08	July 14, 2025
B02 01015 0001	31103	STM WAT	2858 NATIONAL RD W	2025	50.08	93.85	July 14, 2025
B02 01015 0037	31103	STM WAT	2950 W NATIONAL RD	2025	19.88	19.88	July 14, 2025
B02 01021 0002	31103	STM WAT	400 E NATIONAL RD	2025	8.29	8.29	
B02 01102 0008	31103	STM WAT	8612 S BROWN SCHOOL RD	2025	20.72	47.10	July 14, 2025
B02 01103 0011	31103	STM WAT	8341 SAGRAVES DR	2025	6.97	6.97	July 14, 2025
B02 01202 0052	31103	STM WAT	4359 LITTLE YORK RD	2025	20.72	20.72	July 14, 2025
B02 01203 0004	31103	STM WAT	7609 N DIXIE DR	2025	14.50	26.38	
B02 01203 0006	31103	STM WAT	7601 N DIXIE DR	2025	13.67	13.67	July 14, 2025
B02 01203 0012	31103	STM WAT	7249 N DIXIE DR	2025	59.08	59.08	July 14, 2025
B02 01203 0050	31103	STM WAT	3085 STOP EIGHT RD	2025	20.72	35.22	July 14, 2025
B02 01203 0064	31103	STM WAT	6213 MILLER LN	2025	280.52	637.86	July 14, 2025
B02 01203 0082	31103	STM WAT	6201 MILLER LN	2025	20.72	47.10	July 14, 2025
B02 01204 0021	31103	STM WAT	6921 HOMESTRETCH RD	2025	20.72	38.82	July 14, 2025
B02 01204 0027	31103	STM WAT	6837 HOMESTRETCH RD	2025	20.72	47.10	July 14, 2025
B02 01204 0078	31103	STM WAT	6827 HOMESTRETCH RD	2025	15.54	15.54	July 14, 2025
B02 01204 0036	31103	STM WAT	6812 HOMESTRETCH RD	2025	14.50	26.38	
B02 01204 0040	31103	STM WAT	6700 HOMESTRETCH RD	2025	344.88	614.29	July 14, 2025
B02 01205 0024	31103	STM WAT	6400 SAND LAKE RD	2025	444.13	951.69	
B02 01205 0029	31103	STM WAT	6325 SHADY KNOLL DR	2025	20.72	47.10	July 14, 2025
B02 01206 0008	31103	STM WAT	6070 VOLKMAN DR	2025	20.72	59.52	July 14, 2025
B02 01216 0002	31103	STM WAT	6208 MILLER LN	2025	20.72	47.10	July 14, 2025
B02 01216 0003	31103	STM WAT	6212 MILLER LN	2025	14.50	26.38	
B02 01217 0009	31103	STM WAT	3200 BENCHWOOD RD	2025	11.88	11.88	
B02 01405 0025	31103	STM WAT	882 MARIDON CT	2025	5.24	11.36	July 14, 2025
B02 01413 0012	31103	STM WAT	785 DEERHURST DR	2025	20.72	47.10	July 14, 2025
B02 01422 0004	31103	STM WAT	2326 CHEVIOT HILLS LN	2025	20.72	47.10	July 14, 2025
B02 50624 0006	31103	STM WAT	92 VAN LAKE DR E	2025	20.43	20.43	
					2,598.86	4,877.21	
				NEW	1,973.86	3,697.13	

EXHIBIT A		ORDINANCE NO.	
PARCEL ID	PROJECT NO.	YEAR	YEAR TO DATE
B02 00104 0047	31103	2025	\$ 4.05
B02 00104 0075	31103	2025	\$ 443.41
B02 00114 0008	31103	2025	\$ 33.09
B02 00114 0009	31103	2025	\$ 106.04
B02 00117 0013	31103	2025	\$ 4.89
B02 00123 0021	31103	2025	\$ 47.10
B02 00124 0038	31103	2025	\$ 13.97
B02 00124 0049	31103	2025	\$ 47.10
B02 00125 0012	31103	2025	\$ 3.27
B02 00126 0016	31103	2025	\$ 1.91
B02 00201 0034	31103	2025	\$ 141.05
B02 00201 0052	31103	2025	\$ 211.42
B02 00203 0019	31103	2025	\$ 9.93
B02 00208 0008	31103	2025	\$ 47.10
B02 00208 0016	31103	2025	\$ 47.10
B02 00208 0017	31103	2025	\$ 47.10
B02 00213 0002	31103	2025	\$ 12.16
B02 00312 0026	31103	2025	\$ 5.40
B02 00319 0009	31103	2025	\$ 255.65
B02 00405 0014	31103	2025	\$ 47.10
B02 00411 0028	31103	2025	\$ 16.11
B02 00415 0029	31103	2025	\$ 25.90
B02 00503 0001	31103	2025	\$ 27.99
B02 00506 0001	31103	2025	\$ 13.00
B02 00705 0009	31103	2025	\$ 33.72
B02 00706 0005	31103	2025	\$ 7.80
B02 00712 0017	31103	2025	\$ 47.10
B02 00919 0021	31103	2025	\$ 9.11
B02 01014 0002	31103	2025	\$ 31.08
B02 01015 0001	31103	2025	\$ 93.85
B02 01015 0037	31103	2025	\$ 19.88
B02 01102 0008	31103	2025	\$ 47.10
B02 01103 0011	31103	2025	\$ 6.97
B02 01202 0052	31103	2025	\$ 20.72
B02 01203 0006	31103	2025	\$ 13.67
B02 01203 0012	31103	2025	\$ 59.08
B02 01203 0050	31103	2025	\$ 35.22
B02 01203 0064	31103	2025	\$ 637.86
B02 01203 0082	31103	2025	\$ 47.10
B02 01204 0021	31103	2025	\$ 38.82
B02 01204 0027	31103	2025	\$ 47.10
B02 01204 0028	31103	2025	\$ 15.54
B02 01204 0040	31103	2025	\$ 614.29
B02 01205 0029	31103	2025	\$ 47.10
B02 01206 0008	31103	2025	\$ 59.52
B02 01216 0002	31103	2025	\$ 47.10
B02 01405 0025	31103	2025	\$ 11.36
B02 01413 0012	31103	2025	\$ 47.10
B02 01422 0004	31103	2025	\$ 47.10
		TOTAL	\$ 3,697.13

EXHIBIT B				ORDINANCE NO.			
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGE	YEAR TO DATE	CURRENT CHARGES DUE
B02 00104 0047	31850	TR COL	274 W NATIONAL RD #1	2025	34.64	34.64	July 14, 2025
B02 00105 0008	31850	TR COL	114 SKYVIEW DR	2025	50.11	50.11	
B02 00111 0007	31850	TR COL	408 CIRCLEVIEW DR	2025	25.58	25.58	
B02 00117 0013	31850	TR COL	156 LAWN ST	2025	19.38	19.38	July 14, 2025
B02 00124 0038	31850	TR COL	874 BRISTOL DR	2025	54.22	54.22	July 14, 2025
B02 00125 0012	31850	TR COL	814 ROXANA DR	2025	12.98	12.98	July 14, 2025
B02 00126 0016	31850	TR COL	851 DONORA DR	2025	7.57	7.57	July 14, 2025
B02 00203 0019	31850	TR COL	117 DELLSING DR	2025	39.37	39.37	July 14, 2025
B02 00204 0003	31850	TR COL	103 HELKE RD	2025	21.53	21.53	
B02 00205 0020	31850	TR COL	533 KOCH AVE	2025	60.61	116.71	
B02 00205 0038	31850	TR COL	220 HELKE RD	2025	23.21	23.21	
B02 00205 0039	31850	TR COL	214 HELKE RD	2025	44.12	44.12	
B02 00213 0002	31850	STM WAT	524 GABRIEL ST	2025	48.20	48.20	July 14, 2025
B02 00309 0031	31850	TR COL	704 PAULA ST	2025	22.67	22.67	
B02 00411 0028	31850	TR COL	110 MOUNTAIN DR	2025	63.94	63.94	July 14, 2025
B02 00415 0029	31850	TR COL	861 KENBROOK DR	2025	101.84	101.84	July 14, 2025
B02 00501 0001	31850	TR COL	50 HALIFAX DR	2025	20.97	20.97	
B02 00501 0001	31850	TR COL	48 HALIFAX DR	2025	20.97	20.97	
B02 00502 0017	31850	TR COL	1103 ROBINETTE AVE	2025	66.88	66.88	
B02 00503 0001	31850	TR COL	1155 E NATIONAL RD	2025	58.48	114.58	July 14, 2025
B02 00506 0001	31850	TR COL	848 POOL AVE	2025	181.36	181.36	July 14, 2025
B02 00705 0009	31850	TR COL	1006 STONEYSPRINGS RD	2025	328.44	808.78	July 14, 2025
B02 00706 0005	31850	TR COL	874 RANDLER AVE	2025	102.65	102.65	July 14, 2025
B02 00712 0017	31850	TR COL	9364 PETERS PIKE	2025	82.12	198.83	July 14, 2025
B02 00807 0001	31850	TR COL	538 BROWN SCHOOL RD	2025	23.51	23.51	
B02 00919 0021	31850	TR COL	1213 BAILEY AVE	2025	36.12	36.12	July 14, 2025
B02 01014 0002	31850	TR COL	8890 DOG LEG RD	2025	123.18	123.18	July 14, 2025
B02 01015 0001	31850	TR COL	2858 NATIONAL RD W	2025	82.12	159.73	July 14, 2025
B02 01102 0008	31850	TR COL	8612 S BROWN SCHOOL RD	2025	82.12	198.83	July 14, 2025
B02 01103 0011	31850	TR COL	8341 SAGRAVES DR	2025	27.64	27.64	July 14, 2025
B02 01202 0052	31850	TR COL	4359 LITTLE YORK RD	2025	82.12	82.12	July 14, 2025
B02 01203 0004	31850	TR COL	7609 N DIXIE DR	2025	60.61	116.71	
B02 01203 0050	31850	TR COL	3085 STOP EIGHT RD	2025	82.12	136.60	July 14, 2025
B02 01203 0082	31850	TR COL	6201 MILLER LN	2025	82.12	198.83	July 14, 2025
B02 01204 0021	31850	TR COL	6921 HOMESTRETCH RD	2025	82.12	159.73	July 14, 2025
B02 01204 0027	31850	TR COL	6837 HOMESTRETCH RD	2025	82.12	198.83	July 14, 2025
B02 01204 0028	31850	TR COL	6827 HOMESTRETCH RD	2025	61.59	61.59	July 14, 2025
B02 01204 0036	31850	TR COL	6812 HOMESTRETCH RD	2025	60.61	116.71	
B02 01205 0029	31850	TR COL	6325 SHADY KNOLL DR	2025	82.12	198.83	July 14, 2025
B02 01206 0008	31850	TR COL	6070 VOLKMAN DR	2025	82.12	257.48	July 14, 2025
B02 01216 0002	31850	TR COL	6208 MILLER LN	2025	82.12	198.83	July 14, 2025
B02 01216 0003	31850	TR COL	6212 MILLER LN	2025	60.61	116.71	
B02 01217 0009	31850	TR COL	3200 BENCHWOOD RD	2025	56.10	56.10	
B02 01320 0003	31850	TR COL	267 SHADOWOOD LN	2025	17.00		
B02 01405 0025	31850	TR COL	882 MARIDON CT	2025	20.81	49.71	July 14, 2025
B02 01413 0012	31850	TR COL	785 DEERHURST DR	2025	82.12	198.83	July 14, 2025
B02 01422 0004	31850	TR COL	2326 CHEVIOT HILLS LN	2025	82.12	198.83	July 14, 2025
B02 50624 0006	31850	TR COL	92 VAN LAKE DR E	2025	136.26	136.26	
					3,126.68	5,008.95	
				NEW	2,389.97	4,274.05	

SCHEDULE 1

EXHIBIT B		ORDINANCE NO.	
PARCEL ID	PROJECT NO.	YEAR	YEAR TO DATE
B02 00104 0047	31850	2025	\$ 34.64
B02 00117 0013	31850	2025	\$ 19.38
B02 00124 0038	31850	2025	\$ 54.22
B02 00125 0012	31850	2025	\$ 12.98
B02 00126 0016	31850	2025	\$ 7.57
B02 00203 0019	31850	2025	\$ 39.37
B02 00213 0002	31850	2025	\$ 48.20
B02 00411 0028	31850	2025	\$ 63.94
B02 00415 0029	31850	2025	\$ 101.84
B02 00503 0001	31850	2025	\$ 114.58
B02 00506 0001	31850	2025	\$ 181.36
B02 00705 0009	31850	2025	\$ 808.78
B02 00706 0005	31850	2025	\$ 102.65
B02 00712 0017	31850	2025	\$ 198.83
B02 00919 0021	31850	2025	\$ 36.12
B02 01014 0002	31850	2025	\$ 123.18
B02 01015 0001	31850	2025	\$ 159.73
B02 01102 0008	31850	2025	\$ 198.83
B02 01103 0011	31850	2025	\$ 27.64
B02 01202 0052	31850	2025	\$ 82.12
B02 01203 0050	31850	2025	\$ 136.60
B02 01203 0082	31850	2025	\$ 198.83
B02 01204 0021	31850	2025	\$ 159.73
B02 01204 0027	31850	2025	\$ 198.83
B02 01204 0028	31850	2025	\$ 61.59
B02 01205 0029	31850	2025	\$ 198.83
B02 01206 0008	31850	2025	\$ 257.48
B02 01216 0002	31850	2025	\$ 198.83
B02 01405 0025	31850	2025	\$ 49.71
B02 01413 0012	31850	2025	\$ 198.83
B02 01422 0004	31850	2025	\$ 198.83
		TOTAL	\$ 4,274.05

EXHIBIT C				ORDINANCE NO.			
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGE	YEAR TO DATE	CURRENT CHARGES DUE
B02 00124 0038	31100	DS & W	874 BRISTOL DR	2025	578.56	578.56	July 14, 2025
B02 00104 0047	31100	DS & W	274 W NATIONAL RD #1	2025	250.42	250.42	July 14, 2025
B02 00104 0075	31100	DS & W	55 ELVA CT	2025	468.96	2,341.65	July 14, 2025
B02 00105 0008	31100	DS & W	114 SKYVIEW DR	2025	155.62	155.62	
B02 00111 0007	31100	DS & W	408 CIRCLEVIEW	2025	333.05	333.05	
B02 00114 0008	31100	DS & W	314 N DIXIE DR	2025	190.45	190.45	July 14, 2025
B02 00117 0013	31100	DS & W		13 2025	269.69	269.69	July 14, 2025
B02 00125 0012	31100	DS & W	814 ROXANA DR	2025	51.35	51.35	July 14, 2025
B02 00125 0024	31100	DS & W	843 DONORA DR	2025	39.83	39.83	
B02 00126 0016	31100	DS & W	851 DONORA DR	2025	23.52	23.52	July 14, 2025
B02 00128 0031	31100	DS & W	830 NATIONAL RD E	2025	52.57	52.57	
B02 00201 0052	31100	DS & W	622 POOL AVE	2025	1,649.75	3,114.96	July 14, 2025
B02 00203 0019	31100	DS & W	117 DELLSING DR	2025	142.83	142.83	July 14, 2025
B02 00204 0003	31100	DS & W	103 HELKE RD	2025	55.70	55.70	
B02 00205 0020	31100	DS & W	533 KOCH AVE	2025	241.12	446.14	
B02 00205 0038	31100	DS & W	220 HELKE RD	2025	72.08	72.08	
B02 00205 0039	31100	DS & W	214 HELKE RD	2025	220.76	220.76	
B02 00213 0002	31100	DS & W	524 GABRIEL ST	2025	162.38	162.38	July 14, 2025
B02 00309 0031	31100	DS & W	704 PAULA ST	2025	58.63	58.63	
B02 00312 0026	31100	DS & W	437 GOLDFEAF AVE	2025	65.13	65.13	July 14, 2025
B02 00315 0007	31100	DS & W	36 N BROWN SCHOOL RD	2025	50.98	50.98	
B02 00411 0028	31100	DS & W	110 MOUNTAIN DR	2025	270.29	270.29	July 14, 2025
B02 00415 0029	31100	DS & W	861 KENBROOK DR	2025	393.75	393.75	July 14, 2025
B02 00501 0001	31100	DS & W	50 HALIFAX DR	2025	54.24	54.24	
B02 00501 0001	31100	DS & W	48 HALIFAX DR	2025	54.24	54.24	
B02 00502 0017	31100	DS & W	1103 ROBINETTE AVE	2025	309.88	454.97	
B02 00503 0001	31100	DS & W	1155 E NATIONAL RD	2025	182.94	506.09	July 14, 2025
B02 00506 0001	31100	DS & W	848 POOL AVE	2025	155.43	155.43	July 14, 2025
B02 00705 0009	31100	DS & W	1006 STONEYSPRINGS RD	2025	8,090.02	21,438.62	July 14, 2025
B02 00706 0005	31100	DS & W	874 RANDLER AVE	2025	677.29	677.29	July 14, 2025
B02 00807 0001	31100	DS & W	538 BROWN SCHOOL RD	2025	85.69	85.69	
B02 00919 0031	31100	DS & W	1213 BAILEY AVE	2025	112.17	112.17	July 14, 2025
B02 01021 0002	31100	DS & W	400 E NATIONAL RD	2025	939.72	939.72	
B02 01103 0011	31100	DS & W	8341 SAGRAVES DR	2025	50.90	50.90	July 14, 2025
B02 01405 0025	31100	DS & W	882 MARIDON CT	2025	64.66	165.30	July 14, 2025
B02 50624 0006	31100	DS & W	92 VAN LAKE DR E	2025	564.02	564.02	
					16,309.64	33,770.04	
				NEW	13,850.49	30,960.78	

SCHEDULE 1

EXHIBIT C		ORDINANCE NO.	
PARCEL ID	PROJECT NO.	YEAR	YEAR TO DATE
B02 00124 0038	31100	2025	\$ 578.56
B02 00104 0047	31100	2025	\$ 250.42
B02 00104 0075	31100	2025	\$ 2,341.65
B02 00114 0008	31100	2025	\$ 190.45
B02 00117 0013	31100	2025	\$ 269.69
B02 00125 0012	31100	2025	\$ 51.35
B02 00126 0016	31100	2025	\$ 23.52
B02 00201 0052	31100	2025	\$ 3,114.96
B02 00203 0019	31100	2025	\$ 142.83
B02 00213 0002	31100	2025	\$ 162.38
B02 00312 0026	31100	2025	\$ 65.13
B02 00411 0028	31100	2025	\$ 270.29
B02 00415 0029	31100	2025	\$ 393.75
B02 00503 0001	31100	2025	\$ 506.09
B02 00506 0001	31100	2025	\$ 155.43
B02 00705 0009	31100	2025	\$ 21,438.62
B02 00706 0005	31100	2025	\$ 677.29
B02 00919 0031	31100	2025	\$ 112.17
B02 01103 0011	31100	2025	\$ 50.90
B02 01405 0025	31100	2025	\$ 165.30
		TOTAL	\$ 30,960.78

EXHIBIT D	PROJECT NO.	YEAR	CURRENT CHARGES
B02 00201 0006	31500	2025	\$150.00
B02 00123 0021	31500	2025	\$600.00
B02 00205 0022	31500	2025	\$600.00
B02 00117 0018	31500	2025	\$600.00
B02 01202 0037	31500	2025	\$200.00
B02 00905 0023	31500	2025	\$165.00
TOTAL WEEDCUTTING			\$2,315.00

SCHEDULE 1

EXHIBIT D	PROJECT NO.	YEAR	CURRENT CHARGES
B02 00201 0006	31500	2025	\$150.00
B02 00123 0021	31500	2025	\$600.00
B02 00205 0022	31500	2025	\$600.00
B02 00117 0018	31500	2025	\$600.00
B02 01202 0037	31500	2025	\$200.00
B02 00905 0023	31500	2025	\$165.00
TOTAL WEEDCUTTING			\$2,315.00

MEMORANDUM

TO: Kurt A. Althouse, City Manager
FROM: Ben Graham, MPA, Zoning and Planning Coordinator
DATE: June 12, 2025
SUBJECT: **BZA 25-0007** – 842 Donora Drive - Variance from City Code Section 1224.01(b)(9) “Total Accessory Structure Area”

General Information

Applicant: Steve Baker
842 Donora Drive
Vandalia, Ohio 45377

Zoning: Residential Single-Family (RSF-3)

Location: 842 Donora Drive

Related Case(s): None

Requested Action: Approval

Exhibits:

- 1 – Application
- 2 – Letter of Justification
- 3 – Criteria Responses
- 4 – Location Map
- 5 – Site Plan
- 6 – Shed Example
- 7 – Existing Garage Permit
- 8 – Property Information

Background

The Applicant, Steve Baker has requested a variance to allow the construction of a 160 square foot shed. The total area of all accessory structures will exceed 4% of the total lot area and 40% of the principal building footprint at 842 Donora Drive. City Code Section 1224.01(b)(9)(B) provides the total lot area of all accessory buildings and structures identified in Table 1224-1, shall not occupy more than 4% of the total lot area. City Code Section 1224.01(b)(9)(C) provides that any lot in a residential zoning district, regardless of size, shall be permitted to have structures allowed in Table 1224-1 that have an aggregate square footage of 600 square feet or a square footage equal to 40% of the principal building footprint, whichever is less.

TABLE 0-1: LIMITS OF CERTAIN ACCESSORY STRUCTURES	
Accessory Structure	Maximum Number of Structures
Detached Garages and Carports	1
Detached Storage/Utility Sheds, Barns, Gazebos, and Other Similar Structures	1 if a detached garage and carport is located or proposed for the same lot, otherwise there shall be a maximum of 2
Swimming Pools, Hot Tubs, and Spas	1 each
Tennis and Other Recreational Courts	1
Other Accessory Structure similar in nature to the above-mentioned structures, as determined by the Administrative Officer	1

The Applicant has proposed adding a 160 (10x16) square foot shed to the rear yard of his property. There is an existing 672 square foot detached garage on the property. The total area of both accessory structures would be 832 square feet. The lot is approximately 7,523 square feet; the total lot area of all accessory structures would be 11.05% if the variance is approved. The house is approximately 875 square feet; the total area of all accessory structures would be 95.08% of the principal building footprint if the variance is approved. The maximum area to build on this lot is 301 square feet. The detached garage currently exceeds the maximum area allowed for accessory structures by 371 square feet. The proposed shed would further exceed the nonconformance by 531 square feet.

The Applicant stated in their Letter of Justification that the proposed variance “will not adversely affect the adjacent owners” and the shed will help them keep their “property clean and looking good.”

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: Yes, the property in question is still in able use 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;

Applicant Response: The variance is substantial, will not affect public health, safety, or general welfare, or affect adjacent owners.

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: The granting of the variance will not adversely affect the adjacent owners.

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood. Staff notes that 31 out of 50 houses on Donora Drive already exceed this requirement.¹

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

Applicant Response: The variance wouldn't adversely affect the delivery of government services (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;

Applicant Response: The owner purchased the property with no knowledge of the zoning restrictions, first time buyer.

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the property.

¹ 115, 119, 125, 130, 131, 136, 143, 149, 155, 162, 805, 806, 810, 818, 822, 823, 826, 827, 830, 834, 835, 839, 842, 855, 856, 859, 862, 863, 866, 867, and 870 Donora Drive have accessory structures that exceed the building footprint and total lot area requirement.

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

Applicant Response: There is no other way we can obtain the space we are looking for on the property.

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: Yes, we think that granting the variance would be observed and substantial justice.

BZA Comment: The Board agreed that the intent behind the zoning code would be observed and that substantial justice would be done 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: The storage shed will help us keep our property clean and looking good.

BZA Comment: The Board agreed there are no other relevant factors.

Recommendation

At its meeting on June 11, 2025, the Board of Zoning Appeals voted 4-0 to recommend **approval** of the requested variance from City Code Section 1224.01(b)(9) for the purpose of allowing the construction of a 160 square foot shed with the existing 672 square foot detached garage.

The recommendation of the Board of Zoning Appeals is hereby 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: STEVE BAKER
Mailing Address: 842 Donora Dr

Phone Number: 937-270-6185
E-mail Address: onearmbandit66@yahoo.com
Owner Name**: STEVE BAKER
Mailing Address: 842 Donora Dr

Phone Number: 937-270-6185

OFFICE USE ONLY
Filing Date 5/18/25
Hearing Date 6/11/25
Case No. B2A 25-0007

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

Location of Property

Street Address: 842 Donora Dr
(north, south, east, west) side of Foley Dr., _____ feet
(north, south, east, west) from the intersection of N. Brown School Rd.

Attach copy of legal description of the property as recorded in the County Recorder's office.

Case Description.

Present Zoning District: 124 Total Acres: .1722

Description of the existing use of property: grassy area in Backyard not being used.

Description of proposed use of property: SHED, for wifes Christmas stuff etc. mower, snow blower

Specific Zoning Code provision that applicant is seeking variance from: _____

Variance Requested: _____

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 Steve Baker Date _____

Zoning Administrator Ben Mc Date 5/18/25

FILING FEES (office use only):
Residential (\$159.00) _____
Commercial (\$318.00) _____
Receipt No.: _____ TOTAL: 159

DRAFT
Minutes of the City of Vandalia Board of Zoning Appeals
June 11, 2025

Agenda Items

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. BZA 25-0007 – Total Accessory Structure Area – 842 Donora Drive
5. Approval of Minutes
 - a. Board of Zoning Appeal Minutes: May 14, 2025
6. Communications
7. Adjournment

Members Present:	Mr. Mike Johnston, Mr. Steve Stefanidis, Mr. Kevin Larger, and Mr. Robert Wolfe
Members Absent:	Mr. Mike Flannery
Staff Present:	Mr. Michael Hammes, City Planner
Others Present:	Ms. Penny Baker

1. Call to Order

Mr. Johnston called the meeting to order at 6:02 p.m.

Mr. Hammes 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 July 21, 2025, regular meeting.

Mr. Hammes administered the oath to all persons speaking before the Board of Zoning Appeals.

2. Attendance

Four of the members were in attendance. Mr. Flannery was absent.

3. Old Business

Mr. Hammes confirmed that there was no old business.

4. New Business

a. BZA 25-0007 – Total Accessory Structure Area – 842 Donora Drive

Mr. Hammes stated that the Applicant, Steve Baker has requested a variance to allow the construction of a 160 square foot shed. The total area of all accessory structures will exceed 4% of the total lot area and 40% of the principal building footprint at 842 Donora Drive. City Code Section 1224.01(b)(9)(B) provides the total lot area of all accessory buildings and structures identified in Table 1224-1, shall not occupy more than 4% of the total lot area. City Code Section 1224.01(b)(9)(C) provides that any lot in a residential zoning district, regardless of size, shall be permitted to have structures allowed in Table 1224-1 that have an aggregate square footage of 600 square feet or a square footage equal to 40% of the principal building footprint, whichever is less.

Mr. Hammes explained that the applicant has proposed adding a 160 (10x16) square foot shed to the rear yard of his property. There is an existing 672 square foot detached garage on the property. The total area of both accessory structures would be 832 square feet. The lot is approximately 7,523 square feet; the total lot area of all accessory structures would be 11.05% if the variance is approved. The house is approximately 875 square feet; the total area of all accessory structures would be 95.08% of the principal building footprint if the variance is approved. The maximum area to build on this lot is 301 square feet. The detached garage currently exceeds the maximum area allowed for accessory structures by 371 square feet. The proposed shed would further exceed the nonconformance by 531 square feet.

Mr. Hammes referred to maps of the property and showed the existing residential structure and detached garage. He identified the location of the proposed shed in the rear yard.

Mr. Hammes reported that the Applicant stated in their Letter of Justification that the proposed variance “will not adversely affect the adjacent owners” and the shed will help them keep their “property clean and looking good.” He added that Staff had received no comments on the matter from the public.

Mr. Johnston opened the public hearing and invited the applicant to address the Board.

Ms. Penny Baker, of 842 Donora Drive, addressed the Board. She stated that her husband had owned the property before their marriage. When she moved in, she brought a number of totes and other items with her. She reported that her husband “would like to have his garage back.”

Mr. Stefanidis asked if the shed would be placed on concrete. Ms. Baker replied that they planned to install a concrete pad to raise the shed up and avoid a wet area at the rear of their yard.

Mr. Stefanidis asked if the shed would be connected to electricity. Ms. Baker did not know of any plans to install electric service to the shed, but would ask her husband before the next meeting.

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;

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood. Staff notes that 31 out of 50 houses on Donora Drive already exceed this requirement.

- (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;

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the 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 that the intent behind the zoning code would be observed and that substantial justice would be done 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: The Board agreed there are no other relevant factors.

Mr. Johnston reported that Staff recommends that the Board of Zoning Appeals recommend **approval** of the requested variance from City Code Section 1224.01(b)(9) for the purpose of allowing the construction of a 160 square foot shed with the existing 672 square foot detached garage.

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

Mr. Larger made the motion to recommend **approval** of the requested variance from City Code Section 1224.01(b)(9) for the purpose of allowing the construction of a 160 square foot shed with the existing 672 square foot detached garage.

Mr. Stefanidis seconded the motion. The motion passed 4-0.

Mr. Hammes advised the applicant that it would be in his best interest to attend the City Council Study Session on June 16, 2025, at 5:30 p.m. and the City Council Meeting on July 21, 2025, at 7:00 p.m.

5. Approval of Minutes

a. Board of Zoning Appeal Minutes: May 14, 2025

Mr. Stefanidis made a motion to approve the May 14, 2025, Meeting Minutes. Mr. Wolfe seconded the motion. The motion passed 3-0. Mr. Larger did not vote on the motion.

Mr. Stefanidis made a motion to excuse Mr. Flannery. Mr. Wolfe seconded the motion. The motion passed 4-0.

6. Communications

Mr. Hammes reported the meeting scheduled for June 25, 2025, has been canceled.

Mr. Hammes asked the members to advise him if they would be available on July 30 for a training session with the Law Director.

7. Adjournment

Mr. Wolfe made a motion for adjournment. Mr. Stefanidis seconded the motion. The motion passed 4-0.

The meeting was adjourned at 6:19 p.m.

Mike Johnston
Vice Chair

To Whom It May Concern,

We would like to add a
Storage Shed to our
property, Because of the
Lack of Storage at our
Home.

It would Increase
the property Value and Help
as a Sound Barrier
from the Neighbors!

Variance Review Criteria

- ① yes, The property in question is still in able use without a Variance.
- ② The Variance is Substantial, Will Not affect public health, Safety, or general welfare, or affect adjacent owners
- ③ The granting of the Variance will Not adversely affect the adjacent Owner.
- ④ The Variance wouldn't adversely affect delivery of government Service (wate, Sewer, garbage).
- ⑤ The Owner purchased the property with No Knowledge of the Zoning Restriction's, first time Buyer.
- ⑥ There is No other Way we can obtain the Space we are looking for on the property
- ⑦ yes, we Think That Granting the variance would Be Observed and Substantial Justice!
- ⑧ A Storage Shed will Help us keep our property Clean and looking Good!

Printable page

PARID: B02 00125 0026

PARCEL LOCATION: 842 DONORA DR

NBHD CODE: 48040000

[Click here to view neighborhood map](#)

Owner

Name
BAKE STEVEN G

Mailing

Name	BAKE STEVEN G
Mailing Address	842 DONORA DR
City, State, Zip	VANDALIA, OH 45377 2818

Legal

Legal Description	267 EDGEWOOD
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	.1722
Deed	
Tax District Name	VANDALIA CITY-VAN BUTLER CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
------	------------	----------------	--------	-------

06-OCT-17 \$74,500 201700059738 RENTZ CHARLES T JR BAKE STEVEN G

Values

Land	35%	100%
Improvements	10,990	31,400
CAUV	30,540	87,260
	0	0
Total	41,530	118,660

Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	RANCH
Number of Stories	1
Year Built	1956
Total Rms/Bedrms/Baths/Half Baths	5/3/1/0
Square Feet of Living Area	875
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	875
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	NONE
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00

Current Year Rollback Summary

Non Business Credit	-\$206.32
Owner Occupancy Credit	-\$51.58
Homestead	\$0.00
Reduction Factor	-\$1,438.54

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$1,123.55	-\$1,123.55	\$1,122.55	\$0.00	\$1,122.55



Item	Area
Main Building	875
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	672

CITY OF VANDALIA BUILDING DEPARTMENT
333 JAMES E. BOHANAN MEMORIAL DRIVE
VANDALIA, OHIO 45377
937-898-3750

10/16/99

APPLICATION # 69066
PERMIT # 2248
DATE: 10/16/99

1,2,3 FAMILY
BUILDING PERMIT

LOCATION OF JOB: 842 Denora Dr LOT #
OWNER: Charles T Rantz Jr PHONE # 898-2247
ADDRESS: 842 Denora Dr CITY, STATE, ZIP: Vandalia Ohio 45377
PLANS BY: PHONE #
ADDRESS: CITY, STATE, ZIP
CONTRACTOR: Self PHONE #
ADDRESS: CITY, STATE, ZIP

NEW ☐ ADDITION ☐ ALTERATION ☐ PATIO COVER ☐ DECK ☐ SHED ☐ FENCE ☐
POOL ☐ GARAGE ☒ OTHER (SPECIFY) ☐
TYPE OF WORK

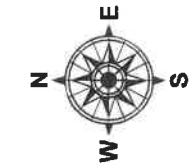
SQ. FT. EACH AREA		PERMIT FEE (OFFICE USE ONLY)	
1ST FLOOR		BUILDING PERMIT FEE	672 x .08 = 53.76
2ND FLOOR		ZONING FEE	15.00
BASEMENT		OCCUPANCY FEE	
SLAB		FIREPLACE	
GARAGE	1	WATER TAP FEE	
WATER METER SIZE	TAP SIZE	SEWER TAP FEE	
OTHER	7 x 24 =	REMOTE READER FEE	
OTHER		CONSTRUCTION WATER FEE	
TOTAL SQ FT 672		OTHER	
ZONING DEPT (OFFICE USE ONLY)		OTHER	
ZONING DISTRICT	24	SUB TOTAL	68.76
APPROVED BY	DATE 9/27/99	PLAN REVIEW FEE	
VARIANCE REQUIRED ☐ YES ☐ NO EFFECTIVE		RECEIPT NO.	
		TOTAL DUE	68.76

In consideration of the issuance of this permit, the owner and his agent or contractor do hereby covenant and agree to comply with all laws of the State of Ohio and the Building Code and Zoning Ordinance of Vandalia, Ohio and to install the proposed building and/or work, or make the proposed change or alterations or do the described above, in accordance with the plans and specifications as approved by the Building Inspector, and certify that the information and statements given on this application and the accompanying drawings and specifications are true and correct to the best of their knowledge.

BUILDING PERMIT
EVALUATION \$ 17.25
PERMIT FEE \$ 68.76
RECEIPT NO 8303

X Charles T Rantz Jr 9/24/99
OWNER/AGENT DATE

BUILDING OFFICIAL DATE 10/16/99



1 inch = 19 feet



City of Vandalia Board of Zoning Appeals

842 Donora Drive

BZA 25-0007 Total Accessory Structure Area



Permit # _____

RESIDENTIAL ACCESSORY STRUCTURE SHED PERMIT

City of Vandalia, Ohio

REQUIREMENTS PER SECTION 1224.01

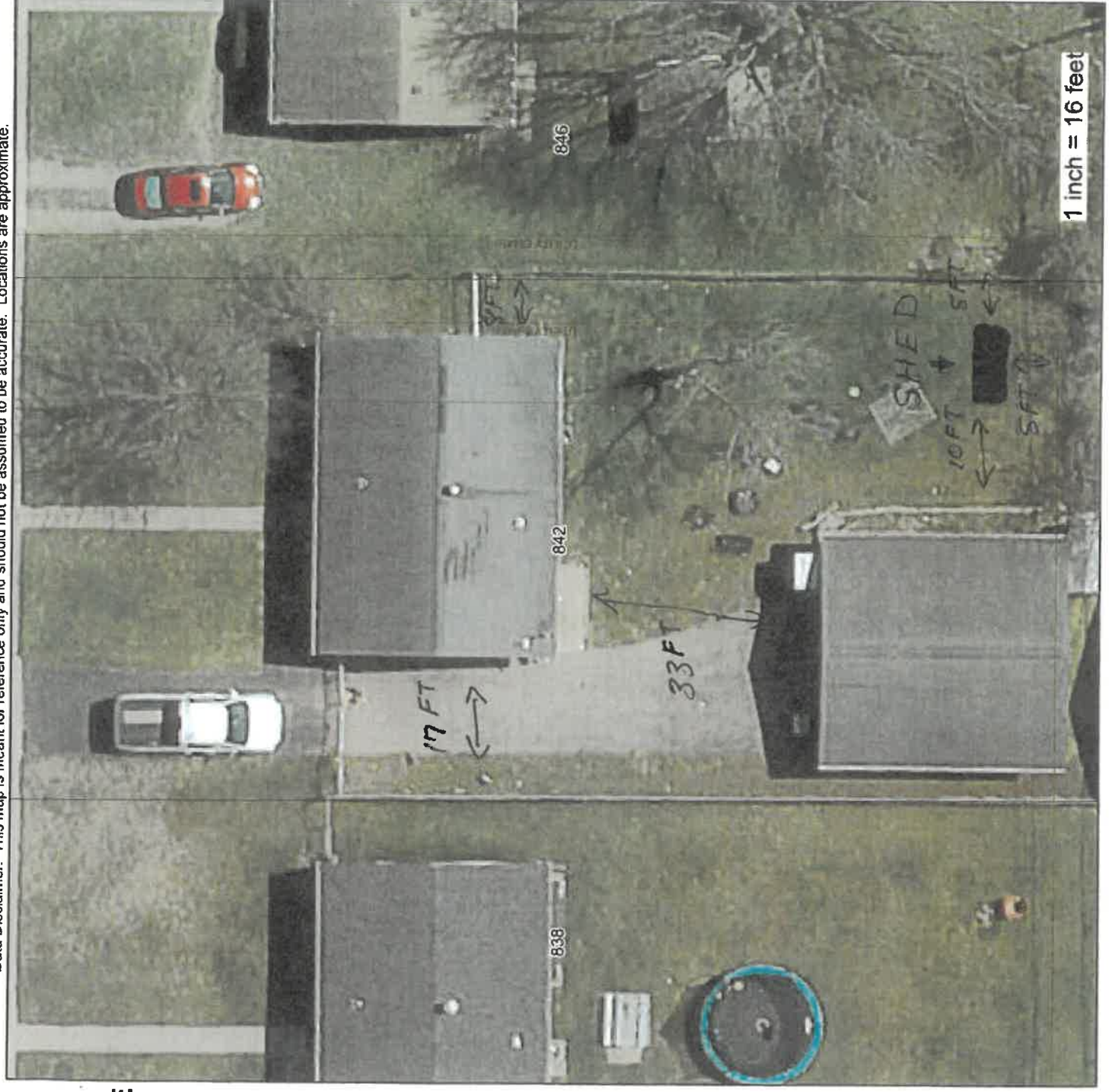
Structures shall not be closer than five (5) feet from any side or rear property line and shall not be located in any recorded easement.

Structures shall not be located within six (6) feet of any principal dwelling structure on the same lot or within ten (10) feet of any off-site structures.

The total area of all accessory structures shall not exceed 4% of the lot area. Such total will not be restricted to less than 600 square feet or a square footage equal to 40% of the footprint of the principal building, whichever is less. The sum of all accessory structures shall not exceed 3,000 square feet.

The combined area of all structures and pavement on a lot shall not exceed the maximum impervious surface coverage as established in each district.

Data Disclaimer: This map is meant for reference only and should not be assumed to be accurate. Locations are approximate.





10X16

Planning Commission
May 13, 2025

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 Woche, 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.

Planning Commission
May 13, 2025

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



Bill Listing Report

Payment Date Range: 06/01/2025 - 06/30/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
3CMA	01746	2025 3CMA Conference Registration-R.	760.00
3CMA MEMBERSHIP	01741	Annual Membership - Rich Hopkins	400.00
4IMPRINT INC	05422	Items for Mobile Sensory Tent/Aaron	4,344.88
A & A SAFETY INC	02248	SIGNS PARTS AND SUPPLIES	3,296.00
A & S Party Rentals	00008	Fall Festival Inflatables/Aaron	2,001.81
A BROWN & SONS NURSERY INC	00933	Trees	381.50
AGILE NETWORKS	06613	MARCS radio VPN fees	2,480.00
AIR COMMERCE	02515	Station 3 Storage Facility Rental	2,589.40
ALADTEC, INC	05936	Annual Sunscrition	5,792.00
AMAZON CAPITAL SERVICES	04538	Custodial Supplies/Jack	3,458.62
AMERICAN AIRLINES	05860	IAFC - Air Fare - Follick	324.76
AMERICAN PLANNING ASSOCIATION	05069	APA Ohio Membership B. Graham	55.00
AMERICAN PUBLIC WORKS ASSOC	00033	PWX CONFERENCE JAKE	786.00
AMORY CLOUD	07523	Baseball and Softball Umpires/Maecie	190.00
APCO INTERNATIONAL INC	00603	Snodgrass EMD Recertification	105.00
APPLIED MECHANICAL SYSTEMS INC	02064	PM Maintenance	1,000.00
AT&T MOBILITY	05444	First Net Phones and HotSpots	450.40
Atlantic Emergency Solutions Inc	03530	Air Pack repair	72.50
AUTO ZONE	06412	Misc. Vehicle Maintenance	7.98
AVA E UPDYKE	07522	Baseball and Softball Umpires/Maecie	260.00
AWARDS OF EXCELLENCE	07023	Key to the City for Flight Fest	90.00
BADGER METER INC	05583	Meters and Software	4,654.33
BALDWIN & SOURS INC	00067	12" GREEN BALL FOR TRAFFIC LIGHTS	180.00
BATTERIES PLUS	05121	Fire Alarm Battery/Jerrold	77.70
BEAU TOWNSEND FORD INC	00616	Car 2421 - cover/wheel	197.38
BEST EQUIPMENT CO. INC	03577	UNLOADER VALVE AND WHEEL COUNTER	192.38
BETSY ROSS AMERIFLAG	00492	City of Vandalia Flags	832.95
Big Hug LLC	02365	Commemorative Tree Charms	65.65
BOB SUMEREL TIRE CO	01992	Ladder and B3 Car tires	5,104.16
BONBRIGHT DISTRIBUTORS	07416	DRINKS - GOLF COURSE	1,141.84
BOONE'S POWER EQUIPMENT INC	03536	Supplies	149.99
BOOST ENGAGEMENT LLC	00246	Employee Awards	200.00
BOUND TREE MEDICAL LLC	00157	EMS Supplies	859.55
BP OIL COMPANY	00266	fuel cars 16 and 23; city pumps locked	84.65
BRITTANY MILLER	09007	Deposit Refund - Block Party Trailer Rec#25-	50.00
BSD AUTO BODY LLC	01711	Accident repair 2022 Ford Explorer, white	3,069.77
BUCKEYE STATE PIPE & SUPPLY CO	06291	Water Meters	78,400.00
BUTLER TOWNSHIP	05706	Monthly Collections/Settlement	12,357.72
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	29,718.54
C & S SOLUTIONS INC	04699	UTILITY LINE LOCATOR	8,895.64
C&H Precision	03199	(6) FN509 precision optic plates	359.22
CADRE COMPUTER RESOURCES	05376	FORTINET ANNUAL RENEWAL	17,486.45
CAMERON CARTER	07487	Baseball and Softball Umpires/Maecie	400.00
CANON FINANCIAL SERVICES	02846	Printers/Faxes/Copiers usage charges	54.77
CAPITAL ELECTRIC LINE BUILDERS	00668	Repair of Power Lines to Well Pumps	14,571.57
Capital Tire Inc	00589	Cruiser Tires	635.00
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	7,984.48
CF POEPELMAN INC	02754	CONCRETE MIX	132.41
CHANEY'S NURSERY INC	06406	Art Park - Topsoil	3,276.00
CINCINNATI BELL	01796	2025 Phone Service	917.88
CINCINNATI BELL ANY DISTANCE	05803	800 & Long Distance Service	81.98
CINTAS CORPORATION	01535	Weekly Mat Service	336.94
CITY OF BROOKVILLE	04601	Collections/ Settlement - June 2025	462,582.75
CITY OF DAYTON	01368	COURTESY WITHHOLDING	111.61

Vendor Name	Vendor Number	Payable Description	Total Payments
CITY OF HUBER HEIGHTS	07304	COURTESY WITHHOLDING	127.63
CITY OF KETTERING	02367	COURTESY WITHHOLDING	54.28
CITY OF TROTWOOD INCOME TAX	02137	Courtesy Withholding	69.05
CITY OF TROY	05512	Water Samples	140.00
CITY OF VANDALIA	02724	Child Support Fee	22,498.60
CITY OF VANDALIA TAX DEPT	05277	CITY INCOME TAX	23,273.05
CLAY AMOS	06989	Baseball and Softball Umpires/Maecie	615.00
Club Caddie	07380	Computer POS System/Ben	330.75
CLUB CAR CONNECT	02451	Golf Cart GPS Rental	4,028.00
CMC RESCUE INC	02826	Rescue Project Items	2,248.00
COATE CONSTRUCTION LLC	01648	Curbs and Sidewalks 2025	40,872.50
Companion Life Insurance	07314	Companion Life	352.38
CONSTANT CONTACT BILLING	06380	Email Blast Services/Alicia	280.00
CONTRACTORS SUPPLY OF DAYTON	05887	CONCRETE SAW CART	870.00
CORE & MAIN LP	00621	PARTS AND SUPPLIES	2,991.52
COVIUS DOCUMENT SERVICES, LLC	01270	e-certified mailers	2,566.60
CULLIGAN-DAYTON-FAIRBORN OH	05485	2025 WATER SERVICE	98.65
DAILY COURT REPORTER	00126	Legal Ads	228.45
DANCO LETTERING	00030	City of Vandalia Purple Heart Signs	456.00
DARREN DAVEY	05290	Reimbursement for Uber - Motorola Summit	29.23
David W Bradley	01946	Window Tint	175.00
DAYTON AREA CHAMBER	00894	Safety Council Breakfast Meetings	35.00
DAYTON BAR ASSOCIATION	00135	Membership dues (Heck)	325.00
DAYTON BUSINESS JOURNAL	03066	DBJ- Workforce Forum-ACM Cron	35.00
DAYTON CAPSCREW CORP	00138	PARTS AND SUPPLIES	1,366.50
DAYTON DOOR SALES	00143	JC Emergency Repair Sensor Failure	355.00
DAYTON FIRE PROTECTION LLC	03712	Semi-Annual Fire Sprinkler Inspections	1,000.00
DAYTON POWER & LIGHT COMPANY	00153	2025 Electric Service	13,361.41
DAYTON SOCIETY OF NATURAL HIST	04560	Summer CampREC Presentation/Sara	400.00
DAYTON STENCIL WORKS CO	00154	Rapidprint Ribbon	20.51
DEBORAH WRIGHT	00832	Petty Cash Reimbursement - June 2025	174.10
DECLAN SCHEFFLER	07414	Baseball and Softball Umpires/Maecie	50.00
DEPARTMENT OF THE TREASURY	06481	720 Payment 2025	852.33
DH PRODUCTIONS	05306	Video Services - Focus Vandalia	1,375.00
DIRECT FITNESS SOLUTIONS, LLC	07467	Fitness Equipment/Aaron	48,480.00
DODDS MEMORIALS	04458	Replacement Cemetery Plaque	1,554.00
DOLLAR TREE DIRECT	02542	Program Supplies/Sara	50.00
DOUGLAS NAGEL	05648	Nagel M&I OTOA Conference	119.02
Dr. Mark Query	02926	New Hire Psych Evals	1,998.00
EBMC	00418	Lincoln Financial	528.60
EH Wachs	02073	WATER MAIN CUTTER REPLACEMENT BLADE	688.91
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	139,673.78
ELISSA PORTER	07511	Arts Program Instructor/Sara	560.00
EMBASSY SUITES HOTELS	00311	Hotel-2025 Ohio ED Course-AMC R. Cron	429.00
ENTERPRISE ROOFING & SHEET	03934	CHP Concession/Men's Locker Room Roof	15,887.00
ERIK BLAINE	06117	2025 Prosecutor Charges	2,400.00
ERNST CONCRETE	00194	CONCRETE FOR CATCH BASINS	2,060.50
ESTEP FAMILY PROPERTIES LLC	07436	HARDFILL DISPOSAL	335.00
EXCEL FLUID GROUP LLC	06473	DOG LEG LIFT STATION PUMP #2	5,017.00
EZRA SCHEFFLER	07561	Umpires/Alicia	50.00
F & E PAYMENT PROS	01768	Interlaser Annual Support & Maintenance	1,924.90
FACEBOOK INC	06529	Facebook Event Boosts/Aaron	103.85
FAMILY DOLLAR	05810	PANS FOR METERS	22.50
FEDEX	04228	Postage	14.68
FERGUSON ENTERPRISES INC	01716	Supplies	451.20
FERGUSON WATERWORKS	06130	8" WATER MAIN VALVE	3,668.86
Fidelity Security Life Insurance Company	02086	Admin Fees - Eye Med	1,499.56
FILTERSHINE MIDWEST LLC	01526	Maintenance - Hood Vents/Ben	48.00
FORERUNNER TECHNOLOGIES INC	07090	MITEL PHONE SYSTEM	80,734.02
ForeverLawn of Ohio, Inc	07362	Victory Park - Turf/Alicia	11,520.50
FOUR INFINITY INK & THREADS	04144	Corporate Challenge Shirts/Alicia	1,845.35
FOX'S PIZZA DEN	05451	KIDS DAY LUNCH	206.97
FPD Inc	01532	Plan Review	150.00
FRITZ, RUMER, COOKE CO., INC	05824	Railroad Crossing Signal Battery Replacement	1,388.09

Vendor Name	Vendor Number	Payable Description	Total Payments
Fun For All Celebrations LLC	00962	Flight Fest Balloon Twisting/Aaron	800.00
GALLS LLC	01100	Galls - shirt and pants, New Officer	138.97
GARDNER TOBIN INC	00219	Door Plates - Station 2	105.58
Geer Gas Corp	01035	Oxygen	283.48
GEM CITY KEY SHOP INC.	01001	Message Board Keys	20.00
GFOA	00237	Renewal Fees	190.00
GORDON FOOD SERVICE	03220	Employee Appreciation Ice Cream Social	29.95
GORDON FOOD SERVICE	05924	2025 Food/Supplies	1,184.66
GOVERNMENT FORMS & SUPPLIES	06165	court orders stamps for files	71.10
Granite Telecommunications, LLC	03263	2025 Phone Service	584.89
GREEN VELVET SOD FARMS	02005	Supplies	684.27
GREG JUSTICE	06208	Baseball and Softball Umpires/Maecie	695.00
GRIMCO, INC	04388	PRINTING SUPPLIES	803.92
GYAA	06642	Graham All-Star Tournament Fees/Maecie	652.00
Hach Company	00699	CHLORINE PACKS	135.70
HARBOR FREIGHT TOOLS	02684	Supplies	14.99
HAYDEN TUFANO	07652	Baseball and Softball Umpires/Maecie	55.00
HEIDELBERG OF DAYTON	00032	DRINKS - GOLF COURSE	2,209.14
HENSCHEN AND ASSOCIATES INC	05457	data processing funds on deposit	1,186.88
Heritage Fire Equipment	03432	ladder - pressure switch	274.49
High Bridge Consulting LLC	04336	2025 Lobbying Sevices	2,000.00
High Speed Gear	00675	Overman belt	146.70
HIGHFIELD DOOR SALES	06980	Door repair and maint	285.00
HOBBY LOBBY	01361	Flower Planter Decorations	15.03
HUMANE SOCIETY OF GREATER DAYTON	02441	Community Cat Program (9/13 - 10/22/24)	3,025.00
I SUPPLY COMPANY	00071	Custodial Supplies/Jack	501.91
IAFC	00280	IAFC Orlando Conference	699.00
ICMA	00283	ICMA	160.00
IGS ENERGY	02184	2025 Gas Service	17,470.15
IGS ENERGY	05912	2025 Gas Service - Rec Center	2,364.70
INFINTECH	07108	Merchant Bank Fees	3,581.77
INTERSTATE BILLING SERVICE INC	06147	Ladder 3 filter/supplies	287.70
ITSAVVY LLC	07050	OFFICE 365 AND VEEAM ADDITIONAL	2,134.56
JACKSON LEWIS PC	06759	Legal Services	3,498.00
JAMES ASHBURN	02623	Enforce Mowing	1,700.00
JEFF COLLINS	01854	Boot Allowance	174.98
JEFFREY S TYLER	05964	Plan Review	120.00
JEFF'S LAWN SERVICE LLC	06360	Property Clean-ups	3,683.00
JIM'S DONUT SHOP	06277	Employee Appreciation & Interviews	35.88
JOSHUA EWING	07599	Tree Clearing at 810 Northwoods PW Facility	29,183.99
KALAHARI RESORT	06203	OTOA Hotel (Brazel)	423.12
KE ROSE COMPANY LLC	05112	C1 Truck upfitting	25,101.53
KENNATH DORSEY	06280	Baseball and Softball Umpires/Maecie	465.00
KIESLER'S POLICE SUPPLY INC	01342	Ammunition	387.94
KOENIG EQUIPMENT INC	05351	Gator Tires	1,650.92
KRISTOF MANNI	07478	Umpires/Alicia	55.00
KROGER CO.	01123	Items for Council Meetings/Events	67.42
Laser Web Dayton LLC	02103	Summer CampREC Field Trip/Sara	796.50
LEADS ONLINE LLC	06095	Leads Online Renewal	4,158.00
LEARNING TREE FARM INC	06797	Summer CampREC Field Trip/Sara	530.00
Legal Shield	07313	Legal Shield	18.95
LOWES	02381	PARTS AND SUPPLIES	1,037.11
LYNN PEAVEY CO	01335	Evidence Tubes	251.85
M & T Excavating LLC	03142	Tionda, Mossview & Ranchview Watermain	192,769.20
MARINA C CAMACHO	07644	spanish interpreting services	172.40
MARRIOTT HOTELS	01753	GAYLORD HOTEL TEXAS	2,467.06
MARTIN GITLIN	07387	Presentations/Toni	135.00
MARTIN MARIETTA MATERIALS	00026	GRAVEL	2,470.17
MATT BREISCH	01810	BOOT REIMBURSEMENT	215.99
MATTHEW BENDER & CO INC	04763	4 2025 1st edition ohio criminal law	555.21
MATTHEW BUKER	07114	Buker -reimb for hotel	214.00
MCGOHAN BRABENDER, INC.	04980	Consulting Fees	7,500.00
MECHANICAL SYSTEMS OF DAYTON	03665	Maintenance	5,218.88
MEDICAL MUTUAL	03964	2025 Dental Claims	6,435.44

Vendor Name	Vendor Number	Payable Description	Total Payments
MEEDER PUBLIC FUNDS INC	06869	2025 Investment Advisory Services	2,291.44
MENARDS	04788	Station tools/supplies	101.82
Metal Designs NY Inc	00415	Commemorative Tree Plaques	209.34
METRONET LLC	03702	MetroNet Fiber Lease	2,069.90
MIAMI VALLEY INTERPRETERS LLC	06616	Spanish interpreter services	157.00
MIAMI VALLEY RISK MANAGEMENT	01752	2nd Half Loss Fund Contribution-LY37 2025	69,154.50
Miami Valley Tournaments LLC	06438	F-League All-Star Tournaments/Maecie	1,375.00
MIRANDA NADEAU	07611	Card'd Signs for Events/Sara	65.00
MISCELLANEOUS VENDOR	09011	Food - 2025 Ohio ED Course- ACM R. Cron	180.90
MONTGOMERY COUNTY LAW LIBRARY	00147	2025 Law Library Distributions	1,882.88
Monu-Bright LLC	00352	Robinette Sign Refurbish	350.00
MORE LASTING IMPRESSIONS	00936	Baseball and Softball Awards/Maecie	791.50
MOTOROLA SOLUTIONS INC	00777	Motorola Barcode Scanner	1,263.68
MUFFLER BROTHERS	02076	Vehicle Maintenance	405.42
NAPA AUTO PARTS	00645	VEHICLE & EQUIPMENT PARTS & SUPPLIES	2,116.65
NAVIA	02390	HSA Employee Contribution	20,879.30
NORTH AMERICAN RESCUE LLC	06678	rapid Response/MCI walk kits	851.38
NORTH DIXIE HARDWARE INC	01633	Station tools/supplies	854.45
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	122,586.75
NRPA	00389	Parks & Rec Director Job Posting 30 days	275.00
ODP BUSINESS SOLUTIONS LLC	02727	Printer Toner	675.65
OHIO CHILD SUPPORT	07306	PY Deduction Child Support	4,459.40
OHIO FIRE CHIEFS ASSOCIATION	00412	OFE Class - Jacobs	2,750.00
Ohio Newspapers	04961	Advertising	224.64
OHIO PATROLMEN'S BENEVOLENT	07308	OPBA Union Dues	1,274.40
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	144,033.02
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	169,239.14
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	33,043.00
OHIO SCHOOL DISTRICT TAX	01944	School District Tax	3,594.56
OHIO TREASURER	02587	OPWC Loan Payments	35,191.61
P&R COMMUNICATIONS SERVICE INC	00863	P&R Radio Maintenance Contract	1,305.85
PACE ANALYTICAL SERVICES INC	00057	WASTEWATER SAMPLE SERVICES	7,188.60
Paulette Thomas	00778	Flight Fest Party Services/Aaron	450.00
PEOPLEFACTS LLC	06275	Candidate Background/Credit Checka	140.21
PEPSI COLA	00438	Beverages - Golf Course	344.73
PERRY PROTECH INC	06738	Kip Machine Monthly Usage	89.67
PETTY CASH - ENGINEERING DEPT	04257	Petty Cash Reimbursement - June 2025	278.17
PHOENIX SAFETY OUTFITTERS	01125	Spring Uniform Order (quote 262900)	8,382.73
PICKREL SCHAEFFER & EBELING	05148	Legal Services	8,036.11
PILOT	06163	fuel cruisers 19 and 21; city pumps vapor	178.86
PITNEY BOWES	01280	Postage Machine Lease	1,062.30
PLATTENBURG & ASSOCIATES, INC	05490	Audit Services	18,195.00
POWELL COMPANY INC	00380	Custodial Supplies	386.33
Power Equipment Solutions LLC	07385	Supplies	83.10
Precision Fire Alarm Design LLC	03392	Plan Review	520.00
PREMIER OCCUPATIONAL HEALTH	01900	Employee Physicals	513.15
Prime AE Group Inc	04113	Johnson Station Rd Bridge Design - local	27,773.20
Prism HR Inc	07122	Data Services HR System	6,464.31
PROFORMA	00440	2025 Air Show Shirts	5,163.37
Propio LS LLC	01120	May usage fee	2.94
RASTIKIS INK	05141	Summer 2025 VB Community Newsletter &	2,351.00
RD HOLDER OIL CO INC	04583	5100 GALLONS DIESEL	14,116.60
REGIONAL INCOME TAX AGENCY	05194	COURTESY WITHHOLDING	41.09
ROB D'AGOSTINO	03650	Corporate Challenge Trivia/Alicia	300.00
ROBERT CHANDLER	06885	Zumba Instructor Services/Josh	460.00
Robert Meader LLC	05327	Leadership Training	1,330.00
ROBY SUPPLY	06204	Custodial Supplies	671.94
ROCK N RESCUE	06151	Rescue Project	2,564.52
ROLLHOUSE DAYTON	07509	Corporate Challenge Bowling/Alicia	165.00
RUMPKE INC	00737	Refuse Collection	121,079.23
RURAL KING	06066	Supplies	103.92
S & S PRODUCTS	01154	USA, Ohio, and POW Flags	2,766.63
SAFETY KLEEN	00504	Parts Washer/Marty	307.02

Vendor Name	Vendor Number	Payable Description	Total Payments
SAMS CLUB DIRECT	01632	Food/Supplies	3,855.08
Schill Landscaping and Lawn Care Services	03700	Right of Way Mowing	11,030.00
SEE THRU WINDOW CLEANING	00957	Window Cleaning	350.00
SENSIT TECHNOLOGIES	05822	repairs and maintenence	123.50
SHERWIN WILLIAMS CO	02898	Supplies	133.77
SHRED-IT USA	05332	2025 City Shred Day	2,515.54
SILVERSKY INC	07481	SILVERSKY ANNUAL SERVICE (APPROVED BY	8,713.50
SITEONE LANDSCAPE SUPPLY LLC	06562	Chemicals/Marty	130.14
SKATEWORLD OF VANDALIA	06200	Summer CampREC Field Trip/Sara	489.25
SMARTBILL	06325	2025 Utility Bills Service Fees	6,752.27
Sofia G Marquez	03819	Spanish interpreting services	160.00
SPARKS ELECTRIC LLC	04992	MB Emergency Repair - Surge Arrestor	1,579.33
Spectrum	05271	2025 Cable/Internet	571.05
Stacey L Johnson	01014	Flight Fest Goats/Aaron	800.00
STAMPS.COM	05841	stamps balance	220.99
STANDARD INSURANCE COMPANY	04474	2025 Insurance Premiums	3,188.38
STAPLES BUSINESS ADVANTAGE	04461	Printer Receipt Paper, Toner Cartridge & misc	862.78
STATE OF OHIO TAX	00562	Withholding	25,140.06
Steven J Sarver	01800	Sergeant's written promotional exam	2,195.00
Sun Life Assurance Company	00011	Voluntary Critical Illness	2,853.56
SUNRISE COOPERATIVE INC	05700	Fuel	3,595.82
SUPERIOR UNIFORM SALES, INC	00130	Uniforms	376.75
SWIM SAFE POOL MANAGEMENT	02118	CHP Aquatic Services/Alicia	66,415.06
SYMBOLARTS LLC	07107	Challenge coins	1,484.50
T & L CUSTOM SCREENING INC	05047	T-Shirts	740.00
Taylor's Tins LLC	01797	Accountability	50.00
TEAMSTERS LOCAL 957	07311	TEAMSTERS Union Dues	865.00
THOMSON REUTERS - WEST	01034	CLEAR monthly online/software subscription	270.11
TIMECLOCK PLUS, LLC	07653	VPRD Scheduling Software/Alicia	1,620.00
TK ELEVATOR CORP	01268	MB Elevator Services	895.78
Tonya Sparks	04631	Petty Cash Reimbursement - June 2025	8.75
TRAFFTECH INC	03820	ANNUAL SIGN MACHINE UPGRADE	1,775.00
TREASURER OF STATE	00348	2025 Sales Tax	3,511.61
TREASURER OF STATE	04882	Storm Sewer Repair Northwoods & I75 Signal	3,698.77
TREASURER OF STATE OF OHIO	01936	Census Data Review	512.50
TREASURER STATE OF OHIO	01281	Boiler Inspections	136.50
TREASURER STATE OF OHIO	07655	SSM Wright fingerprints for Notary Seal	46.00
TREASURER, STATE OF OHIO	00103	LEADS	600.00
TREASURER, STATE OF OHIO/BBS	01940	BBS Fees	179.05
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	133,792.00
TYLER SEVERANCE	07506	Tuition Reimbursement	720.45
Ultimate Shine Opco LLC	01214	Car Washes	988.68
UNITED HEALTHCARE	01134	2025 Funding	276,861.19
Universal Background Screening	04700	Candidate Background Checks	376.00
UPS STORE	05957	Senior Center Newsletters/Alicia	870.46
US BANK EQUIPMENT FINANCE	05523	2025 Copier Lease	1,955.19
VALLEY ASPHALT CORP	00641	Art Park Asphalt	11,795.52
VANDALIA BUTLER CITY SCHOOLS	00175	CRA Reimbursement	923,186.32
VANDALIA TOURNEY UMPIRES	06421	Adult Softball Umpires/Maecie	1,120.00
VECTREN ENERGY DELIVERY	04326	2025 Gas Service	6,394.61
VERIZON WIRELESS	01962	2025 Cell Phone Service	2,709.04
VERMONT SYSTEMS INC	03822	BANK FEES	2,236.50
VICTORIA TIREY	07557	Baseball and Softball Umpires/Maecie	275.00
VISTA PRINT	06154	Thank You Cards/Aaron	203.88
WAGONER POWER EQUIPMENT	01226	Parts	100.08
Walgreens Inc	02884	Corporate Challenge Puzzles/Alicia	128.23
WAL-MART STORES INC	03394	Program Supplies/Sara	361.45
WEST CARROLLTON CITY INCOME TAX	06574	Courtesy Withholding	40.39
WINANS CHOCOLATES & COFFEES	05877	Elected Officials Day	76.92
ZACHARY FULTS	07184	Baseball and Softball Umpires/Maecie	380.00
ZOLL MEDICAL CORP GPO	06065	Monitor Supplies	161.00
Grand Total:			3,841,816.25



Purchases over \$25,000 Report

Payment Date Range: 06/01/2025 - 06/30/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BUCKEYE STATE PIPE & SUPPLY CO	06291	Water Meters	78,400.00
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	29,718.54
CITY OF BROOKVILLE	04601	Collections/ Settlement - June 2025	462,582.75
COATE CONSTRUCTION LLC	01648	Curbs and Sidewalks 2025	40,872.50
DIRECT FITNESS SOLUTIONS, LLC	07467	Fitness Equipment/Aaron	48,480.00
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	139,673.78
FORERUNNER TECHNOLOGIES INC	07090	MITEL PHONE SYSTEM	80,734.02
JOSHUA EWING	07599	Tree Clearing at 810 Northwoods PW Facility	29,183.99
KE ROSE COMPANY LLC	05112	C1 Truck upfitting	25,101.53
M & T Excavating LLC	03142	Tionda, Mossview & Ranchview Watermain	192,769.20
MIAMI VALLEY RISK MANAGEMENT	01752	2nd Half Loss Fund Contribution-LY37 2025	69,154.50
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	122,586.75
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	144,033.02
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	169,239.14
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	33,043.00
OHIO TREASURER	02587	OPWC Loan Payments	35,191.61
Prime AE Group Inc	04113	Johnson Station Rd Bridge Design - local	27,773.20
RUMPKE INC	00737	Refuse Collection	121,079.23
STATE OF OHIO TAX	00562	Withholding	25,140.06
SWIM SAFE POOL MANAGEMENT	02118	CHP Aquatic Services/Alicia	66,415.06
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	133,792.00
UNITED HEALTHCARE	01134	2025 Funding	276,861.19
VANDALIA BUTLER CITY SCHOOLS	00175	CRA Reimbursement	923,186.32
Grand Total:			3,275,011.39



PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702



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



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

**T0000037

ACCOUNT NUMBER XXXX XX03 3300 0001
PAYMENT DUE DATE 06-19-25
AMOUNT DUE \$33,767.83
CURRENT BALANCE \$33,767.83

AMOUNT
ENCLOSED \$

MAIL

JUN 20 2025

City of Vandalia

7740448070403330000019003376783100337678315

Please tear payment coupon at perforation.

STATEMENT MESSAGES

CORPORATE ACCOUNT SUMMARY

CORPORATE ACCOUNT NUMBER
XXXXXX0333000001

CLOSING DATE

06-12-25

PAYMENT DUE DATE

06-19-25

CREDIT LIMIT

450,000

AVAILABLE CREDIT

416,232

PREVIOUS BALANCE

32,336.18

PURCHASES AND OTHER CHARGES

33,945.83

CASH ADVANCES

.00

CREDITS

178.00

PAYMENTS

32,336.18-

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

33,767.83

TOTAL PAYMENT DUE

33,767.83

DISPUTED AMOUNT

.00

SEND BILLING INQUIRIES TO:

PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702



1940GHAG - 000205 - 0002 - 0007 - 2

ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,767.83	MINIMUM PAYMENT DUE	33,767.83
AVAILABLE CREDIT	416,232.17	PAYMENT DUE DATE	06-19-25

CORPORATE ACCOUNT ACTIVITYCITY OF VANDALIA
XXXX-XX03-3300-0001TOTAL CORPORATE ACTIVITY
\$32,336.18 CR

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-19	05-19		AUTO PAYMENT DEDUCTION	32,336.18 CR

INDIVIDUAL CARDHOLDER ACTIVITYJERROD M HILL
XXXX-XX03-3300-0181CREDITS
\$0.00PURCHASES
\$665.39CASH ADV
\$0.00TOTAL ACTIVITY
\$665.39

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24943005135206715807095	BATTERIES PLUS - #0135 RICHMOND IN	77.70
06-02	05-30	24639235152900014682454	NORTH DIXIE HARDWARE DAYTON OH	15.96
06-02	05-30	24639235152900014682553	NORTH DIXIE HARDWARE DAYTON OH	57.54
06-05	06-03	24639235155900015087320	NORTH DIXIE HARDWARE DAYTON OH	62.99
06-11	06-10	24435655161090229067816	FERGUSON ENT #1036 844-872-3657 OH	451.20

DARREN DAVEY
XXXX-XX03-3300-0415CREDITS
\$0.00PURCHASES
\$2,801.48CASH ADV
\$0.00TOTAL ACTIVITY
\$2,801.48

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-13	24692165134100737769704	GAYLORD TEXAN F&B GRAPEVINE TX M13598 ARRIVAL: 05-13-25	39.80
05-16	05-14	24692165135101634821324	GAYLORD TEXAN F&B 866-435-7627 TX M13644 ARRIVAL: 05-14-25	33.82
05-19	05-16	24692165137103555961320	GAYLORD TEXAN FRONT DE 866-435-7627 TX 247710 ARRIVAL: 05-12-25	1,277.64
05-21	05-20	24632165140106294640925	AMAZON MKTPL*NW0LL6YFD AMZN.COM/BILL WA	167.40
05-22	05-21	24000875141756402778135	THE UPS STORE 5355 937-5321800 OH	144.84
05-28	05-27	24011345147100106024274	AMAZON RETA* NN7T42T61 WWW.AMAZON.CO WA	84.99
05-30	05-29	24011345149100105804569	AMAZON MARK* NN0ZB7V50 AMAZON.COM/MA WA	248.47
06-04	06-04	24431065155219366012970	GRIMCO INC 636-305-0088 MO	443.55
06-06	06-06	24431065157220699020324	GRIMCO INC 636-305-0088 MO	360.37

RICHARD HOPKINS
XXXX-XX03-3300-0563CREDITS
\$0.00PURCHASES
\$657.37CASH ADV
\$0.00TOTAL ACTIVITY
\$657.37

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-29	05-28	24445715148300857520826	KROGER #938 ENGLEWOOD OH	67.42
05-30	05-28	24445005149200181218859	GFS STORE #0202 TROTWOOD OH	29.95
06-02	05-31	24445005151200212442540	4TE*SCMA 703-707-0890 VA	760.00

BRYAN FINE
XXXX-XX03-3300-0882CREDITS
\$0.00PURCHASES
\$733.76CASH ADV
\$0.00TOTAL ACTIVITY
\$733.76

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-28	05-23	24639235145900014055741	NORTH DIXIE HARDWARE DAYTON OH	49.49
05-30	05-28	24268785149500785695505	2324 - GREEN VELVET SOD NEW CARLISLE OH	684.27



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,767.83	MINIMUM PAYMENT DUE	33,767.83
AVAILABLE CREDIT	416,232.17	PAYMENT DUE DATE	06-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

BRIDGETTE LEITER XXXX-XX95-8001-7125	CREDITS \$0.00	PURCHASES \$190.00	CASH ADV \$0.00	TOTAL ACTIVITY \$190.00
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-02	05-30	24071055151939150804429	GOVERNMENT FINANCE OFF 312-5784408 IL	190.00

RUDY WELLS XXXX-XX95-8022-0802	CREDITS \$0.00	PURCHASES \$512.88	CASH ADV \$0.00	TOTAL ACTIVITY \$512.88
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24692185134100968850655	IN *MONU-BRIGHT LLC 937-8817889 OH	350.00
05-28	05-22	24892185143108840499516	LOWES #00781* HUBER HEIGHTS OH	62.88
06-05	06-04	24445005155300643725400	BIG HUG LLC 248-594-1560 MI	65.85
06-09	06-05	24839235157900015269460	NORTH DIXIE HARDWARE DAYTON OH	34.17

ALICIA MCCracken XXXX-XX95-8023-9349	CREDITS \$0.00	PURCHASES \$1,481.38	CASH ADV \$0.00	TOTAL ACTIVITY \$1,481.38
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-13	05-12	24892185132109135838062	AMAZON MKTPL*NW0FO3D82 AMZN.COM/BILL WA	14.88
05-19	05-17	24892185137109280373096	AMAZON MKTPL*NW9S54G01 AMZN.COM/BILL WA	30.02
05-20	05-20	24011345140100030285394	AMAZON MARK* NW1R27U50 AMAZON.COM/MA WA	21.84
05-28	05-24	24011345144100045747269	AMAZON RETA* N28GM2H80 WWW.AMAZON.CO WA	5.20
05-28	05-24	24011345144100045789750	AMAZON MARK* NN1MR8VL2 AMAZON.COM/MA WA	35.98
05-30	05-30	24011345150100017051788	AMAZON MARK* NN4ZD78D1 AMAZON.COM/MA WA	33.98
06-02	05-30	24011345150100056336698	AMAZON MARK* NN7214D81 AMAZON.COM/MA WA	25.98
06-02	06-01	24011345152100129041851	AMAZON MARK* N80105DH2 AMAZON.COM/MA WA	38.98
06-02	06-01	24445005153000926853897	WALGREENS #7884 SPRINGFIELD OH	128.23
06-02	06-01	24310335150008324198718	PP*GRAHAM YOUTH ATHLETIC 937-2151945 OH	652.00
06-02	06-01	24310335150008324198718	PP*GRAHAM YOUTH ATHLETIC 937-2151945 OH	15.26
06-05	06-04	24892185155109616248973	AMAZON MKTPL*NH73B2L82 AMZN.COM/BILL WA	165.00
06-06	06-04	24892185155100325926501	TST*OUT OF BUSINESS - MA HUBER HEIGHTS OH	49.89
06-09	06-06	24892185157101722912731	AMAZON MKTPL*NH9V27MR2 AMZN.COM/BILL WA	244.22
06-09	06-09	24011345160100030338990	AMAZON MARK* NH1409RL2 AMAZON.COM/MA WA	

ROB CROn XXXX-XX95-8028-2299	CREDITS \$0.00	PURCHASES \$827.37	CASH ADV \$0.00	TOTAL ACTIVITY \$827.37
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-13	05-12	24116415132718088347078	BIZJITIX*2025 WORKFORCE ACBJ.COM NC	35.00
05-28	05-24	24121575145000144240028	APA OHIO 330-8148295 OH	55.00
06-04	06-03	24892185154108873832850	BJS RESTAURANTS 616 DUBLIN OH	20.47
06-04	06-03	24137485154300795476232	TST* NORTH HIGH BREWING - DUBLIN OH	20.74
06-06	06-04	24892185156100579559133	TST*MEZZO DUBLIN OH	67.18
06-06	06-05	24755425157161574484878	EMBASSY SUITES DUBLIN OH	429.00
			ARRIVAL: 06-02-25	

RICHARD HERBST XXXX-XX95-8031-4480	CREDITS \$0.00	PURCHASES \$40.03	CASH ADV \$0.00	TOTAL ACTIVITY \$40.03
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24892185134100880082673	SQ *MIKKYSABA TAXI GREENBELT MD	40.03



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,767.83	MINIMUM PAYMENT DUE	33,767.83
AVAILABLE CREDIT	416,232.17	PAYMENT DUE DATE	06-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

STEPHEN MILLIKEN
XXXX-XX95-6038-1729CREDITS
\$0.00PURCHASES
\$915.73CASH ADV
\$0.00TOTAL ACTIVITY
\$915.73

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-21	05-20	24226385141010007457618	SAMSClub #6380 DAYTON OH	181.04
05-21	05-20	24455015140141008124043	SAMSClub #6380 DAYTON OH	622.87
06-12	06-10	24137465162100369289169	MENARDS TIPP CITY OH TIPP CITY OH	101.82

AARON MESSENGER
XXXX-XX95-6042-1046CREDITS
\$92.01PURCHASES
\$3,484.78CASH ADV
\$0.00TOTAL ACTIVITY
\$3,392.77

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-21	05-20	24692165140108075761787	AMAZON MKTPL*NN6BL8RW0 AMZN.COM/BILL WA	359.60
05-22	05-21	24226385142010043818603	SAMSClub #6380 DAYTON OH	108.34
05-22	05-21	24692165141106849891559	AMAZON MKTPL*NZ7DW84G0 AMZN.COM/BILL WA	129.99
05-25	05-24	24692165144109385127733	AMAZON.COM*NZ5VA0MC0 AMZN.COM/BILL WA	11.24
05-26	05-23	24793385143000805399025	FACEBK *MRUQKRQ7G2 650-5434800 CA	21.19
05-26	05-23	24692165143109547708100	AMAZON MKTPL*NN3J83EX2 AMZN.COM/BILL WA	54.48
05-29	05-28	24692165148103730248273	AMAZON MKTPL*NN8TF0V51 AMZN.COM/BILL WA	19.80
05-29	05-28	24692165148103576381965	AMAZON.COM*N80LI8L82 AMZN.COM/BILL WA	92.99
05-29	05-28	24036295149718470052803	VISTAPRINT 886-207-4955 MA	203.88
06-02	05-29	24011345150100083884870	AMAZON MARK* NB1SH5512 SEATTLE WA	92.01 CR
06-02	05-30	24692165150105325531844	AMAZON MKTPL*NN8XY3KX1 AMZN.COM/BILL WA	15.99
06-02	05-30	24692165150105333467018	AMAZON MKTPL*NN82ADKO1 AMZN.COM/BILL WA	29.99
06-02	05-31	24793385151000203891034	FACEBK *2ISBGS47G2 650-5434800 CA	32.66
06-02	05-30	24198805152921584148410	PAYPAL *CARDMMIRAND 4029357733 CA	65.00
06-02	05-30	24692165150104747687800	AMAZON MKTPL*N88S56ES2 AMZN.COM/BILL WA	133.07
06-03	06-02	24071055153938185740182	A & S PARTY RENTAL LLC 937-8855454 OH	2,001.81
06-04	06-03	24445005155400186144421	WM SUPERCENTER #3783 DAYTON OH	65.85
06-06	06-06	24793385157000901516028	FACEBK *WCULNTY8G2 650-5434800 CA	50.00
06-10	06-09	24692165180104079535415	AMAZON.COM*NH8LM2AQ0 AMZN.COM/BILL WA	69.14
06-12	06-11	24692165182105766656386	AMAZON MKTPL*NN2L09B01 AMZN.COM/BILL WA	19.78

CANDICE JACOBS
XXXX-XX95-6045-1209CREDITS
\$0.00PURCHASES
\$1,308.78CASH ADV
\$0.00TOTAL ACTIVITY
\$1,308.78

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24717055134261340945992	CINTAS CORP 972-9967900 OH	35.00
05-16	05-15	24717055135261355420526	CINTAS CORP 972-9967900 OH	35.00
05-22	05-21	24717055141261414234118	CINTAS CORP 972-9967900 OH	35.00
05-23	05-22	24717055142261422841796	CINTAS CORP 972-9967900 OH	41.15
05-26	05-23	24193045144007047179613	GARDNER-TOBIN 937-2221522 OH	105.58
05-28	05-27	24184075147089222672381	FEDEX OFFIC24800024943 DAYTON OH	14.68
05-30	05-29	24717055149281493874448	CINTAS CORP 972-9967900 OH	35.00
06-02	05-30	24717055150261505971212	CINTAS CORP 972-9967900 OH	35.00
06-02	05-30	24275395150900011204984	OHIO FIRE CHIEFS ASSOCIAT 614-4106322 OH	100.00
06-02	05-30	24275395150900011207785	OHIO FIRE CHIEFS ASSOCIAT 614-4106322 OH	550.00
06-05	06-04	24692165155109729984787	SPECTRUM 855-707-7328 MO	26.58
06-05	06-04	24717055155261555415184	CINTAS CORP 972-9967900 OH	43.51
06-06	06-05	24717055156261588307441	CINTAS CORP 972-9967900 OH	42.28
06-10	06-09	24692165181104635140642	SQ *TINT-FACTORY CLEAR BR GOSQ.COM OH	175.00
06-12	06-11	24717055182261824872495	CINTAS CORP 972-9967900 OH	35.00

CHRISTINE BUDICH
XXXX-XX95-6050-5970CREDITS
\$0.00PURCHASES
\$381.78CASH ADV
\$0.00TOTAL ACTIVITY
\$381.78

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-13	05-12	24692165132108648863054	AMAZON MKTPL*N17AJ5810 AMZN.COM/BILL WA	7.99
06-02	05-30	24692165150104734408129	AMAZON MKTPL*N65RZ5EJ2 AMZN.COM/BILL WA	85.49



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,767.83	MINIMUM PAYMENT DUE	33,767.83
AVAILABLE CREDIT	416,232.17	PAYMENT DUE DATE	06-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

06-04	06-03	24892185154108538242917	AMAZON MKTPL*N81E970D1 AMZN.COM/BILL WA	30.82
06-05	06-04	24892185155109765227992	AMAZON MKTPL*NH40X6ZG2 AMZN.COM/BILL WA	61.98
06-05	06-04	24892185155109355579422	AMAZON MKTPL*N65GT15S1 AMZN.COM/BILL WA	175.48

ANGELA SWARTZ	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6051-0392	\$0.00	\$132.41	\$0.00	\$132.41

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-21	05-20	24137465140500997583920	TST* WINANS - VANDALIA MI DAYTON OH	76.82
06-05	06-02	24137465155501074068082	ODP BUS SOL LLC # 101170 800-463-3768 OH	44.70
06-06	06-03	24137465155501068332832	ODP BUS SOL LLC # 101170 800-463-3768 OH	10.78

KENNETH JACOB HAYSLETT	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6052-4823	\$0.00	\$229.47	\$0.00	\$229.47

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24000975134718102434936	FOX'S PIZZA DEN 837-5760073 OH	206.87
05-26	05-23	24445005144001106118889	FAMILY DOLLAR VANDALIA OH	22.50

JOMEIRE CABONCE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6053-2719	\$0.00	\$2,985.03	\$0.00	\$2,985.03

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-16	05-15	24431055135147623157633	NAPA STORE 0277084 VANDALIA OH	21.34
05-16	05-14	24251385138030051514392	WAGONER POWER EQUIPMENT ENGLEWOOD OH	63.13
05-16	05-14	24067205135315151001927	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	77.38
05-16	05-14	24251385135030051413687	BOONE S POWER EQUIPMENT BROOKVILLE OH	149.89
05-20	05-19	24431065140209887110971	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	103.82
05-21	05-20	24431055140149893143718	NAPA STORE 0277084 VANDALIA OH	18.03
05-21	05-19	24251385140030047653679	WAGONER POWER EQUIPMENT ENGLEWOOD OH	36.95
05-23	05-21	24639235142900013854261	NORTH DIXIE HARDWARE DAYTON OH	8.89
05-23	05-22	24431055142150851153549	NAPA STORE 0277084 VANDALIA OH	11.84
05-28	05-27	24231055147153022148508	NAPA STORE 0277084 VANDALIA OH	5.11
05-28	05-27	24231685148953367242893	HARBOR FREIGHT TOOLS3557 ENGLEWOOD OH	14.99
05-28	05-27	24892185147102489588285	LOWES #00781* HUBER HEIGHTS OH	177.80
06-03	06-02	24431055153155813158151	NAPA STORE 0277084 VANDALIA OH	22.99
06-03	06-02	24431055153155813158189	NAPA STORE 0277084 VANDALIA OH	49.89
06-05	06-03	24071055155939127588938	POWER EQUIPMENT SOLUTI VANDALIA OH	72.10
06-08	06-05	24431055156157307158900	NAPA STORE 0277084 VANDALIA OH	349.75
06-09	06-08	24435655157089082100298	GEM CITY KEY SHOP INC DAYTON OH	20.00
06-09	06-08	24431055157157817182482	NAPA STORE 0277084 VANDALIA OH	144.34
06-09	06-05	24067205157306151000301	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	376.84
06-12	06-10	24071055162939143588367	POWER EQUIPMENT SOLUTI VANDALIA OH	11.00
06-12	06-11	24632165162106162603438	LOWES #00781* HUBER HEIGHTS OH	62.05
06-12	06-10	24067205162311151002805	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	100.80
06-12	06-10	24067205162311151002847	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	1,095.80

SCOTT JACOBS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6056-3011	\$0.00	\$98.00	\$0.00	\$98.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-19	05-16	24843005137207967143195	FLYING J 097 VANDALIA OH	29.00
05-19	05-16	24003295138000213273675	PILOT_00097 VANDALIA OH	69.00

AMBER AVALOTIS WEAVER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6100-2910	\$85.99	\$112.50	\$0.00	\$26.51

Post Date	Trans Date	Reference Number	Transaction Description	Amount
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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,767.83	MINIMUM PAYMENT DUE	33,767.83
AVAILABLE CREDIT	416,232.17	PAYMENT DUE DATE	06-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

05-14	05-12	24692165133108543100707	UNITED 0164495941138 HOUSTON TX AVALOTISW/FIRST CHE	40.00
05-15	05-13	24692165134100530512541	AUTOGRAPH MAYFLOWER F WASHINGTON DC M13421 ARRIVAL: 05-13-25	32.50
05-16	05-15	74892165135101567441707	UNITED 0164492748507 UNITED.COM TX AVALOTISW/OTHER ORD UA E IAH	85.99 CR
05-16	05-14	24692165135101567340066	UNITED 0164495619116 UNITED.COM TX AVALOTISW/FIRST CHE	40.00

LEANN HANF XXXX-XX95-6101-3388	CREDITS \$0.00	PURCHASES \$451.09	CASH ADV \$0.00	TOTAL ACTIVITY \$451.09
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24000775134100018500441	ASSOCIATIO* NRPA CAREE NAYLOR.COM MD	275.00
06-09	06-08	2443105615715737024986	PEOPLEFACTS 800-822-5795 AZ	140.21
06-11	06-10	24943816161900011400477	JIM'S DONUTS VANDALIA OH	35.88

SARA MOYER XXXX-XX95-6102-2140	CREDITS \$0.00	PURCHASES \$3,590.08	CASH ADV \$0.00	TOTAL ACTIVITY \$3,590.08
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24011345134100078714386	AMAZON MARK* NI2VD0W91 AMAZON.COM/MA WA	274.12
05-26	05-23	24455015143141006832580	WAL-MART #3783 DAYTON OH	124.08
05-26	05-23	24692165144109140094335	SQ *ELISSA INMAN ART GOSQ.COM OH	196.00
05-28	05-28	24011345148100027308821	AMAZON MARK* N660L0C72 AMAZON.COM/MA WA	74.01
05-29	05-28	24445005149400184515712	WM SUPERCENTER #3783 DAYTON OH	171.52
05-29	05-29	2480197514954575349326	SKATEWORLD OF VANDALIA VANDALIA OH	489.25
05-29	05-29	24011345156100032335313	AMAZON MARK* N65YM3H80 AMAZON.COM/MA WA	120.60
06-05	06-05	24523005156157228088762	DAYTON SOCIETY OF NATURA 837-275-7431 OH	400.00
06-06	06-05	24251385156030052677489	LASER WEB DAYTON DAYTON OH	796.50
06-06	06-04	24445005156001077233302	DOLLAR TREE VANDALIA OH	50.00
06-09	06-08	24692165136106413428277	SQ *ELISSA INMAN ART GOSQ.COM OH	964.00
06-12	06-11	24692165162108179850725	SQ *THE LEARNING TREE FAR DAYTON OH	530.00

DEBORAH WRIGHT XXXX-XX95-6102-2157	CREDITS \$0.00	PURCHASES \$1,780.11	CASH ADV \$0.00	TOTAL ACTIVITY \$1,780.11
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-18	05-18	24692165138104168991890	STAMPS.COM 855-608-2877 TX	20.99
05-19	05-16	24692165137103555359795	GAYLORD TEXAN FRONT DE 866-435-7827 TX 217380 ARRIVAL: 05-12-25	1,118.00
05-21	05-20	24445005141600185520201	USPS STAMPS ENDICIA 888-434-0055 DC	200.00
06-10	06-08	24325455160900016277338	KALAHARI RESORT- OH SANDUSKY OH RYB8ITBSP ARRIVAL: 06-08-25	423.12

JARED CAIN XXXX-XX95-6102-6380	CREDITS \$0.00	PURCHASES \$648.55	CASH ADV \$0.00	TOTAL ACTIVITY \$648.55
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-14	05-12	24639235133900012944783	NORTH DIXIE HARDWARE DAYTON OH	32.42
05-18	05-14	24639235135900013148212	NORTH DIXIE HARDWARE DAYTON OH	27.32
05-20	05-19	24892165139105244934316	LOWES #00781* HUBER HEIGHTS OH	40.88
05-21	05-19	24639235140900013851545	NORTH DIXIE HARDWARE DAYTON OH	10.93
05-22	05-20	24639235141900013753340	NORTH DIXIE HARDWARE DAYTON OH	24.25
05-22	05-21	24692165141107111968809	LOWES #00781* HUBER HEIGHTS OH	32.98
05-22	05-21	246921651411071012420953	LOWES #00781* HUBER HEIGHTS OH	93.96
05-23	05-22	24692165142108129389427	LOWES #00781* HUBER HEIGHTS OH	58.44



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,767.83	MINIMUM PAYMENT DUE	33,767.83
AVAILABLE CREDIT	416,232.17	PAYMENT DUE DATE	06-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

05-26	05-22	24839235143900013955091	NORTH DIXIE HARDWARE DAYTON OH	14.39
05-28	05-22	24839235143900013954748	NORTH DIXIE HARDWARE DAYTON OH	40.39
05-28	05-27	24832185147102382189876	LOWES #00781* HUBER HEIGHTS OH	34.94
05-29	05-27	24839235148900014359157	NORTH DIXIE HARDWARE DAYTON OH	38.37
06-02	05-30	24783385150002810287096	SHERWIN-WILLIAMS701218 HUBER HTS OH	44.95
06-04	06-02	24839235154900014965625	NORTH DIXIE HARDWARE DAYTON OH	41.39
06-06	06-04	24839235156900015188485	NORTH DIXIE HARDWARE DAYTON OH	7.80
06-06	06-04	24839235158900015188283	NORTH DIXIE HARDWARE DAYTON OH	16.52
06-12	06-11	24783385162002336044090	SHERWIN-WILLIAMS701077 ENGLEWOOD OH	88.82

ANDREW CHRISTIAN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0018-8893	\$0.00	\$21.84	\$0.00	\$21.84

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-05	06-04	24445005155300643731424	CORE & MAIN - OH052 937-867-2169 OH	21.84

STEVEN A CLARK	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0022-6786	\$0.00	\$6,489.25	\$0.00	\$6,489.25

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-15	05-14	24692165134100988069168	4IMPRINT, INC 4IMPRINT.COM WI	4,344.88
05-21	05-20	24055235141345503004637	WHENTOWORK INC CLOVER.COM TX	1,820.00
05-26	05-22	24137485143200284966343	HOBBY LOBBY #357 HUBER HEIGHTS OH	15.03
06-10	06-09	24906415160231164088348	EIG*CONSTANTCONTACT.COM 855-2295508 MA	280.00
06-12	06-11	24692165163106455242125	IN *METAL DESIGNS NY INC 516-5325947 NY	289.34

BENJAMIN WALKER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0023-7680	\$0.00	\$185.51	\$0.00	\$185.51

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-19	05-16	24122645137341298730683	BP#8469652GIANT #489 VANDALIA OH	29.76
05-19	05-16	24122645137341298730683	BP#8469652GIANT #489 VANDALIA OH	54.89
05-19	05-16	24943005137207987143211	FLYING J 097 VANDALIA OH	80.86

CHAD H FOLLIICK	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0024-0759	\$0.00	\$1,983.70	\$0.00	\$1,983.70

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-14	05-13	24941665134148874045796	NORTH AMERICAN RESCUE LL 864-988-4089 SC	851.36
06-04	06-03	24892165154109018341577	AMAZON MKTPL*NH0QNCV2 AMZN.COM/BILL WA	26.58
06-04	06-03	24011345154100122477589	SP TAYLORSTINS TAYLORSTINS.C MO	50.00
06-05	06-04	24035985158220013071825	AMERICAN AIR0010628014338 FORT WORTH TX	37.38
			FOLLIICK/CHAD	
06-05	06-04	24035985158220013071817	DAY AA B DCA AA B MCO AA B CLT	
			AMERICAN AIR0012246232088 FORT WORTH TX	287.37
			FOLLIICK/CHAD	
			DAY AA B DCA AA B MCO AA B CLT	
06-05	06-03	24073145155900018575834	INTERNATIONAL ASSOCIATION 703-2730811 VA	689.00
06-06	06-05	246921651571009834113441	AMAZON MKTPL*NH06X2PG2 AMZN.COM/BILL WA	31.97

BRANDON SUCHER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0029-2206	\$0.00	\$1,330.00	\$0.00	\$1,330.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
05-30	05-29	24064665150100001347672	OBJECTIVELY REASONABLE OBJECTIVELYRE OH	570.00
05-30	05-29	24064665150100001421857	OBJECTIVELY REASONABLE OBJECTIVELYRE OH	760.00