Vandalia ohio
small city. big opportunity.

AGENDA

October 20, 2025
Study Session
Study Session – 6:15 PM

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

Join Zoom Meeting

https://us02web.zoom.us/j/85288834157
Meeting ID: 852 8883 4157
One tap mobile: 1-305-224-1968, 85288834157#

1. Presentations

   A. Dayton Chamber on Airport Service Expansion (Chris Kershner, President & CEO for the Dayton Area Chamber)

2. Monday, October 20, 2025

   A. Items on this evening's Council Meeting agenda (Mayor Herbst)

   B. Liquor Permit Toasted of Vandalia LLC (Captain Walker)

   C. Ordinance: Assessments July, August and September

3. Monday, November 3, 2025

4. Discussion

   A. Variance: BZA 25-0008 - 6-Foot Fence in Zone A – 775 Cassel Creek Drive (Mr. Cron)

   B. 2025 Additional Sidewalk Curb Ramp Repairs - Under $50,000 (Mr. Borton)

   C. September 2025 Financial Reports (Mrs. Leiter)

   D. Legislative Calendar (Mayor Herbst)

5. Executive Session - The purpose of the meeting is to consider the sale of real property.

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 pratices.

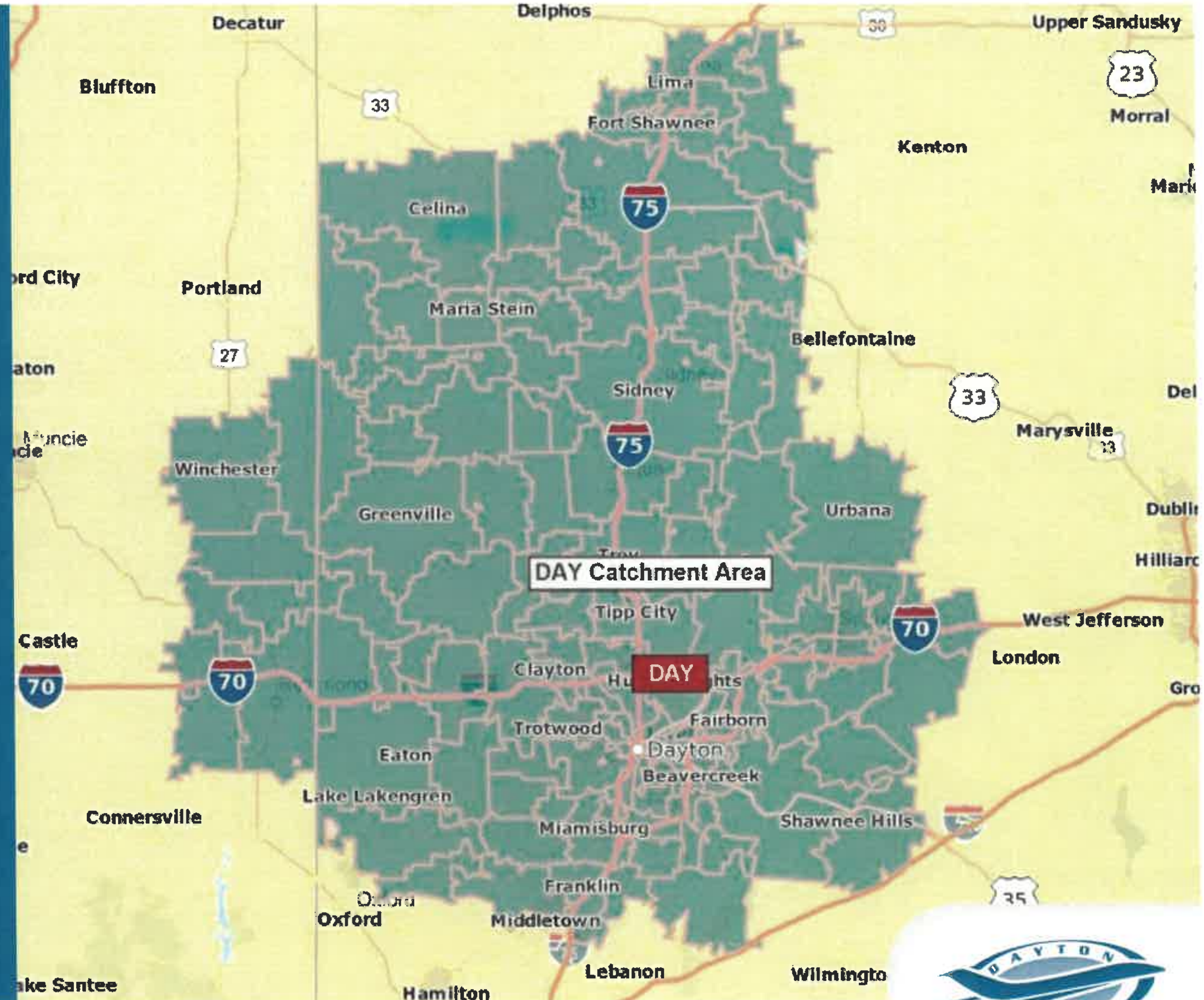
Trust and Confidence
Transparent government to empower stakeholder engagement.

Sharpen the Saw
Refining practices and leverage technology to improve customer service.


DAYTON INTERNATIONAL AIRPORT
DAYTON NOW
How Can YOU Help YOUR local Airport?
• Fly from DAY & tell others about why to Fly DAY
• Participate in an MRG bank to help increase air service from DAY
• Connect with the Dayton Area Chamber of Commerce to help with MRGs and attract more air service to DAY

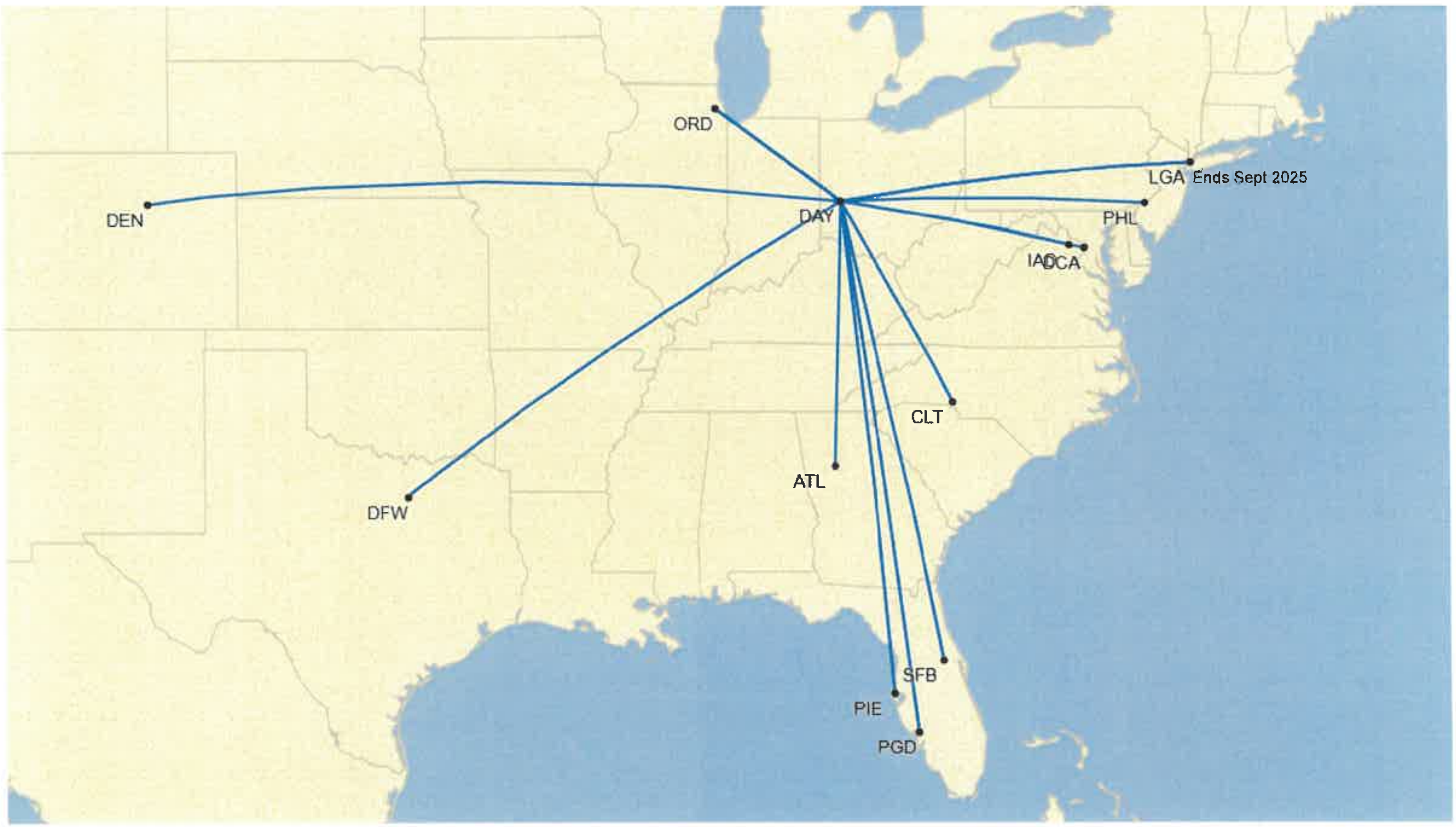
CATCHMENT

- POPULATION OF 1,445,758
- TRAVELERS WHO SHOULD FLY DAYTON BASED ON DRIVE TIME



DAYTON INTERNATIONAL AIRPORT

Current Nonstop Markets



allegiant

American Airlines

DELTA

UNITED

Source: Diio Mi Schedules 6/28/2025 for July 2025

THE CASE FOR MORE AIR SERVICE

- Air Service at DAY is inadequate for local travelers and is not competitive with peer cities.
- It's harder to get here: DAY has air service to 12 nonstop markets, while Cincinnati International Airport (CVG) has air service to 50 nonstop markets. In addition to more nonstop markets, CVG has nearly eight times more departing seats than DAY. More service will make it easier to get here.
- Economic Development: An improved level of nonstop air service to target markets is important to the region's success. Air service to target markets will create new jobs, attract more visitors to the region, and improve the quality of life for residents.
- Quality of Life: Improved nonstop air service will make it easier to attract and retain employees and travel for business and leisure.

DAYTON INTERNATIONAL AIRPORT

DAYTON Area Chamber of Commerce

WHAT ARE MRGs?

Minimum Revenue Guarantees (MRGs) are funds offered by communities to guarantee a set revenue for an airline to begin operations from a local airport, sharing the risk of entering a new market. MRGs are confidential contracts between a community and an airline that last for up to two years. Funds from the MRG are used to offset any revenue shortfalls during the contract period.

HOW IT WORKS

- Funds used for MRGs are typically raised from private and public sources and placed into a dedicated account to support the new service.
- If the airline falls short of its agreed-upon revenue target, the community uses MRG funds to make up the difference.
- Any funds remaining in the MRG account at the end of the contract period are rolled over to support additional new service.

DAYTON INTERNATIONAL AIRPORT

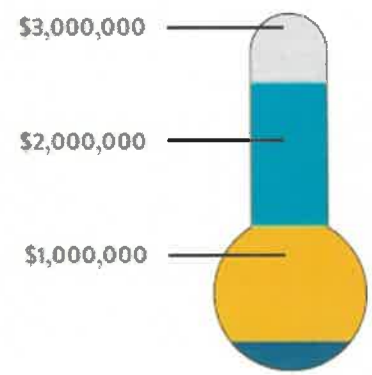
DAYTON Area Chamber of Commerce

MRG BANK TARGET

The MRG bank target is **$3,000,000.**

Through the Air Service Restoration Program, JobsOhio will match every $200,000 raised with $800,000, for a total of $1,000,000. City of Dayton, Montgomery County, and CareSource have collectively committed to $300,000. To reach our target, we need to raise $600,000.

The funds will offset revenue shortfalls that new service may incur and provide marketing dollars that the region will use to promote/market the air service.



Memorandum

To: Kurt E. Althouse, City Manager

From: Brandon B. Sucher, Police Chief

Date: October 14, 2025

Subject: Retail Liquor Permit Request – Toasted Brunch Bar & Cafe

---

I received notification from the Ohio Department of Commerce, Division of Liquor Control, that Toasted of Vandalia LLC, located at 352 East National Rd., has submitted a request for a liquor permit. They are requesting approval for D1, D2, and D3 permits, allowing for the purchase of beer, wine, mixed beverages, and sprits for on-premise consumption. 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
6606Tussing Road, P.O. Box 4005
Reynoldsburg, Ohio 43068-9005

TICKER AT TOP OF ENVELOP
E RETURN ADDRESS, FOLD A
CERTIFIED MAIL™

9214 7969 0099 9790 1657 9521 79

US POSTAGE PITNEY BOW
ZIP 43215 $ 010.44
02 4W
0000383399 OCT 08 20

MAIL
OCT 10 2025
City of Vandalia

10009564-1
CLERK OF VANDALIA CITY COUNCIL
333 JAMES BOHANAN DR
VANDALIA, OH 45377

9a4
10/10

45377-239499

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX:	(614) 644 – 3166
EMAIL:	Liquordocs@com.ohio.gov
MAIL:	Ohio Division of Liquor Control Attn: Licensing Unit 6606 Tussing Road PO Box 4005 Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)

NOTICE TO LEGISLATIVE AUTHORITY

10009564-1 PERMIT NUMBER		NEW TYPE	TO Toasted of Vandalia LLC Toasted of Vandalia 352 East National Road Vandalia OH 45377 Muni/Village/Twp: Vandalia
ISSUE DATE			
10/1/2025 FILING DATE			
D-3 D-1 D-2 PERMIT CLASSES			
57187 TAX DISTRICT	JUN	RECEIPT NO	

PERMIT NUMBER		TYPE	FROM 10/3/2025
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO	

MAILED [redacted] 10/08/2025 RESPONSES MUST BE POSTMARKED NO LATER THAN [redacted] 11/08/2025

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: JUN NEW 10009564-1
(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

(Printed Name) (Email Address) (Telephone No.)

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

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE NO. 25-25

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 sections1482.06 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 20th day of October 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 00101 0019	31103	STM WAT	18 CLAY ST	2025	$ 10.70	$ 10.70	October 8 2025
B02 00102 0056	31103	STM WAT	111 DIXIE DR N	2025	$ 4.50	$ 4.50	October 8, 2025
B02 00104 0047	31103	STM WAT	274 W NATIONAL RD #1	2025	4.05	4.05	
B02 00104 0075	31103	STM WAT	55 ELVA CT	2025	195.00	443.41	
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	
B02 00114 0009	31103	STM WAT	320 N DIXIE DR	2025	50.52	106.04	
B02 00117 0013	31103	STM WAT	156 LAWN ST	2025	4.89	4.89	
B02 00122 0043	31103	STM WAT	149 DONORA DR	2025	5.37	5.37	October 8, 2025
B02 00123 0021	31103	STM WAT	841 SPARTAN AVE	2025	20.72	47.10	
B02 00124 0018	31103	STM WAT	869 SPARTAN AVE	2025	11.16	11.16	October 8 2025
B02 00124 0038	31103	STM WAT	874 BRISTOL DR	2025	13.67	13.97	
B02 00124 0049	31103	STM WAT	226 N BROWN SCHOOL RD	2025	20.72	47.10	
B02 00125 0012	31103	STM WAT	814 ROXANA DR	2025	3.27	3.27	
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	
B02 00201 0034	31103	STM WAT	650 POOL AVE	2025	141.05	141.05	
B02 00201 0052	31103	STM WAT	622 POOL AVE	2025	79.08	211.42	
B02 00203 0019	31103	STM WAT	117 DELLSING DR	2025	9.93	9.93	
B02 00204 0003	31103	STM WAT	103 HELKE RD	2025	4.56	4.56	
B02 00204 0004	31103	STM WAT	109 HELKE RD	2025	7.07	7.07	October 8 2025
B02 00205 0020	31103	STM WAT	533 KOCH AVE	2025	24.92	51.30	October 8 2025
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	
B02 00208 0016	31103	STM WAT	409 KIRKWOOD DR	2025	20.72	47.10	
B02 00208 0017	31103	STM WAT	415 KIRKWOOD DR	2025	20.72	47.10	
B02 00210 0033	31103	STM WAT	548 ADELINE AVE	2025	14.73	14.73	October 8 2025
B02 00213 0002	31103	STM WAT	524 GABRIEL ST	2025	12.16	12.16	
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 0008	31103	STM WAT	319 ALKALINE SPRINGS E	2025	5.88	5.88	October 8, 2025
B02 00312 0026	31103	STM WAT	437 GOLDLEAF AVE	2025	5.40	5.40	
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	
B02 00405 0014	31103	STM WAT	327 REICHARD DR	2025	20.72	47.10	
B02 00411 0028	31103	STM WAT	110 MOUNTAIR DR	2025	16.11	16.11	
B02 00415 0029	31103	STM WAT	861 KENBROOK DR	2025	25.90	25.90	
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	
B02 00506 0001	31103	STM WAT	848 POOL AVE	2025	13.00	13.00	
B02 00701 0043	31103	STM WAT	444 HALIFAX DR	2025	15.43	15.43	October 8 2025
B02 00702 0008	31103	STM WAT	357 HALIFAX DR	2025	9.00	9.00	October 8 2025
B02 00705 0009	31103	STM WAT	1006 STONEYSPRINGS RD	2025	20.72	33.72	
B02 00706 0005	31103	STM WAT	874 RANDLER AVE	2025	7.80	7.80	
B02 00712 0017	31103	STM WAT	9364 PETERS PIKE	2025	20.72	47.10	
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	
B02 01014 0002	31103	STM WAT	8890 DOG LEG RD	2025	31.08	31.08	
B02 01015 0001	31103	STM WAT	2858 NATIONAL RD W	2025	50.08	93.85	
B02 01015 0037	31103	STM WAT	2950 W NATIONAL RD	2025	19.88	19.88	
B02 01015 0040	31103	STM WAT	2740 NATIONAL RD W	2025	77.28	77.28	October 8 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	
B02 01103 0011	31103	STM WAT	8341 SAGRAVES DR	2025	6.97	6.97	
B02 01202 0052	31103	STM WAT	4359 LITTLE YORK RD	2025	20.72	20.72	
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	
B02 01203 0012	31103	STM WAT	7249 N DIXIE DR	2025	59.08	59.08	
B02 01203 0050	31103	STM WAT	3085 STOP EIGHT RD	2025	20.72	35.22	
B02 01203 0064	31103	STM WAT	6213 MILLER LN	2025	280.52	637.86	
B02 01203 0082	31103	STM WAT	6201 MILLER LN	2025	20.72	47.10	
B02 01204 0021	31103	STM WAT	6921 HOMESTRETCH RD	2025	20.72	38.82	
B02 01204 0027	31103	STM WAT	6837 HOMESTRETCH RD	2025	20.72	47.10	
B02 01204 0028	31103	STM WAT	6827 HOMESTRETCH RD	2025	15.54	15.54	
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	
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	
B02 01206 0008	31103	STM WAT	6070 VOLKMAN DR	2025	20.72	59.52	
B02 01216 0002	31103	STM WAT	6208 MILLER LN	2025	20.72	47.10	
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	
B02 01413 0012	31103	STM WAT	785 DEERHURST DR	2025	20.72	47.10	
B02 01422 0004	31103	STM WAT	2326 CHEVIOT HILLS LN	2025	20.72	47.10	
B02 50624 0006	31103	STM WAT	92 VAN LAKE DR E	2025	20.43	20.43	
B02 51117 0022	31103	STM WAT	113 VILLAGE TRAIL DR	2025	5.60	5.60	October 8, 2025
				QUARTER 1 NEW:	2,598.86	$ 4,877.21	2845.6
				QUARTER 2 NEW:	1,973.86	3,697.13	$ 30,960.78

SCHEDULE 1

EXHIBIT A		ORDINANCE NO.	
PARCEL ID	PROJECT NO.	YEAR	YEAR TO DATE
B02 00101 0019	31103	2025	$ 10.70
B02 00102 0056	31103	2025	$ 4.50
B02 00104 0047	31103	2025	4.05
B02 00104 0075	31103	2025	443.41
B02 00105 0008	31103	2025	12.64
B02 00111 0007	31103	2025	1.62
B02 00114 0008	31103	2025	33.09
B02 00114 0009	31103	2025	106.04
B02 00117 0013	31103	2025	4.89
B02 00122 0043	31103	2025	5.37
B02 00123 0021	31103	2025	47.10
B02 00124 0018	31103	2025	11.16
B02 00124 0038	31103	2025	13.97
B02 00124 0049	31103	2025	47.10
B02 00125 0012	31103	2025	3.27
B02 00125 0024	31103	2025	7.05
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 00204 0003	31103	2025	4.56
B02 00204 0004	31103	2025	7.07
B02 00205 0020	31103	2025	51.30
B02 00205 0038	31103	2025	5.85
B02 00205 0039	31103	2025	9.60
B02 00208 0008	31103	2025	47.10
B02 00208 0016	31103	2025	47.10
B02 00208 0017	31103	2025	47.10
B02 00210 0033	31103	2025	14.73
B02 00213 0002	31103	2025	12.16
B02 00214 0052	31103	2025	10.02
B02 00309 0031	31103	2025	4.80
B02 00312 0008	31103	2025	5.88
B02 00312 0026	31103	2025	5.40
B02 00315 0007	31103	2025	2.76
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 00501 0001	31103	2025	2.22
B02 00501 0001	31103	2025	2.22
B02 00502 0017	31103	2025	17.05
B02 00503 0001	31103	2025	27.99
B02 00506 0001	31103	2025	13.00

B02 00701 0043	31103	2025	15.43
B02 00702 0008	31103	2025	9.00
B02 00705 0009	31103	2025	33.72
B02 00706 0005	31103	2025	7.80
B02 00712 0017	31103	2025	47.10
B02 00807 0001	31103	2025	5.93
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 01015 0040	31103	2025	77.28
B02 01021 0002	31103	2025	8.29
B02 01102 0008	31103	2025	47.10
B02 01103 0011	31103	2025	6.97
B02 01202 0052	31103	2025	20.72
B02 01203 0004	31103	2025	26.38
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 0036	31103	2025	26.38
B02 01204 0040	31103	2025	614.29
B02 01205 0024	31103	2025	951.69
B02 01205 0029	31103	2025	47.10
B02 01206 0008	31103	2025	59.52
B02 01216 0002	31103	2025	47.10
B02 01216 0003	31103	2025	26.38
B02 01217 0009	31103	2025	11.88
B02 01405 0025	31103	2025	11.36
B02 01413 0012	31103	2025	47.10
B02 01422 0004	31103	2025	47.10
B02 50624 0006	31103	2025	20.43
B02 51117 0022	31103	2025	5.60
		TOTAL	$ 5,072.90

EXHIBIT B				ORDINANCE NO.			
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGE	YEAR TO DATE	CURRENT CHARGES DUE
B02 00101 0019	31850	TR COL	18 CLAY ST	2025	$ 21.98	$ 21.98	October 8, 2025
B02 00102 0056	31850	TR COL	111 DIXIE DR N	2025	$ 35.70	$ 35.70	October 8, 2025
B02 00104 0047	31850	TR COL	274 W NATIONAL RD #1	2025	34.64	34.64	
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	
B02 00122 0043	31850	TR COL	149 DONORA DR	2025	10.74	10.74	October 8, 2025
B02 00124 0018	31850	TR COL	869 SPARTAN AVE	2025	44.27	44.27	October 8, 2025
B02 00124 0038	31850	TR COL	874 BRISTOL DR	2025	54.22	54.22	
B02 00125 0012	31850	TR COL	814 ROXANA DR	2025	12.98	12.98	
B02 00126 0016	31850	TR COL	851 DONORA DR	2025	7.57	7.57	
B02 00203 0019	31850	TR COL	117 DELLSING DR	2025	39.37	39.37	
B02 00204 0003	31850	TR COL	103 HELKE RD	2025	21.53	21.53	
B02 00204 0004	31850	TR COL	109 HELKE RD	2025	28.05	28.05	October 8, 2025
B02 00205 0020	31850	TR COL	533 KOCH AVE	2025	98.78	215.49	October 8, 2025
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 00210 0033	31850	TR COL	548 ADELINE AVE	2025	40.18	40.18	October 8, 2025
B02 00213 0002	31850	TR COL	524 GABRIEL ST	2025	48.20	48.20	
B02 00309 0031	31850	TR COL	704 PAULA ST	2025	22.67	22.67	
B02 00312 0008	31850	TR COL	319 ALKALINE SPRINGS E	2025	12.80	12.80	October 8 2025
B02 00411 0028	31850	TR COL	110 MOUNTAIR DR	2025	63.94	63.94	
B02 00415 0029	31850	TR COL	861 KENBROOK DR	2025	101.84	101.84	
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	
B02 00506 0001	31850	TR COL	848 POOL AVE	2025	181.36	181.36	
B02 00701 0043	31850	TR COL	444 HALIFAX DR	2025	61.18	61.18	October 8, 2025
B02 00702 0008	31850	TR COL	357 HALIFAX DR	2025	25.16	25.16	October 8, 2025
B02 00705 0009	31850	TR COL	1006 STONEYSPRINGS RD	2025	328.44	808.78	
B02 00706 0005	31850	TR COL	874 RANDLER AVE	2025	102.65	102.65	
B02 00712 0017	31850	TR COL	9364 PETERS PIKE	2025	82.12	198.83	
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	
B02 01014 0002	31850	TR COL	8890 DOG LEG RD	2025	123.18	123.18	
B02 01015 0001	31850	TR COL	2858 NATIONAL RD W	2025	82.12	159.73	
B02 01102 0008	31850	TR COL	8612 S BROWN SCHOOL RD	2025	82.12	198.83	
B02 01103 0011	31850	TR COL	8341 SAGRAVES DR	2025	27.64	27.64	
B02 01202 0052	31850	TR COL	4359 LITTLE YORK RD	2025	82.12	82.12	
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	
B02 01203 0082	31850	TR COL	6201 MILLER LN	2025	82.12	198.83	
B02 01204 0021	31850	TR COL	6921 HOMESTRETCH RD	2025	82.12	159.73	
B02 01204 0027	31850	TR COL	6837 HOMESTRETCH RD	2025	82.12	198.83	
B02 01204 0028	31850	TR COL	6827 HOMESTRETCH RD	2025	61.59	61.59	
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	
B02 01206 0008	31850	TR COL	6070 VOLKMAN DR	2025	82.12	257.48	
B02 01216 0002	31850	TR COL	6208 MILLER LN	2025	82.12	198.83	
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 01405 0025	31850	TR COL	882 MARIDON CT	2025	20.81	49.71	
B02 01413 0012	31850	TR COL	785 DEERHURST DR	2025	82.12	198.83	
B02 01422 0004	31850	TR COL	2326 CHEVIOT HILLS LN	2025	82.12	198.83	
B02 50624 0006	31850	TR COL	92 VAN LAKE DR E	2025	136.26	136.26	
				QUARTER 1 NEW:	3,126.68	5,008.95	2591.47
				QUARTER 2 NEW:	$ 2,389.97	$ 4,274.05	4274.05
				QUARTER 3 NEW:	$ 378.84	$ 495.55	5631.64
				QUARTER 4 NEW:			

SCHEDULE 1

EXHIBIT B		ORDINANCE NO.	
PARCEL ID	PROJECT NO.	YEAR	YEAR TO DATE
B02 00101 0019	31850	2025	$ 21.98
B02 00102 0056	31850	2025	$ 35.70
B02 00104 0047	31850	2025	34.64
B02 00105 0008	31850	2025	50.11
B02 00111 0007	31850	2025	25.58
B02 00117 0013	31850	2025	19.38
B02 00122 0043	31850	2025	10.74
B02 00124 0018	31850	2025	44.27
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 00204 0003	31850	2025	21.53
B02 00204 0004	31850	2025	28.05
B02 00205 0020	31850	2025	215.49
B02 00205 0038	31850	2025	23.21
B02 00205 0039	31850	2025	44.12
B02 00210 0033	31850	2025	40.18
B02 00213 0002	31850	2025	48.20
B02 00309 0031	31850	2025	22.67
B02 00312 0008	31850	2025	12.80
B02 00411 0028	31850	2025	63.94
B02 00415 0029	31850	2025	101.84
B02 00501 0001	31850	2025	20.97
B02 00501 0001	31850	2025	20.97
B02 00502 0017	31850	2025	66.88
B02 00503 0001	31850	2025	114.58
B02 00506 0001	31850	2025	181.36
B02 00701 0043	31850	2025	61.18
B02 00702 0008	31850	2025	25.16
B02 00705 0009	31850	2025	808.78
B02 00706 0005	31850	2025	102.65
B02 00712 0017	31850	2025	198.83
B02 00807 0001	31850	2025	23.51
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 0004	31850	2025	116.71
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 01204 0036	31850	2025	116.71
B02 01205 0029	31850	2025	198.83
B02 01206 0008	31850	2025	257.48
B02 01216 0002	31850	2025	198.83
B02 01216 0003	31850	2025	116.71
B02 01217 0009	31850	2025	56.10
B02 01405 0025	31850	2025	49.71
B02 01413 0012	31850	2025	198.83
B02 01422 0004	31850	2025	198.83
B02 50624 0006	31850	2025	136.26
		TOTAL	5,631.64

EXHIBIT C					ORDINANCE NO.		
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGE	YEAR TO DATE	CURRENT CHARGES DUE
B02 00101 0019	31100	DS & W	18 CLAY ST	2025	$ 259.85	$ 259.85	October 8, 2025
B02 00102 0056	31100	DS & W	111 DIXIE DR N	2025	$ 166.02	$ 166.02	October 8, 2025
B02 00124 0038	31100	DS & W	874 BRISTOL DR	2025	578.56	578.56	
B02 00104 0047	31100	DS & W	274 W NATIONAL RD #1	2025	250.42	250.42	
B02 00104 0075	31100	DS & W	55 ELVA CT	2025	468.96	2,341.65	
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	
B02 00117 0013	31100	DS & W	156 LAWN ST	2025	269.69	269.69	
B02 00122 0043	31100	DS & W	149 DONORA DR	2025	66.10	66.10	October 8, 2025
B02 00124 0018	31100	DS & W	869 SPARTAN AVE	2025	202.76	202.76	October 8, 2025
B02 00125 0012	31100	DS & W	814 ROXANA DR	2025	51.35	51.35	
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	
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	
B02 00203 0019	31100	DS & W	117 DELLSING DR	2025	142.83	142.83	
B02 00204 0003	31100	DS & W	103 HELKE RD	2025	55.70	55.70	
B02 00204 0004	31100	DS & W	109 HELKE RD	2025	87.11	87.11	October 8, 2025
B02 00205 0020	31100	DS & W	533 KOCH AVE	2025	306.75	752.89	October 8, 2025
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 00210 0033	31100	DS & W	548 ADELINE AVE	2025	185.83	185.83	October 8, 2025
B02 00213 0002	31100	DS & W	524 GABRIEL ST	2025	162.38	162.38	
B02 00309 0031	31100	DS & W	704 PAULA ST	2025	58.63	58.63	
B02 00312 0008	31100	DS & W	319 ALKALINE SPRINGS E	2025	72.49	72.49	October 8, 2025
B02 00312 0026	31100	DS & W	437 GOLDLEAF AVE	2025	65.13	65.13	
B02 00315 0007	31100	DS & W	36 N BROWN SCHOOL RD	2025	50.98	50.98	
B02 00411 0028	31100	DS & W	110 MOUNTAIR DR	2025	270.29	270.29	
B02 00415 0029	31100	DS & W	861 KENBROOK DR	2025	393.75	393.75	
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	
B02 00506 0001	31100	DS & W	848 POOL AVE	2025	155.43	155.43	
B02 00701 0043	31100	DS & W	444 HALIFAX DR	2025	278.05	278.05	October 8, 2025
B02 00702 0008	31100	DS & W	357 HALIFAX DR	2025	110.88	110.88	October 8, 2025
B02 00705 0009	31100	DS & W	1006 STONEYSPRINGS RD	2025	8,090.02	21,438.62	
B02 00706 0005	31100	DS & W	874 RANDLER AVE	2025	677.29	677.29	
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	
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	
B02 01405 0025	31100	DS & W	882 MARIDON CT	2025	64.66	165.30	
B02 50624 0006	31100	DS & W	92 VAN LAKE DR E	2025	564.02	564.02	
B02 51117 0022	31100	DS & W	113 VILLAGE TRAIL DR	2025	54.26	54.26	October 8, 2025
				QUARTER 1 NEW	16,309.64	33,770.04	20540.22
				QUARTER 2 NEW	13,850.49	30,960.78	3697.13
				QUARTER 3 NEW	1,790.10	2,236.24	36389.12
				QUARTER 4 NEW			

SCHEDULE 1

EXHIBIT C		ORDINANCE NO.	
PARCEL ID	PROJECT NO.	YEAR	YEAR TO DATE
B02 00101 0019	31100	2025	$ 259.85
B02 00102 0056	31100	2025	$ 166.02
B02 00124 0038	31100	2025	578.56
B02 00104 0047	31100	2025	250.42
B02 00104 0075	31100	2025	2,341.65
B02 00105 0008	31100	2025	155.62
B02 00111 0007	31100	2025	333.05
B02 00114 0008	31100	2025	190.45
B02 00117 0013	31100	2025	269.69
B02 00122 0043	31100	2025	66.10
B02 00124 0018	31100	2025	202.76
B02 00125 0012	31100	2025	51.35
B02 00125 0024	31100	2025	39.83
B02 00126 0016	31100	2025	23.52
B02 00128 0031	31100	2025	52.57
B02 00201 0052	31100	2025	3,114.96
B02 00203 0019	31100	2025	142.83
B02 00204 0003	31100	2025	55.70
B02 00204 0004	31100	2025	87.11
B02 00205 0020	31100	2025	752.89
B02 00205 0038	31100	2025	72.08
B02 00205 0039	31100	2025	220.76
B02 00210 0033	31100	2025	185.83
B02 00213 0002	31100	2025	162.38
B02 00309 0031	31100	2025	58.63
B02 00312 0008	31100	2025	72.49
B02 00312 0026	31100	2025	65.13
B02 00315 0007	31100	2025	50.98
B02 00411 0028	31100	2025	270.29
B02 00415 0029	31100	2025	393.75
B02 00501 0001	31100	2025	54.24
B02 00501 0001	31100	2025	54.24
B02 00502 0017	31100	2025	454.97
B02 00503 0001	31100	2025	506.09
B02 00506 0001	31100	2025	155.43
B02 00701 0043	31100	2025	278.05
B02 00702 0008	31100	2025	110.88
B02 00705 0009	31100	2025	21,438.62
B02 00706 0005	31100	2025	677.29
B02 00807 0001	31100	2025	85.69
B02 00919 0031	31100	2025	112.17
B02 01021 0002	31100	2025	939.72
B02 01103 0011	31100	2025	50.90
B02 01405 0025	31100	2025	165.30
B02 50624 0006	31100	2025	564.02
B02 51117 0022	31100	2025	54.26
		TOTAL	36,389.12

EXHIBIT D	PROJECT NO.	YEAR	CURRENT CHARGES
B02 00201 0006	31500	2025	$350.00
B02 00123 0021	31500	2025	$1,700.00
B02 00205 0022	31500	2025	$1,000.00
B02 00117 0018	31500	2025	$1,400.00
B02 01216 0002	31500	2025	$262.50
B02 01203 0167	31500	2025	$200.00
B02 00205 0044	31500	2025	$380.00
B02 00201 0036	31500	2025	$125.00
B02 01203 0050	31500	2025	$600.00
B02 00301 0003	31500	2025	$100.00
B02 00307 0028	31500	2025	$3,298.00
B02 01201 0079	31500	2025	$400.00
B02 01201 0080	31500	2025	$600.00
B02 00114 0009	31500	2025	$950.00
B02 01419 0019	31500	2025	$400.00
B02 00603 0076	31500	2025	$400.00
B02 01201 0081	31500	2025	$200.00
B02 00213 0001	31500	2025	$400.00
B02 00617 0061	31500	2025	$400.00
B02 00508 0016	31500	2025	$200.00
B02 00807 0001	31500	2025	$200.00
B02 00102 0028	31500	2025	$200.00
B02 00621 0010	31500	2025	$200.00
B02 00208 0008	31500	2025	$200.00
B02 00104 0075	31500	2025	$200.00
B02 00104 0036	31500	2025	$200.00
B02 00121 0017	31500	2025	$200.00
B02 00121 0027	31500	2025	$200.00
B02 00914 0006	31500	2025	$400.00
B02 01202 0037	31500	2025	$200.00
B02 00123 0029	31500	2025	$200.00
TOTAL WEEDCUTTING			**$15,765.50**

SCHEDULE 1

EXHIBIT D	PROJECT NO.	YEAR	CURRENT CHARGES
B02 00201 0006	31500	2025	$350.00
B02 00123 0021	31500	2025	$1,700.00
B02 00205 0022	31500	2025	$1,000.00
B02 00117 0018	31500	2025	$1,400.00
B02 01216 0002	31500	2025	$262.50
B02 01203 0167	31500	2025	$200.00
B02 00205 0044	31500	2025	$380.00
B02 00201 0036	31500	2025	$125.00
B02 01203 0050	31500	2025	$600.00
B02 00301 0003	31500	2025	$100.00
B02 00307 0028	31500	2025	$3,298.00
B02 01201 0079	31500	2025	$400.00
B02 01201 0080	31500	2025	$600.00
B02 00114 0009	31500	2025	$950.00
B02 01419 0019	31500	2025	$400.00
B02 00603 0076	31500	2025	$400.00
B02 01201 0081	31500	2025	$200.00
B02 00213 0001	31500	2025	$400.00
B02 00617 0061	31500	2025	$400.00
B02 00508 0016	31500	2025	$200.00
B02 00807 0001	31500	2025	$200.00
B02 00102 0028	31500	2025	$200.00
B02 00621 0010	31500	2025	$200.00
B02 00208 0008	31500	2025	$200.00
B02 00104 0075	31500	2025	$200.00
B02 00104 0036	31500	2025	$200.00
B02 00121 0017	31500	2025	$200.00
B02 00121 0027	31500	2025	$200.00
B02 00914 0006	31500	2025	$400.00
B02 01202 0037	31500	2025	$200.00
B02 00123 0029	31500	2025	$200.00
TOTAL WEEDCUTTING			**$15,765.50**

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Ben Graham, Zoning and Planning Coordinator
DATE: October 9, 2025
SUBJECT: **BZA 25-0008** – 775 Cassel Creek Drive - Variance from City Code Section 1224.01(e)(9)(D)(iii) "Six Foot Fence in Zone A"

General Information

Applicant:	Wesley Coehick 2442 Guernsey Dell Avenue Dayton, Ohio 45404
Existing Zoning:	Planned Unit Development (PUD)
Location:	775 Cassel Creek Drive Vandalia, Ohio 45377
Previous Case(s):	None
Requested Action:	Approval with Condition
Exhibits:	1- Application 2- Letter of Justification 3- Owner Letter 4- Location Map 5- Site Plan 6- Site Pictures

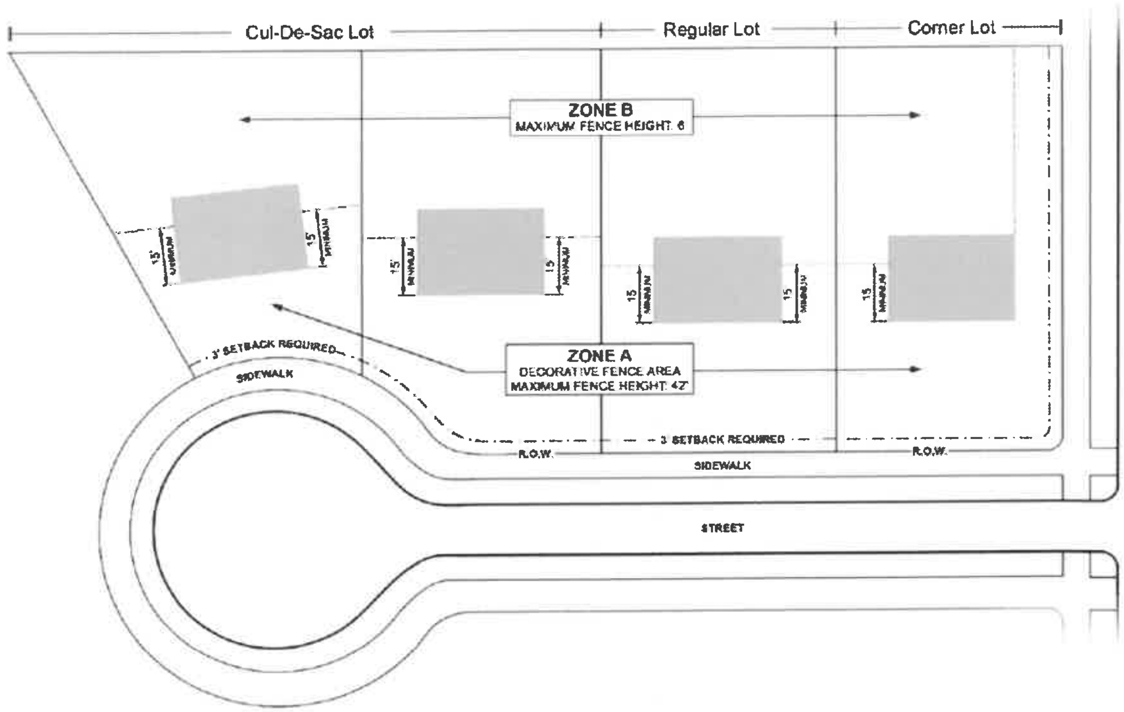
Background

The Applicant, Wesley Coehick, on behalf of Kaytlin Rogers has requested a variance to construct a 6-foot fence on a corner lot within Zone A. City Code Section 1224.01(e)(9)(D)(iii) provides that "Zone A shall be the area lying between the street right-of-way line and a line parallel to and a minimum of 15 feet behind the existing front line of the building foundation. See Figure 1224-C." Fencing in Zone A shall not exceed 42 inches in height in any residential zoning district[1] and shall not be constructed within 3 feet of an existing right-of-way line.

[1] Fence are permitted to be 48 inches in height in any agricultural zoning district.

The Applicant has proposed adding on to the existing fence with a 6-foot vinyl fence. The new fence would encroach 12 feet into Zone A and would be 28 feet from the right-of-way on Cassel Creek Drive.[2]

Figure 1224-C: Location of Zones A and B based on lot types.



This lot has frontage on three sides—two along Cassel Creek Drive and one along South Brown School Road. According to code, the lot is classified as both a corner lot and a double-frontage lot. Corner lots have front yards on each street frontage. For double-frontage lots, accessory structures are permitted in the area behind the principal building, provided they comply with the setback requirements outlined in Section 1224.01. If the lot were only classified as a double-frontage lot, the fence would be permitted. However, because the property is also a corner lot and the fence extends 12 feet into Zone A, a variance is required.

In the Letter of Justification, the Applicant explained that the proposed fence would be mostly hidden behind the existing tree line and would extend her back yard area. The fence would most likely not been seen and would not be an obstruction for traffic.

---

[2] The Planned Unit Development standards specify that no fence, wall, or hedge may extend closer to the street than the required building setback line, which in this PUD is 25 feet.

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: Most backyard are allowed a standard 6' privacy fence. This code for the corner lot will yield a return by not allowing the home owner a standard 6' fence for their backyard.

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 property would lose a lot of the backyard by the current code for anything over 3 1/2'fence. So if Kaytlin wanted a privacy fence currently she would have to follow her house line and would lose roughly 1/4 of her backyard.

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 6' vinyl fence would not alter the neighborhood in anyway as it mostly wouldn't even be seen due to existing tree line. Also the vision for traffic would not be affected as safety is always in mind of the neighborhoods. Everyone would win as the fence going in adds value to the neighborhood and raises adjoining property values.

BZA Comment: The Board agreed that granting the variance with the proposed condition would not substantially alter the character of the neighborhood as the fence would be mostly screened with existing landscaping.

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

Applicant Response: All Government services are located outside of the fence zone.

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: No.

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;

Applicant Response: Without the variance she could do a see through 42" fence that would not allow her security, privacy and or sound barrier for the busy street s brown school rd that is located behind her house.

BZA Comment: The Board agreed that the owners predicament can be obviated without a variance, but this would require either reducing the fence height at the proposed location or moving the six-foot fence further back on the property.

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

Applicant Response: This unique corner lot has a red light system at the Nearest intersection to the property also has a wooded area that the fence would be installed behind and would likely not be seen from the road, especially any intersection that would cause an obstruction for traffic.

BZA Comment: The Board agreed that the intent behind the zoning code would not be strictly observed by granting the variance.

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

Applicant Response: The fence will be behind existing landscaping of a tree line and wouldn't be seen causing no harm to any public safety that wouldn't already be existing to the public. The private benefit would be the unwanted sight of the surrounding landscape hidden, the homeowner would have security, privacy in their backyard and sound barrier from traffic. Also the fence will raise her property value which is a benefit to everyone in Vandalia as a whole.

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

Recommendation

At its meeting on October 8, 2025, the Board of Zoning Appeals voted 5-0 to recommend **approval** of the requested variance from City Code Section 1224.01(e)(9)(D)(iii) for the purpose of allowing a six-foot fence to be placed within Zone A at 775 Cassel Creek Drive with the following condition:

1. The fence shall not extend more than 12 feet into Zone A.

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

Vandalia ohio
DEVELOPMENT & ENGINEERING

Development & Engineering Services
Board of Zoning Appeals Application

Complete this page and follow the directions on page 2

OFFICE USE ONLY
Filing Date 9/10/2025
Hearing Date 10/8/2025
Case No. BZA 25-0008

Applicant Name: WESLEY COCHICK
Mailing Address: 2442 GUERNSEY DELL AVE
DAYTON OHIO 45404
Phone Number: 937-272-9563
E-mail Address: COCHICKHOMESOLUTIONSLLC@GMAIL.COM
Owner Name**: KAYTLIN Rogers
Mailing Address: 775 CASSEL CREEK DR
VANDALIA OH ~~45~~ 45377
Phone Number:

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

Location of Property

Street Address: 775 CASSEL CREEK DR VANDALIA OH 45377
(north, south, east, west) side of South side BACK YARD, ______ feet
(north, south, east, west) from the intersection of S BROWN SCHOOL RD
Attach copy of legal description of the property as recorded in the County Recorder's office.

Case Description.

Present Zoning District: PUD Total Acres:
Description of the existing use of property: Residential
Description of proposed use of property: Residential
Specific Zoning Code provision that applicant is seeking variance from: 1224 E9
Variance Requested: 6' FENCE ZONE A
Request for zoning certificate was refused on 9-3-25
Applicant must also attach a letter justifying the variance, see page 2, Section C for directions.

Applicant/Owner [signature] Date 9-10-25
Zoning Administrator [signature] Date 9/10/25

FILING FEES (office use only):
Residential ($159.00)
Commercial ($318.00)
Receipt No.: 25-003434 TOTAL: $159.00

Variance application requirements and submittal instructions

Turn in the following items for a complete application.

A. SITE PLAN-- Must submit 5 copies

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

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

B. LIST OF PROPERTY OWNERS

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

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

C. LETTER OF JUSTIFICATION

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

D. VARIANCE REVIEW CRITERIA

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

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

(2) Whether the variance is substantial;

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

(4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage); NO, Everything is outside of area

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

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

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

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

E. VARIANCE REVIEW PROCEDURE

The review procedure for a variance is as follows:

Step 1 – Application

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

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

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

Step 3 – Recommendation by Board of Zoning Appeals

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

Step 4 – Final Decision by City Council

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

5) NO

6) NO NOT Feasibly, OWNER Would like to Fence area in for pets also while blocking veiw of trees and bushes

7) Yes the Code would be observed Tree/bush screening

8)

DRAFT

Minutes of the City of Vandalia Board of Zoning Appeals

October 8, 2025

Agenda Items

1. Call to Order
2. Attendance
3. Reorganization Meeting
   a. Nominations for Chair
   b. Nominations for Vice Chair
4. Old Business
5. New Business
   a. BZA 25-0008 – Six Foot Fence in Zone A – 775 Cassel Creek Drive
6. Approval of Minutes
   a. Board of Zoning Appeal Minutes: June 11, 2025
7. Communications
8. Adjournment

Members Present:	Mr. Mike Flannery, Mr. Mike Johnston, Mr. Steve Stefanidis, Mr. Kevin Larger, and Mr. Robert Wolfe
Members Absent:	None
Staff Present:	Mr. Ben Graham, Zoning and Planning Coordinator
Others Present:	Mr. Wesley Coehick

1. Call to Order

Mr. Flannery called the meeting to order at 6:00 p.m.

Mr. Flannery 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 November 3, 2025, regular meeting.

2. Attendance

All of the members were in attendance.

3. Reorganization Meeting

a. Nominations for Chair

Mr. Graham stated that the Board of Zoning Appeals holds its reorganization meeting at the first meeting after June 30.

Mr. Flannery stated that, with the upcoming election, it may be best to postpone the nominations until after the election.

Mr. Larger stated that the Board could continue with the same Chair and Vice Chair for the time being.

Mr. Graham stated that the Board could table this vote until the November 12, 2025, meeting, after the election.

Mr. Wolfe made a motion to table the nomination of Chair until the November 12, 2025, meeting. Mr. Stefanidis seconded the motion.

The motion passed 5-0.

b. Nominations for Vice Chair

Mr. Wolfe made a motion to table the nomination of Vice Chair until the November 12, 2025, meeting. Mr. Stefanidis seconded the motion.

The motion passed 5-0.

4. Old Business

Mr. Graham confirmed that there was no old business.

5. New Business

a. BZA 25-0008 – Six Foot Fence in Zone A – 775 Cassel Creek Drive

Mr. Graham stated that the Applicant, Wesley Coehick, on behalf of Kaytlin Rogers has requested a variance to construct a 6-foot fence on a corner lot within Zone A. City Code Section 1224.01(e)(9)(D)(iii) provides that "Zone A shall be the area lying between the street right-of-way line and a line parallel to and a minimum of 15 feet behind the existing front line of the building foundation. See Figure 1224-C." Fencing in Zone A shall not exceed 42 inches in height in any residential zoning district and shall not be constructed within 3 feet of an existing right-of-way line.

Mr. Graham stated that the Applicant has proposed adding on to the existing fence with a 6-foot vinyl fence. The new fence would encroach 12 feet into Zone A and would be 28 feet from the right-of-way on Cassel Creek Drive

Mr. Graham stated that this lot has frontage on three sides—two along Cassel Creek Drive and one along South Brown School Road. According to code, the lot is classified as both a corner lot and a double-frontage lot. Corner lots have front yards on each street frontage. For double-frontage lots, accessory structures are permitted in the area behind the principal building, provided they comply with the setback requirements outlined in Section 1224.01. If the lot were only classified as a double-frontage lot, the fence would be permitted. However, because the property is also a corner lot and the fence extends 12 feet into Zone A, a variance is required.

Mr. Graham reported that, in their Letter of Justification, the Applicant explained that the proposed fence would be mostly hidden behind the existing tree line and would extend her back yard area. The fence would most likely not been seen and would not be an obstruction for traffic.

Mr. Graham asked the Board if they had any questions.

Mr. Stefanidis asked if Mr. Graham had received any correspondence in support of or in opposition to the variance. Mr. Graham replied that he had received one phone call, but the individual only asked questions and did not express an opinion.

Mr. Wolfe asked where the fence would be located. Mr. Graham referred to the PowerPoint presentation.

Mr. Wolfe then asked if there was already a six-foot fence in place. Mr. Graham referred again to the PowerPoint and showed the Board the location of the existing fence.

Mr. Johnston asked if the new fence would be within the existing tree area. Mr. Graham replied yes.

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

Mr. Wesley Coehick, representing 775 Cassel Creek Drive, addressed the Board.

Mr. Coehick stated that there is an existing six-foot vinyl fence along the rear property line and that the proposal involves adding one section to the back of the fence to allow the homeowner to expand the usable area of their backyard.

Mr. Coehick stated that the proposed fence would not visibly obstruct traffic and would be largely screened by the existing trees.

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 with the proposed condition would not substantially alter the character of the neighborhood as the fence would be mostly screened with existing landscaping.

(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 that the owners predicament can be obviated without a variance, but this would require either reducing the fence height at the proposed location or moving the six-foot fence further back on the property.

(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 not be strictly observed by granting the variance.

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

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

Mr. Flannery reported that Staff recommends that the Board of Zoning Appeals recommend approval of the requested variance from City Code Section 1224.01(e)(9)(D)(iii) for the purpose of allowing a six-foot fence to be placed within Zone A at 775 Cassel Creek Drive with the following condition:

1. The fence shall not extend more than 12 feet into Zone A.

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

Mr. Larger made the motion to recommend approval of the requested variance from City Code Section 1224.01(e)(9)(D)(iii) for the purpose of allowing a six-foot fence to be placed within Zone A with the proposed condition.

Mr. Johnston seconded the motion. The motion passed 5-0.

6. Approval of Minutes

a. Board of Zoning Appeal Minutes: June 11, 2025

Mr. Wolfe made a motion to approve the June 11, 2025, Meeting Minutes. Mr. Stefanidis seconded the motion. The motion passed 5-0.

7. Communications

Mr. Graham reported the meeting scheduled for October 22, 2025, has been cancelled.

Mr. Graham reported there will be a meeting on November 12, 2025.

8. Adjournment

Mr. Wolfe made a motion for adjournment. Mr. Stefanidis seconded the motion. The motion passed 5-0.

The meeting was adjourned at 6:18 p.m.

____

Mike Flannery
Chair

From: Wesley Coehick
To: Ben Graham
Subject: Re: 775 Cassel Creek Drive - Needs Modified
Date: Wednesday, September 10, 2025 11:29:49 AM
Attachments: image002.png
image004.png
image003.png
image001.png
image009.png
image006.png

Questions
1) most backyard are allowed a standard 6' privacy fence. This code for the corner lot will yield a return by not allowing the home owner a standard 6' fence for their backyard.

2) The property would lose a lot of the backyard by the current code for anything over 3 1/2' fence. So if Kaytlin wanted a privacy fence currently she would have to follow her house line and would lose roughly 1/4 of her backyard.

3) The 6' vinyl fence would not alter the neighborhood in anyway as it mostly wouldn't even be seen due to existing tree line. Also the vision for traffic would not be affected as safety is always in mind of the neighborhoods. Everyone would win as the fence going in adds value to the neighborhood and raises adjoining property values.

4) All Government services are located outside of the fence zone.

5) No

6) Without the variance she could do a see through 42" fence that would not allow her security, privacy and or sound barrier for the busy street s brown school rd that is located behind her house.

7) This unique corner lot has a red light system at the Nearest intersection to the property also has a wooded area that the fence would be installed behind and would likely not be seen from the road, especially any intersection that would cause an obstruction for traffic.

8) The fence will be behind existing landscaping of a tree line and wouldn't be seen causing no harm to any public safety that wouldn't already be existing to the public. The private benefit would be the unwanted sight of the surrounding landscape hidden, the homeowner would have security,privacy in their backyard and sound barrier from traffic. Also the fence will raise her property value which is a benefit to everyone in Vandalia as a whole.

On Mon, Sep 8, 2025 at 11:08 AM Ben Graham <bgraham@vandaliaohio.org> wrote:

> Hi Wesley,
>
> I have some free time tomorrow and Wednesday.
>
> - Tuesday between 1:00p.m. to 5:00 p.m.

Wednesday between 10:00 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m.

Please let me know if any of these times work.

Very Respectfully,

Ben Graham, MPA

Zoning and Planning Coordinator

City of Vandalia, Ohio

333 James E. Bohanan Dr.

Vandalia, OH 45377

937-898-3750 Office

937-415-2329 Direct

937-415-2319 FAX

Vandalia ohio

small city. big opportunity.

vandaliaohio.org

From: Kaytlin Rogers
To: Ben Graham
Cc: Coehickhomesolutionsllc@gmail.com
Subject: Variance - 775 Cassel Creek Dr
Date: Tuesday, September 16, 2025 4:55:35 PM

Good afternoon Mr. Graham,

I have been working with Coehick Home Solutions and approve/authorized them to seek the variance on behalf of my property.

My property is located at:
775 Cassel Creek Drive
Vandalia, Ohio 45377

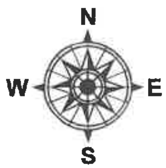
If you have further questions please do not hesitate to contact me.

Thank you for your time and consideration in this matter.

V/R,

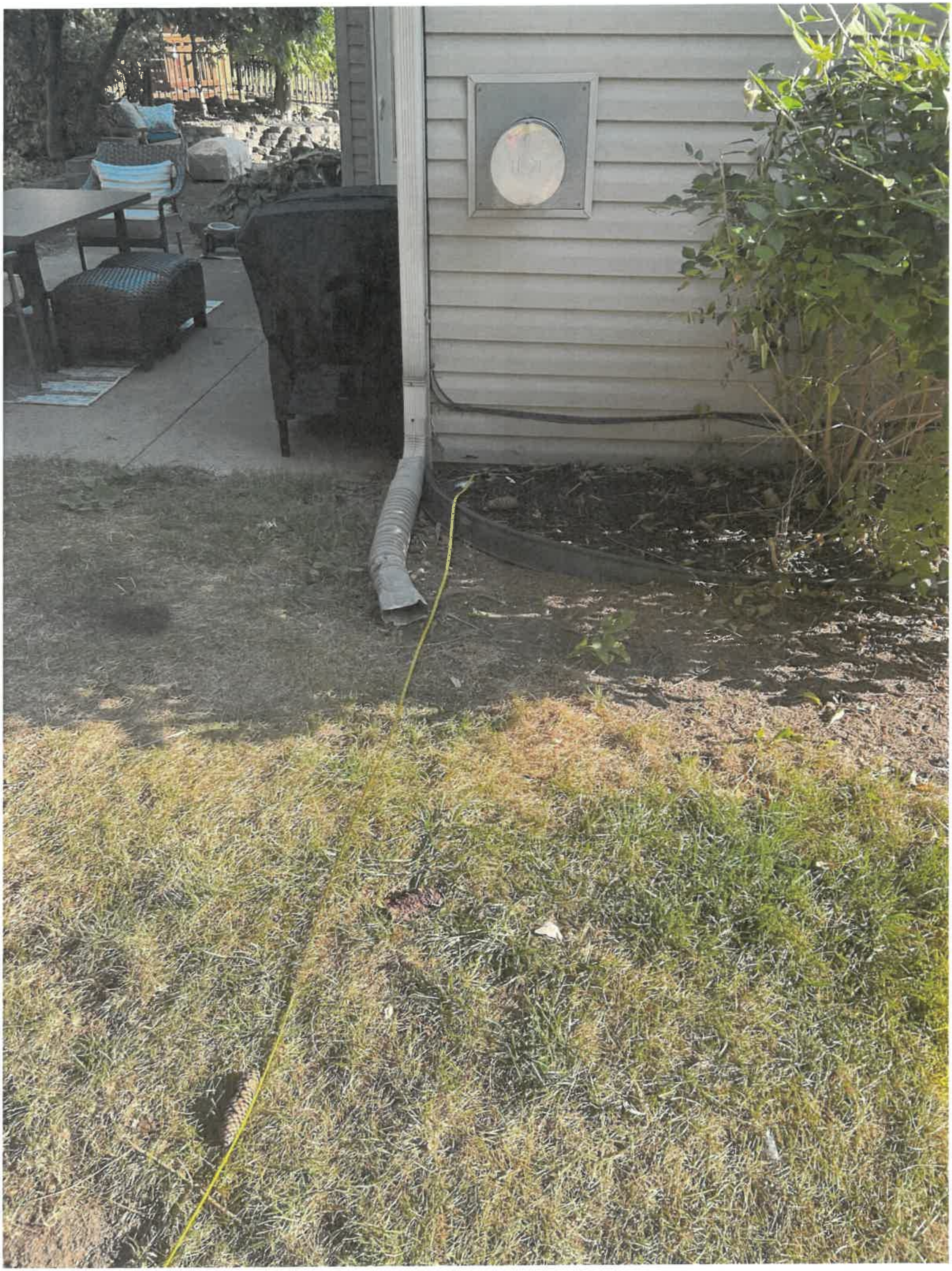
Kaytlin Rogers

City of Vandalia Board of Zoning Appeals
775 Cassel Creek Drive
BZA 25-0008 Six Foot Fence in Zone A

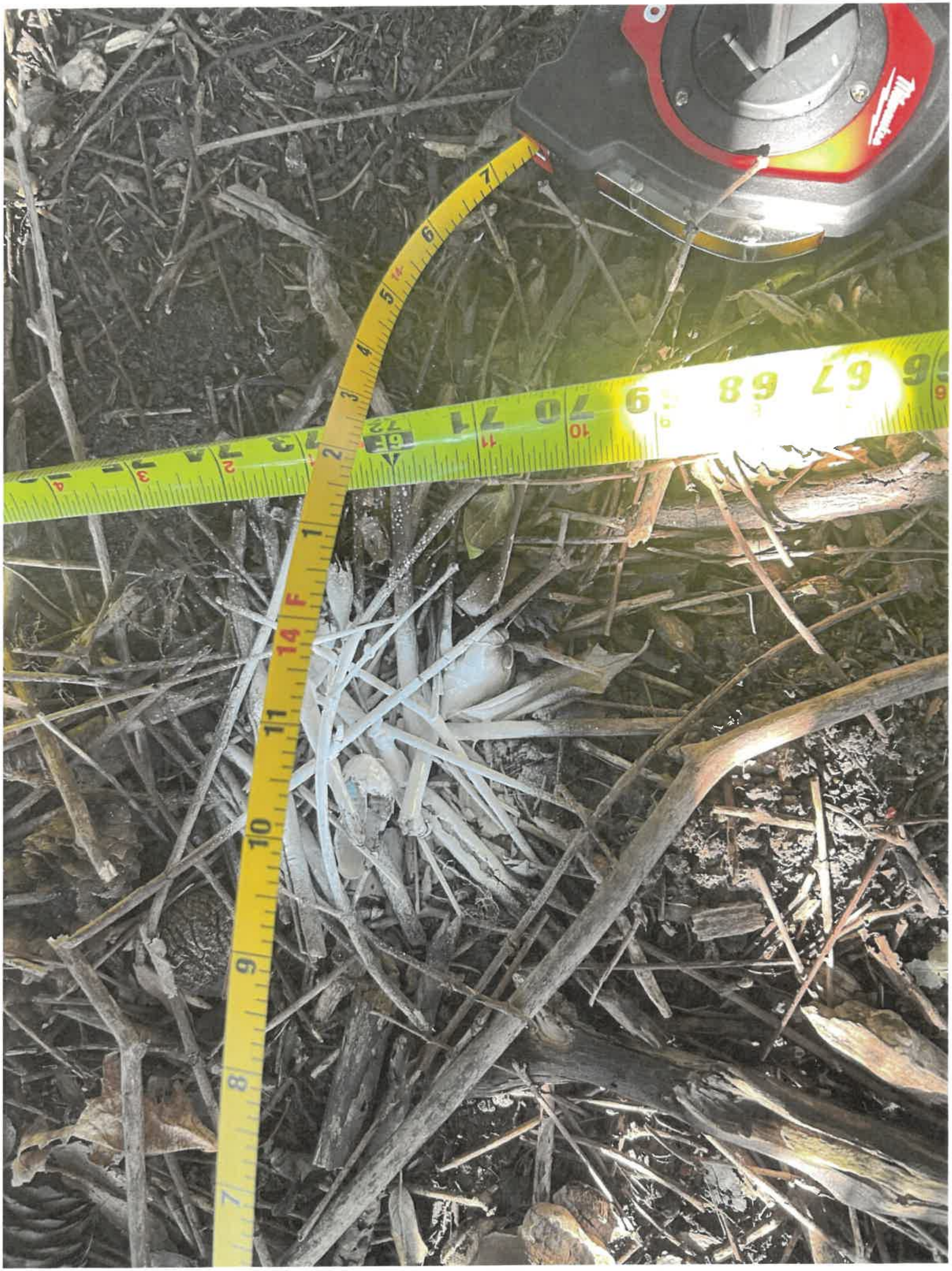


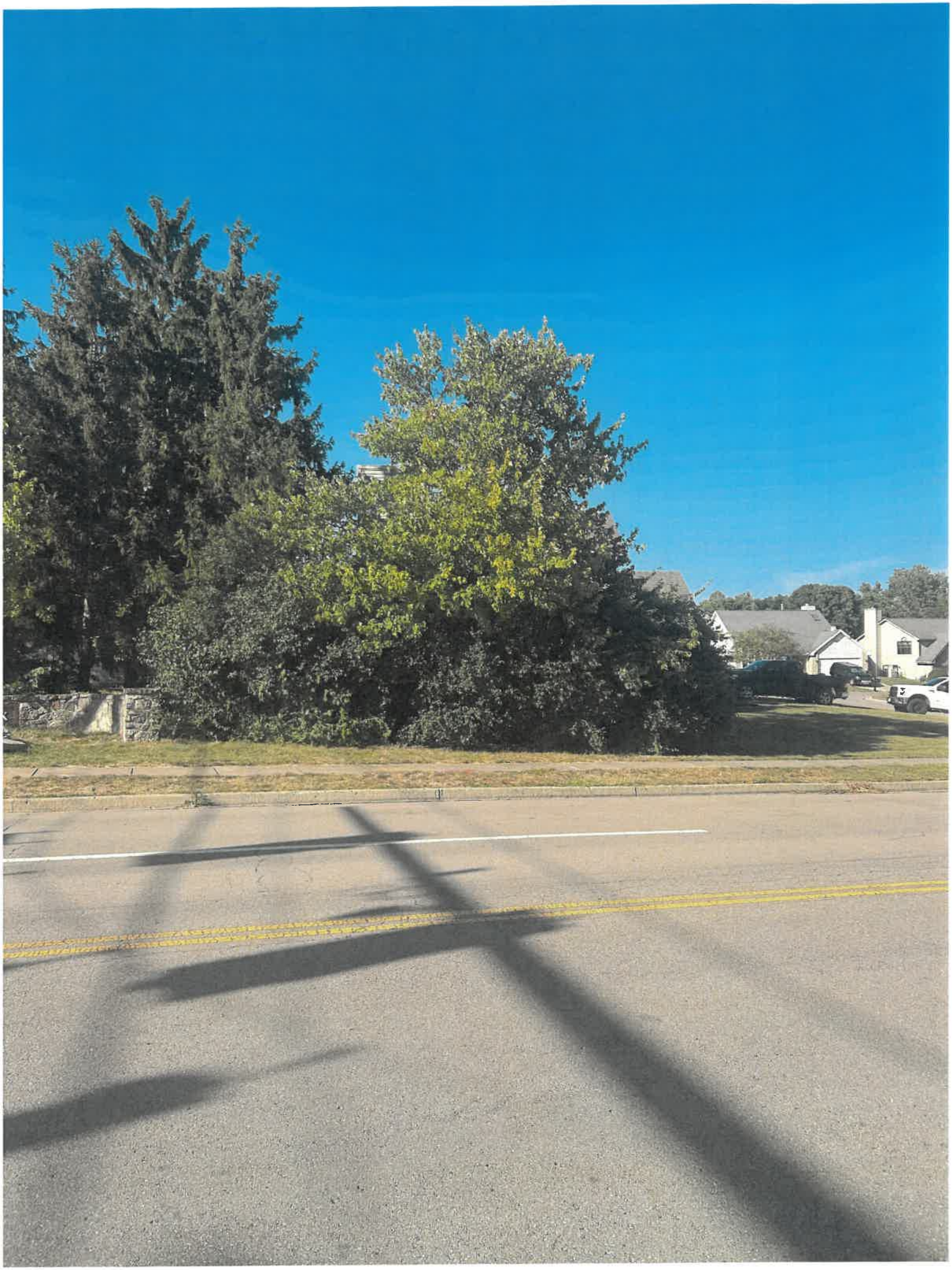
1 inch = 21 feet


775 CASSEL CREEK DR
UTILITY ESMT
UTILITY ESMT
6'
14'
15'
12'




6 7 8 9 10 11 15 F 1 2 3 4
100 FT






CREEK


ONLY

Vandalia ohio
PUBLIC SERVICE

To: Kurt E. Althouse, City Manager
From: Ben Borton, Director of Public Service
Date: October 6, 2025
Subject: 2025 Autumn Curb Ramp Replacements

Due to favorable pricing received for both the 2025 Curb and Sidewalk project and the Poe/Wyse/Miller Resurfacing Design, I plan to move forward with replacing additional sidewalk curb ramps throughout the City. Coate Construction, who successfully completed the 2025 Curb and Sidewalk project, has agreed to honor their unit pricing for this additional work, with the total estimated cost being approximately $46,000.

This work will improve pedestrian safety by providing more ADA-compliant curb ramps. It will be focused on streets scheduled for resurfacing next year, as well as locations where curb ramps or depressed curbs are needed for the Poe/Wyse/Miller project. Taking this approach allows us to stretch the impact of next year's curb and sidewalk program.

As the cost falls between $25,000 and $50,000, formal Council approval is not required; however, I wanted to keep you informed of the planned work.

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

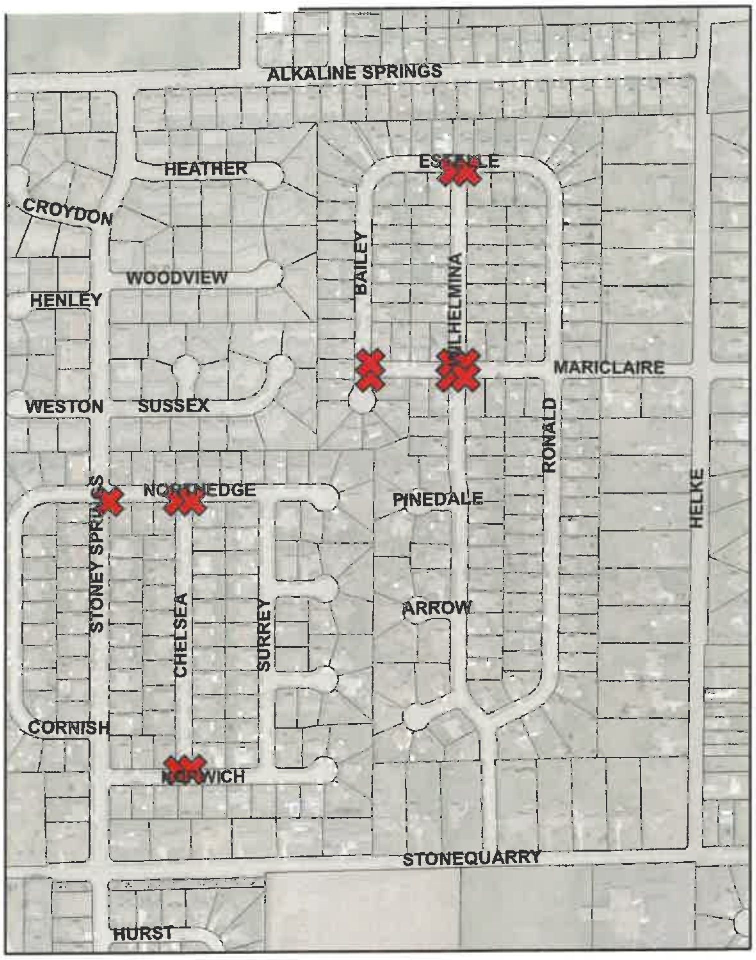
Fiscal Sustainability
Seize quality-of-life opportunities while maintaining fiscal practices.

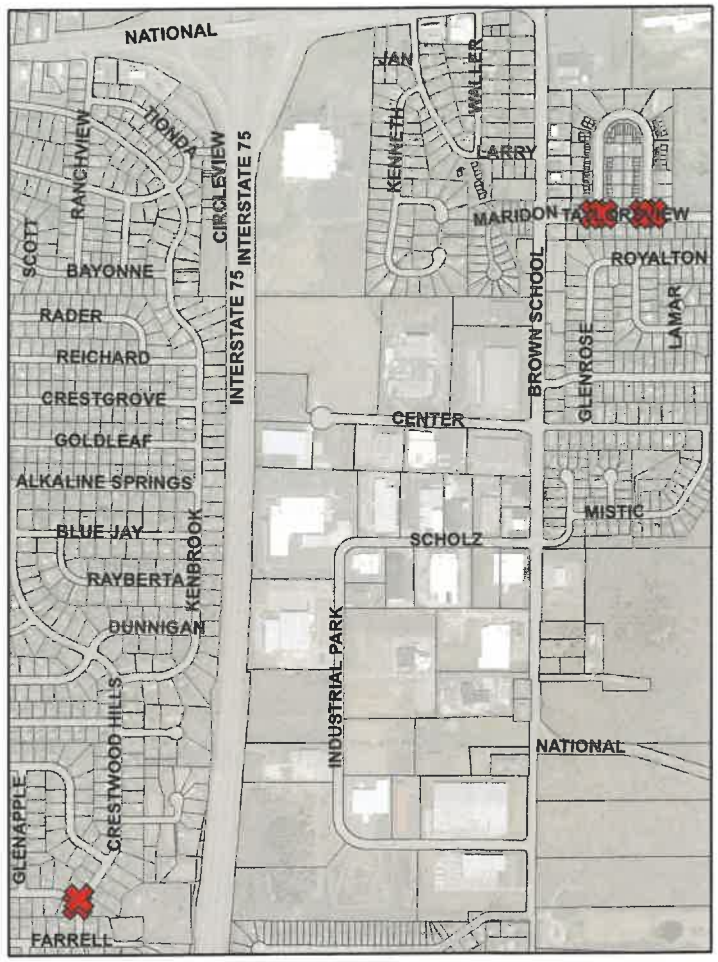
Safe & Secure
Invest in traditional public safety and community outreach to meet needs.

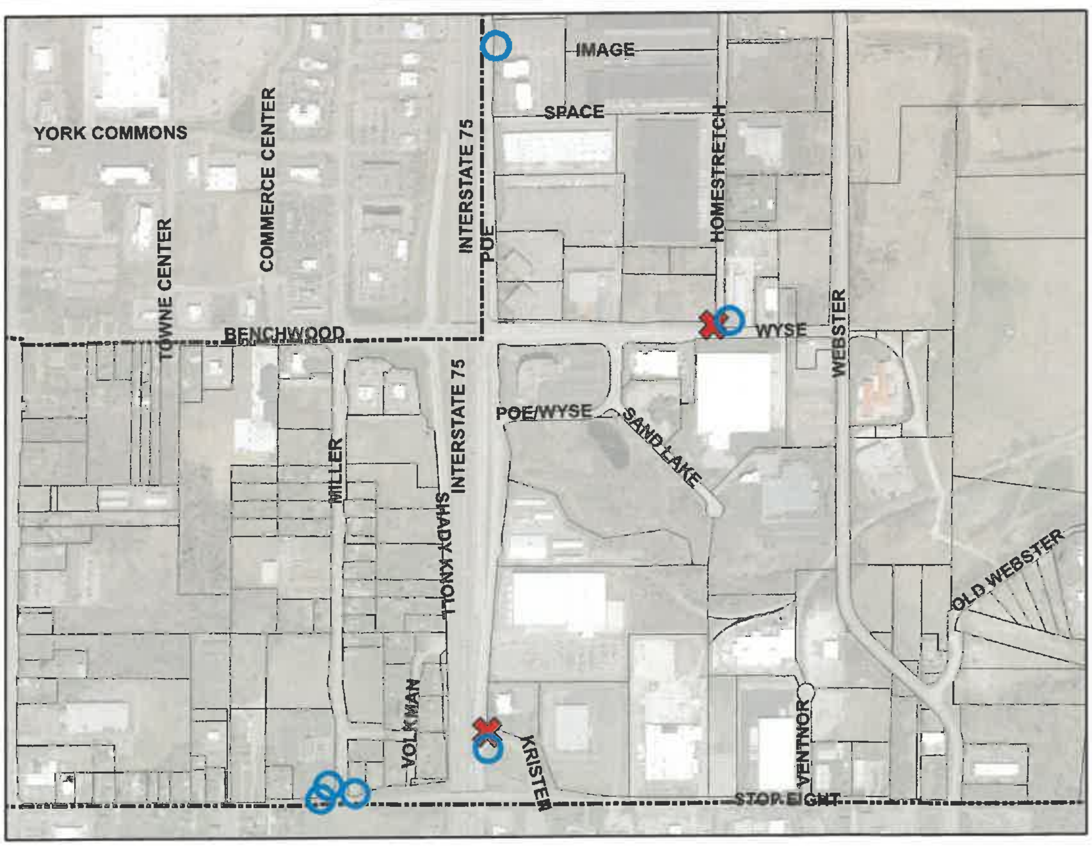
Vandalia ohio
DEVELOPMENT & ENGINEERING

Curb Ramps to be Replaced

N
W E
S







Legend

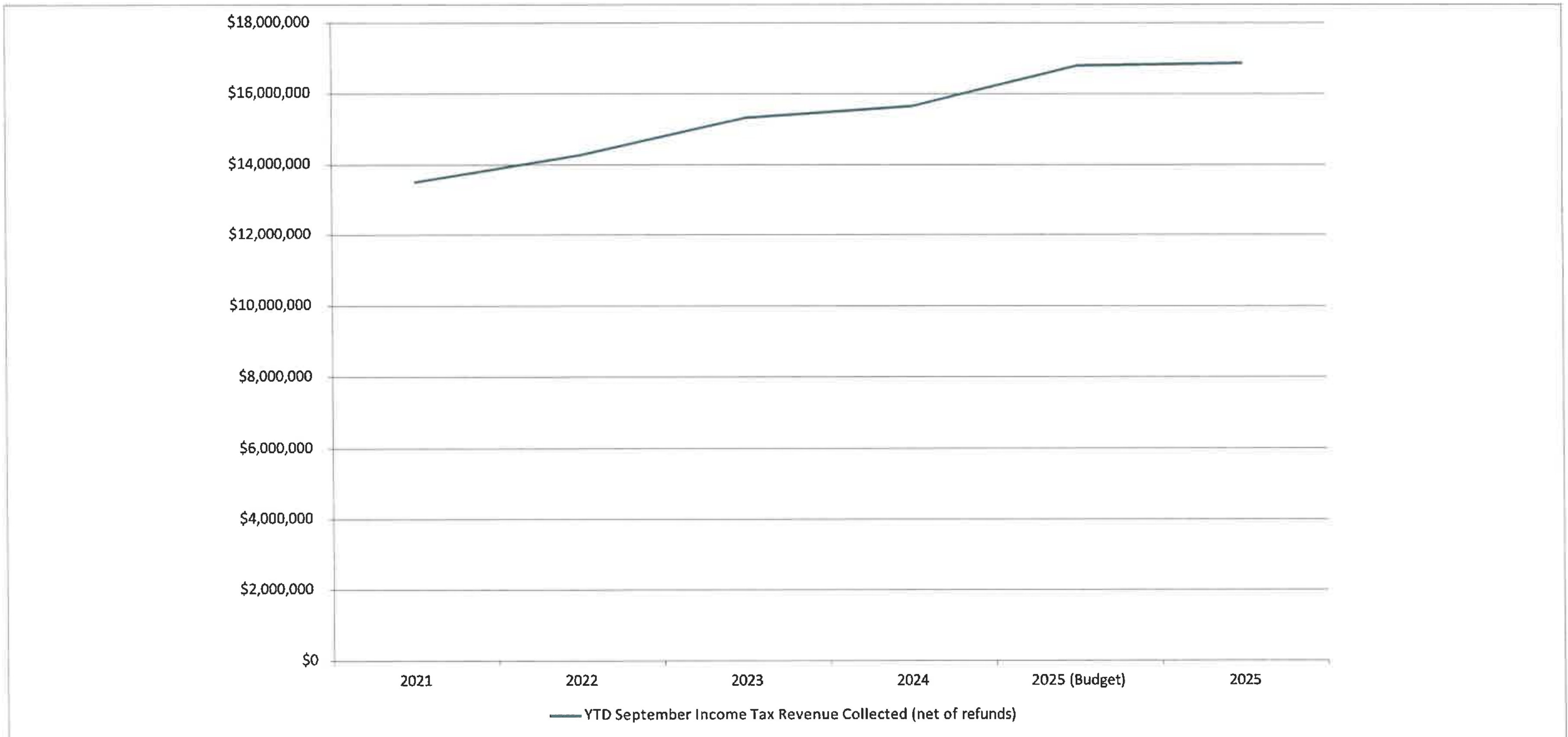
- Ramp Replacement
- Depressed curb

Financial Report

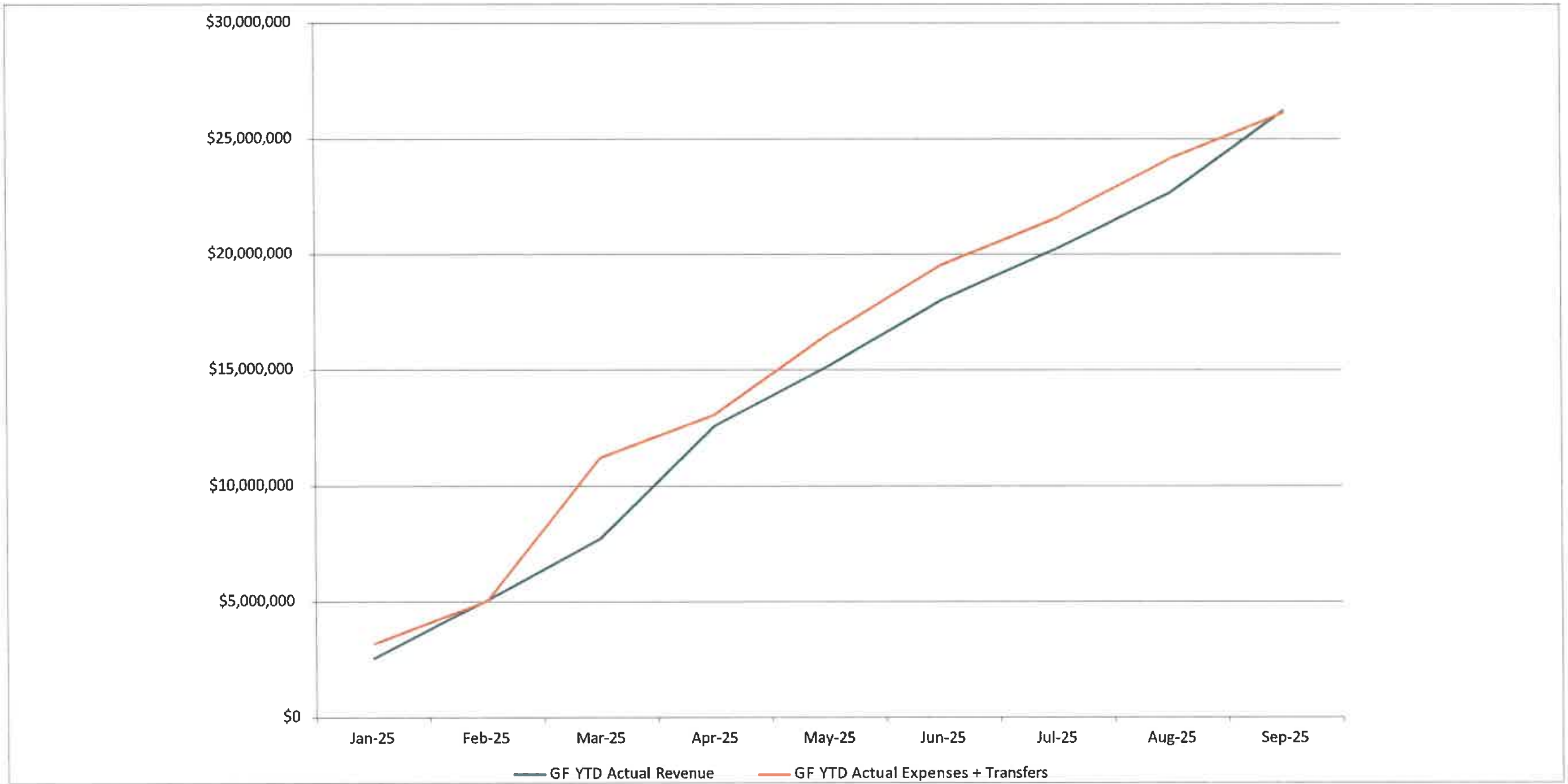
September 2025

General Fund		Budget (YTD)	Actual (YTD)	Difference
Revenue				
Income Tax		$ 16,496,625	$ 17,229,149	$ 732,524
Other		$ 8,205,279	$ 9,005,302	$ 800,023
	Total	$ 24,701,904	$ 26,234,451	$ 1,532,547
Expenses				
Income Tax Refunds		$ 375,000	$ 366,887	$ (8,113)
Other		$ 20,649,370	$ 19,638,606	$ (1,010,764)
Transfers		$ 5,102,057	$ 6,145,761	$ 1,043,704
	Total	$ 26,126,427	$ 26,151,254	$ 24,827

YTD September Income Tax Revenue Collected (net of refunds)



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



FUND STATEMENT
YTD SEPTEMBER 30, 2025

Fund	Description..................	Beg Yr Bal....	Ytd Receipts..	Ytd Expenses..	Unexp bal.....	Encumbrances..	Unenc bal.....
110	GENERAL FUND	22,124,164.15	26,234,450.89	26,151,055.45	22,207,559.59	2,183,763.76	20,023,795.83
221	STREET FUND	1,257,083.13	1,899,293.31	2,281,241.43	875,135.01	559,349.46	315,785.55
222	STATE HIGHWAY FUND	346,272.75	119,723.86	116,857.91	349,138.70	5,065.32	344,073.38
224	PERMISS MOT VEH LIC TX FD	201,011.87	39,553.80	16,801.06	223,764.61	2,131.12	221,633.49
225	LAW ENFORCEMENT FUND	54,435.83	-	-	54,435.83	9,068.94	45,366.89
226	DRUG LAW ENFORCEMENT FUND	4,118.77	75.00	-	4,193.77	-	4,193.77
227	OMVI EDUCATION & ENFORCEMENT F	70,529.05	11,703.76	-	82,232.81	-	82,232.81
228	OMVI INDIGENT FUND	297,764.03	17,759.64	-	315,523.67	-	315,523.67
229	COMPUTER LEGAL RSCH FUND	95,291.93	86,632.56	86,199.52	95,724.97	11,957.14	83,767.83
230	INDIGENT DRIVERS IAM FUND	188,323.24	5,884.00	-	194,207.24	-	194,207.24
233	POLICE CPT FUND	55,911.52	35,683.10	-	91,594.62	-	91,594.62
234	9-1-1 SERVICE SYSTEM	-	45,532.18	-	45,532.18	-	45,532.18
238	AMERICAN RESCUE PLAN ACT	169,734.97	-	156,734.97	13,000.00	-	13,000.00
241	FEMA SPECIAL REVENUE FUND	3.23	-	-	3.23	-	3.23
242	STORMWATER SPECIAL REVENUE	193,053.66	437,055.29	464,985.32	165,123.68	194,014.70	(28,891.07)
244	ONEOHIO OPIOID SETTLEMENT	97,733.18	29,818.95	-	127,552.13	-	127,552.13
245	JOB CREATION AND REVITALIZATION	3,384,453.37	187,630.72	2,143,505.01	1,428,579.08	-	1,428,579.08
250	INFRASTRUCTURE	711,880.28	37,875.40	95,450.00	654,305.68	245,450.00	408,855.68
251	COURT PROJECTS SPECIAL REVENUE	57,068.28	164,687.60	145,625.53	76,130.35	13.98	76,116.37
255	EMPLOYEE RETIREMENT RESERVE	1,198,854.74	300,000.00	194,520.78	1,304,333.96	-	1,304,333.96
260	CRISIS INTERVENTION TRAIN FUND	-	-	4,148.33	(4,148.33)	-	(4,148.33)
325	CAPITAL IMPROVEMENT FUND	534,857.02	2,054,695.00	1,372,915.72	1,216,636.30	1,975,852.34	(759,216.04)
332	POLICE-FIRE-STREET CIP FUND	591,917.18	2,354,292.62	1,482,941.24	1,463,268.56	184,972.18	1,278,296.38
333	TIF CAPITAL PROJECTS FUND	540,492.94	97,852.06	16,826.54	621,518.46	22,159.91	599,358.55
336	STONEQUARRY CROSSINGS TIF FUND	42,750.24	8,462.70	2,260.15	48,952.79	13,968.33	34,984.46
337	CDBG FUND	(50,000.01)	50,000.00	100,000.00	(100,000.01)	-	(100,000.01)
339	FIRE EQUIPMENT FUND	259.34	-	-	259.34	-	259.34
340	OPWC FUND	(262,610.29)	-	-	(262,610.29)	-	(262,610.29)
360	FACILITIES IMP/MAINT RESERVE	2,143,935.50	1,642,221.00	322,604.20	3,463,552.30	1,472,541.51	1,991,010.79
436	G.O. DEBT SERVICE FUND	394,892.13	2,482,205.74	2,377,913.76	499,184.11	-	499,184.11
641	GOLF COURSE OPERATIONS FUND	3,091,376.09	1,003,932.85	1,708,223.84	2,387,085.10	1,314,388.10	1,072,697.00
643	CASSEL HILLS GOLF MEM. FUND	564.41	-	-	564.41	-	564.41
651	WATER FUND	3,795,776.37	3,313,128.12	4,072,652.27	3,036,252.22	2,915,824.26	120,427.96
652	SEWER FUND	3,143,816.70	3,513,776.03	2,872,154.72	3,785,438.01	1,277,353.15	2,508,084.86
872	HOSPITAL CARE TRUST FUND	25,908.88	1,631,894.14	2,069,295.68	(411,492.66)	372,200.11	(783,692.77)
		44,501,624.48	47,805,820.32	48,254,913.43	44,052,531.37	12,760,074.31	31,292,457.06

Negative fund balances YTD due to timing

GENERAL FUND
STATEMENT OF REVENUES AND EXPENDITURES
SEPTEMBER 30, 2025

	2024 SEPT ACTUAL	2024 JAN-SEPT BUDGET	2024 JAN-SEPT ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 SEPT ACTUAL	2025 JAN-SEPT BUDGET	2025 JAN-SEPT ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Income Taxes	1,903,043	14,753,250	16,185,956	19,671,000	82%	1,993,789	16,496,625	17,229,149	21,995,500	78%
Other Taxes	876,894	1,396,250	1,936,925	1,861,667	104%	890,290	1,547,037	1,989,858	2,062,716	96%
Intergovernmental	29,737	737,462	438,156	983,282	45%	28,760	1,452,263	1,004,078	1,936,350	52%
Licenses, Permits, and Fees	52	-	18,333	-		520	-	8,172	-	
Fines and Forfeitures	102,367	941,250	957,624	1,255,000	76%	108,415	943,125	1,058,442	1,257,500	84%
Charges for Services	347,702	3,139,456	3,421,734	4,185,941	82%	362,912	3,202,437	3,674,544	4,269,916	86%
Other Revenue	156,017	667,054	1,351,808	889,406	152%	196,491	1,060,418	1,270,208	1,413,890	90%
TOTAL REVENUES:	**3,415,812**	**21,634,722**	**24,310,537**	**28,846,296**	**84%**	**3,581,177**	**24,701,904**	**26,234,451**	**32,935,872**	**80%**
EXPENDITURES:										
Council/City Manager	178,497	3,879,966	3,914,132	5,173,289	76%	163,433	3,960,263	4,221,915	5,280,351	80%
Finance/Tax	81,542	1,191,368	1,236,154	1,588,490	78%	75,148	1,181,486	1,126,046	1,575,315	71%
Court	142,146	1,542,392	1,374,474	2,056,523	67%	144,432	1,660,433	1,396,429	2,213,911	63%
Police	466,711	4,934,634	4,420,839	6,579,513	67%	453,102	4,970,972	4,434,668	6,627,963	67%
Fire	280,382	2,899,947	2,869,653	3,866,596	74%	332,637	3,255,679	3,066,424	4,340,905	71%
Recreation	289,788	3,401,046	3,168,023	4,534,728	70%	335,635	3,622,037	3,383,113	4,829,383	70%
DES/Public Works	210,338	2,193,663	2,088,783	2,924,884	71%	115,565	2,266,061	2,277,428	3,021,415	75%
Non-Departmental	10,197	110,138	110,937	146,850	76%	14,172	107,438	99,469	143,250	69%
TOTAL EXPENDITURES	**1,659,601**	**20,153,154**	**19,182,995**	**26,870,872**	**71%**	**1,634,124**	**21,024,370**	**20,005,493**	**28,032,493**	**71%**
OTHER FINANCING SOURCES/(USES)										
Transfers In	-	24,571	-	32,761	0%	-	-	-	-	
Advances In	-		225,567	-		-	-	-	-	
Transfers Out	(164,210)	(6,792,170)	(3,772,449)	(9,056,227)	42%	(217,253)	(5,102,057)	(6,145,761)	(6,802,743)	90%
Advances Out	-	-	(555,000)	-		-	-	-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	**(164,210)**	**(6,767,599)**	**(4,101,882)**	**(9,023,466)**		**(217,253)**	**(5,102,057)**	**(6,145,761)**	**(6,802,743)**	
TOTAL SURPLUS/(DEFICIT)	**1,592,001**	**(5,286,032)**	**1,025,660**	**(7,048,042)**		**1,729,800**	**(1,424,523)**	**83,197**	**(1,899,364)**	

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

	2024 SEPT ACTUAL	2024 JAN-SEPT BUDGET	2024 JAN-SEPT ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 SEPT ACTUAL	2025 JAN-SEPT BUDGET	2025 JAN-SEPT ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Intergovernmental	-	51,000	154,759	68,000	228%	-	51,000	245,689	68,000	361%
Other Revenue	-	27,617	171,754	36,823	466%	-	612,000	15,585	816,000	2%
TOTAL REVENUES:	**-**	**78,617**	**326,513**	**104,823**	**311%**	**-**	**663,000**	**261,274**	**884,000**	**30%**
EXPENDITURES:										
Police	20,599	220,166	206,609	293,554	70%	19,921	215,753	214,098	287,670	74%
Fire	13,448	182,270	125,718	243,027		19,362	197,560	224,278	263,413	
TOTAL EXPENDITURES	**34,047**	**402,436**	**332,328**	**536,581**	**62%**	**39,283**	**413,312**	**438,376**	**551,083**	**80%**
OTHER FINANCING SOURCES/(USES)										
Transfers In	164,210	1,946,278	1,945,220	2,595,037	75%	217,253	2,062,500	2,093,018	2,750,000	76%
Advances In	-	-	-	-		-	-	-	-	
Advances Out	-	-	-	-		-	-	-	-	
Police - Capital	(54,712)	(223,370)	(230,000)	(297,827)	77%	-	(235,200)	(198,771)	(313,600)	63%
Fire - Capital	(5,331)	(211,725)	(258,030)	(282,300)	91%	1,901	(280,500)	(256,738)	(374,000)	69%
Public Works - Capital	(515,940)	(820,974)	(1,111,440)	(1,094,632)	102%	-	(1,003,478)	(320,614)	(1,337,970)	24%
Fire - Debt	-	(188,569)	(251,425)	(251,425)	100%	-	(188,580)	(239,191)	(251,440)	95%
Public Works - Debt	-	(112,391)	(149,856)	(149,855)	100%	-	(21,939)	(29,252)	(29,252)	100%
TOTAL OTHER FINANCING SOURCES/(USES)	**(411,773)**	**389,249**	**(55,530)**	**518,998**		**219,153**	**332,804**	**1,048,453**	**443,738**	
TOTAL SURPLUS/(DEFICIT)	**(445,820)**	**65,430**	**(61,345)**	**87,240**		**179,870**	**582,491**	**871,351**	**776,655**	

GOLF FUND
STATEMENT OF REVENUES AND EXPENDITURES
SEPTEMBER 30, 2025

	2024 SEPT ACTUAL	2024 JAN-SEPT BUDGET	2024 JAN-SEPT ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 SEPT ACTUAL	2025 JAN-SEPT BUDGET	2025 JAN-SEPT ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Memberships	-	6,000	7,750	8,000	97%	-	6,000	3,565	8,000	45%
Greens Fees	61,713	380,250	490,434	507,000	97%	74,085	414,000	492,668	552,000	89%
Cart Rentals	26,861	153,750	204,198	205,000	100%	30,424	168,750	198,311	225,000	88%
Merchandise Sales	2,196	18,750	21,992	25,000	88%	3,354	18,750	23,022	25,000	92%
Food and Beverage Sales	11,704	69,750	91,699	93,000	99%	14,362	76,500	93,879	102,000	92%
Rental Income	37	225	344	300	115%	56	225	270	300	90%
Other Revenue	3,055	16,875	24,521	22,500	109%	3,626	19,125	42,219	25,500	166%
TOTAL REVENUES:	**105,567**	**645,600**	**840,938**	**860,800**	**98%**	**125,907**	**703,350**	**853,933**	**937,800**	**91%**
EXPENDITURES:										
Personal Services	47,907	448,466	416,631	597,954	70%	51,167	444,451	429,605	592,601	72%
Contractual Services	16,876	134,893	119,115	179,857	66%	13,060	147,617	151,348	196,822	77%
Materials and Supplies	8,470	154,865	140,663	206,487	68%	5,434	160,637	128,236	214,182	60%
Other Expenditures	4,932	44,270	37,353	59,027	63%	4,600	44,270	38,055	59,027	64%
TOTAL EXPENDITURES	**78,185**	**782,494**	**713,762**	**1,043,325**	**68%**	**74,261**	**796,974**	**747,244**	**1,062,632**	**70%**
OTHER FINANCING SOURCES/(USES)										
Transfers In	-	1,728,750	-	2,305,000	0%	-	112,500	150,000	150,000	100%
Capital	(25,534)	(1,499,275)	(52,763)	(1,999,033)	3%	(4,200)	(326,250)	(960,980)	(435,000)	221%
TOTAL OTHER FINANCING SOURCES/(USES)	**(25,534)**	**229,475**	**(52,763)**	**305,967**		**(4,200)**	**(213,750)**	**(810,980)**	**(285,000)**	
TOTAL SURPLUS/(DEFICIT)	**1,848**	**92,582**	**74,413**	**123,442**		**47,447**	**(307,374)**	**(704,291)**	**(409,832)**	

2022 budgeted expenditures included $56,473 of prior encumbrances.

WATER FUND
STATEMENT OF REVENUES AND EXPENDITURES
SEPTEMBER 30, 2025

	2024 SEPT ACTUAL	2024 JAN-SEPT BUDGET	2024 JAN-SEPT ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 SEPT ACTUAL	2025 JAN-SEPT BUDGET	2025 JAN-SEPT ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Service Charges and Collections	313,213	2,507,584	2,624,084	3,343,445	78%	424,230	3,134,480	3,165,799	4,179,306	76%
Intergovernmental	-	-	88,373	-		-	-	-	-	
Water Tap-In Fees	-	4,436	1,040	5,915	18%	4,775	5,546	6,897	7,394	93%
Well Field Protection Fee	8,927	79,125	79,128	105,500	75%	8,939	79,125	78,762	105,500	75%
Rental Income	1,926	25,500	16,882	34,000	50%	3,967	18,750	19,372	25,000	77%
Other Revenue	4,320	15,750	39,149	21,000	186%	15,357	19,500	42,299	26,000	163%
TOTAL REVENUES:	**328,386**	**2,632,395**	**2,848,657**	**3,509,860**	**81%**	**457,267**	**3,257,400**	**3,313,128**	**4,343,200**	**76%**
EXPENDITURES:										
Personal Services	63,928	716,487	679,460	955,316	71%	68,738	713,744	675,163	951,659	71%
Contractual Services	135,527	1,320,917	1,086,330	1,761,222	62%	146,124	1,453,023	1,133,766	1,937,365	59%
Materials and Supplies	3,049	39,746	37,013	52,995	70%	3,209	47,852	43,550	63,802	68%
Other Expenditures	731	4,490	3,097	5,986	52%	1,570	750	11,677	1,000	1168%
TOTAL EXPENDITURES	**203,235**	**2,081,639**	**1,805,900**	**2,775,519**	**65%**	**219,641**	**2,215,370**	**1,864,156**	**2,953,826**	**63%**
OTHER FINANCING SOURCES/(USES)										
Debt Proceeds	-	-	-	-		-	4,050,000	-	5,400,000	0%
Transfers In	-	-	-	-		-	-	-	-	
Debt Payments	-	(202,297)	(88,487)	(269,729)	33%	-	(160,852)	(79,636)	(214,469)	37%
Capital	(7,380)	(1,617,506)	(1,364,234)	(2,156,675)	63%	(93,947)	(5,962,703)	(2,128,860)	(7,950,270)	27%
TOTAL OTHER FINANCING SOURCES/(USES)	**(7,380)**	**(1,819,803)**	**(1,452,721)**	**(2,426,404)**		**(93,947)**	**(2,073,554)**	**(2,208,496)**	**(2,764,739)**	
TOTAL SURPLUS/(DEFICIT)	**117,772**	**(1,269,047)**	**(409,965)**	**(1,692,063)**		**143,680**	**(1,031,524)**	**(759,524)**	**(1,375,365)**	

2022 budgeted expenditures included $464,912 of prior encumbrances.

SEWER FUND
STATEMENT OF REVENUES AND EXPENDITURES
SEPTEMBER 30, 2025

	2024 SEPT ACTUAL	2024 JAN-SEPT BUDGET	2024 JAN-SEPT ACTUAL	2024 JAN-DEC BUDGET	2024 % BUDGET	2025 SEPT ACTUAL	2025 JAN-SEPT BUDGET	2025 JAN-SEPT ACTUAL	2025 JAN-DEC BUDGET	2025 % BUDGET
REVENUES:										
Service Charges and Collections	82,969	700,127	689,798	933,503	74%	112,300	910,166	884,008	1,213,554	73%
Intergovernmental	-	-	67,036	-		316	-	2,732	-	
Sewer Tap-In Fees	-	5,906	832	7,875	11%	2,971	7,679	4,669	10,238	46%
Wastewater Treatment Fees	252,935	1,974,656	1,961,065	2,632,875	74%	336,053	2,567,054	2,622,367	3,422,738	77%
Other Revenue	-	-	-	-		-	-	-	-	
TOTAL REVENUES:	**335,904**	**2,680,690**	**2,718,731**	**3,574,253**	**76%**	**451,641**	**3,484,898**	**3,513,776**	**4,646,530**	**76%**
EXPENDITURES:										
Personal Services	64,673	717,761	689,678	957,015	72%	70,184	717,877	676,186	957,169	71%
Contractual Services	137,828	1,218,476	955,588	1,624,635	59%	112,544	1,336,790	1,081,587	1,782,387	61%
Materials and Supplies	2,209	39,388	37,718	52,517	72%	799	39,846	33,606	53,128	63%
Other Expenditures	-	974	1,298	1,298	100%	-	750	-	1,000	0%
TOTAL EXPENDITURES	**204,710**	**1,976,599**	**1,684,283**	**2,635,465**	**64%**	**183,527**	**2,095,263**	**1,791,379**	**2,793,684**	**64%**
OTHER FINANCING SOURCES/(USES)										
Transfers In	-	-	-	-		-	-	-	-	
Debt Proceeds	-	-	-	-		-	4,050,000	-	5,400,000	0%
Debt Payments	-	(122,235)	(43,804)	(162,980)	27%	-	(97,110)	(44,949)	(129,480)	35%
Capital	-	(370,875)	(1,740,869)	(494,500)	352%	(93,947)	(4,806,026)	(1,035,827)	(6,408,035)	16%
TOTAL OTHER FINANCING SOURCES/(USES)	-	**(493,110)**	**(1,784,673)**	**(657,480)**		**(93,947)**	**(853,136)**	**(1,080,775)**	**(1,137,515)**	
TOTAL SURPLUS/(DEFICIT)	**131,194**	**210,981**	**(750,225)**	**281,308**		**174,167**	**536,498**	**641,621**	**715,331**	

2022 budgeted expenditures included $275,096 of prior encumbrances.

COST RECOVERY
YTD SEPTEMBER 30, 2025

Golf Course	2021	2022	2023	2024	2025
Revenues	762,939	748,158	879,984	840,938	853,933
Expenditure - Operating	611,490	665,296	708,876	713,468	747,244
Expenditure - Building Maint.	16,499	23,790	24,667	14,545	11,290
% Cost Recovery	121.49%	108.57%	119.96%	115.51%	112.58%
Expenditure - Capital	27,841	45,468	28,084	47,723	960,980
% Cost Recovery	116.33%	101.85%	115.54%	108.41%	49.66%

Recreation Center	2021	2022	2023	2024	2025
Revenues	629,411	758,194	732,890	851,662	894,229
Expenditure - Operating	955,573	1,131,992	1,127,436	1,254,779	1,310,261
Expenditure - Building Maint.	13,854	31,872	30,186	19,996	19,119
% Cost Recovery	64.93%	65.14%	63.31%	66.81%	67.27%
Expenditure - Capital	46,056	85,706	94,200	164,054	266,462
% Cost Recovery	61.98%	60.68%	58.55%	59.19%	56.03%

Cassel Hills Pool	2021	2022	2023	2024	2025
Revenues	92,470	100,219	92,882	105,495	105,243
Expenditure - Operating	110,903	128,795	159,278	165,871	177,841
Expenditure - Building Maint.	29,548	16,704	17,951	17,175	25,768
% Cost Recovery	65.84%	68.88%	52.41%	57.63%	51.69%
Expenditure - Capital	26,229	18,384	4,196	9,599	23,623
% Cost Recovery	55.48%	61.15%	51.20%	54.76%	46.32%

FUND STATEMENT
YTD SEPTEMBER 30, 2025

Fund	Description..................	Beg Yr Bal....	Ytd Receipts..	Ytd Expenses..	Unexp bal.....	Encumbrances..	Unenc bal.....
110	GENERAL FUND	22,124,164.15	26,234,450.89	26,151,055.45	22,207,559.59	2,183,763.76	20,023,795.83
221	STREET FUND	1,257,083.13	1,899,293.31	2,281,241.43	875,135.01	559,349.46	315,785.55
222	STATE HIGHWAY FUND	346,272.75	119,723.86	116,857.91	349,138.70	5,065.32	344,073.38
224	PERMISS MOT VEH LIC TX FD	201,011.87	39,553.80	16,801.06	223,764.61	2,131.12	221,633.49
225	LAW ENFORCEMENT FUND	54,435.83	-	-	54,435.83	9,068.94	45,366.89
226	DRUG LAW ENFORCEMENT FUND	4,118.77	75.00	-	4,193.77	-	4,193.77
227	OMVI EDUCATION & ENFORCEMENT F	70,529.05	11,703.76	-	82,232.81	-	82,232.81
228	OMVI INDIGENT FUND	297,764.03	17,759.64	-	315,523.67	-	315,523.67
229	COMPUTER LEGAL RSCH FUND	95,291.93	86,632.56	86,199.52	95,724.97	11,957.14	83,767.83
230	INDIGENT DRIVERS IAM FUND	188,323.24	5,884.00	-	194,207.24	-	194,207.24
233	POLICE CPT FUND	55,911.52	35,683.10	-	91,594.62	-	91,594.62
234	9-1-1 SERVICE SYSTEM	-	45,532.18	-	45,532.18	-	45,532.18
238	AMERICAN RESCUE PLAN ACT	169,734.97	-	156,734.97	13,000.00	-	13,000.00
241	FEMA SPECIAL REVENUE FUND	3.23	-	-	3.23	-	3.23
242	STORMWATER SPECIAL REVENUE	193,053.66	437,055.29	464,985.32	165,123.63	194,014.70	(28,891.07)
244	ONEOHIO OPIOID SETTLEMENT	97,733.18	29,818.95	-	127,552.13	-	127,552.13
245	JOB CREATION AND REVITALIZATION	3,384,453.37	187,630.72	2,143,505.01	1,428,579.08	-	1,428,579.08
250	INFRASTRUCTURE	711,880.28	37,875.40	95,450.00	654,305.68	245,450.00	408,855.68
251	COURT PROJECTS SPECIAL REVENUE	57,068.28	164,687.60	145,625.53	76,130.35	13.98	76,116.37
255	EMPLOYEE RETIREMENT RESERVE	1,198,854.74	300,000.00	194,520.78	1,304,333.96	-	1,304,333.96
260	CRISIS INTERVENTION TRAIN FUND	-	-	4,148.33	(4,148.33)	-	(4,148.33)
325	CAPITAL IMPROVEMENT FUND	534,857.02	2,054,695.00	1,372,915.72	1,216,636.30	1,975,852.34	(759,216.04)
332	POLICE-FIRE-STREET CIP FUND	591,917.18	2,354,292.62	1,482,941.24	1,463,268.56	184,972.18	1,278,296.38
333	TIF CAPITAL PROJECTS FUND	540,492.94	97,852.06	16,826.54	621,518.46	22,159.91	599,358.55
336	STONEQUARRY CROSSINGS TIF FUND	42,750.24	8,462.70	2,260.15	48,952.79	13,968.33	34,984.46
337	CDBG FUND	(50,000.01)	50,000.00	100,000.00	(100,000.01)	-	(100,000.01)
339	FIRE EQUIPMENT FUND	259.34	-	-	259.34	-	259.34
340	OPWC FUND	(262,610.29)	-	-	(262,610.29)	-	(262,610.29)
360	FACILITIES IMP/MAINT RESERVE	2,143,935.50	1,642,221.00	322,604.20	3,463,552.30	1,472,541.51	1,991,010.79
436	G.O. DEBT SERVICE FUND	394,892.13	2,482,205.74	2,377,913.76	499,184.11	-	499,184.11
641	GOLF COURSE OPERATIONS FUND	3,091,376.09	1,003,932.85	1,708,223.84	2,387,085.10	1,314,388.10	1,072,697.00
643	CASSEL HILLS GOLF MEM. FUND	564.41	-	-	564.41	-	564.41
651	WATER FUND	3,795,776.37	3,313,128.12	4,072,652.27	3,036,252.22	2,915,824.26	120,427.96
652	SEWER FUND	3,143,816.70	3,513,776.03	2,872,154.72	3,785,438.01	1,277,353.15	2,508,084.86
872	HOSPITAL CARE TRUST FUND	25,908.88	1,631,894.14	2,069,295.68	(411,492.66)	372,200.11	(783,692.77)
		44,501,624.48	47,805,820.32	48,254,913.43	44,052,531.37	12,760,074.31	31,292,457.06

Negative fund balances YTD due to timing.

Monthly Financial Variance Analysis: September 30, 2025

General Fund

Revenues

- Net income tax revenue collected YTD was $16,862,262, and refunds issued YTD were $366,886.90. Overall receipts, net of refunds, were up 7.73% as compared to September 2024, also net of refunds.
- Intergovernmental revenue is up YTD due to increase in funds received from the county, state grants, and ED/GE grants.
- Licenses, Permits and Fees is down YTD due to decrease in land development fees.
- Charges for Services is up YTD due to increase in cemetery revenue, weed cutting, ambulance service, and recreation programs.
- Other Revenue is down YTD due to a decrease in interest revenue received and donations.

Expenditures

- Council/City Manager expenditures are up YTD due increase in travel and transportation, data processing, and CRA Reimbursement to VBCSD.
- Non-Departmental expenditures are down YTD due to decrease in State/Local Fees, permits, licenses, property taxes, and technical supplies.
- Transfers Out are up due to budgeted transfers.

Police-Fire-Street CIP Fund

Revenues

- Intergovernmental is up YTD due to increase in state grants.
- Other Revenues is down YTD due to decrease in reimbursements.

Expenditures

- Police personnel expenditures are up YTD.
- Fire personnel expenditures are up YTD.
- Police Capital is down due to timing.
- Public Works Capital is down due to timing.

Golf Fund

Revenues

- Memberships are down YTD.
- Other Revenue is up YTD due to the sale of fixed assets.
- Transfers In is up YTD due to timing.

Expenditures

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

Water Fund

Revenues

- Service Charges & Collections is up YTD due to rate increases.
- Water Tap-In Fees are up YTD.

Expenses

- Materials & Supplies is up due to timing.
- Other Expenditures is up YTD due to increase in bank service charges.
- Capital purchases are up YTD due to increase in infrastructure and building and improvements.

Sewer Fund

Revenues

- Service Charges & Collections and Wastewater Treatment Fees are up YTD due to rate increases.
- Intergovernmental is down YTD to due to decrease in state grants.

Expenses

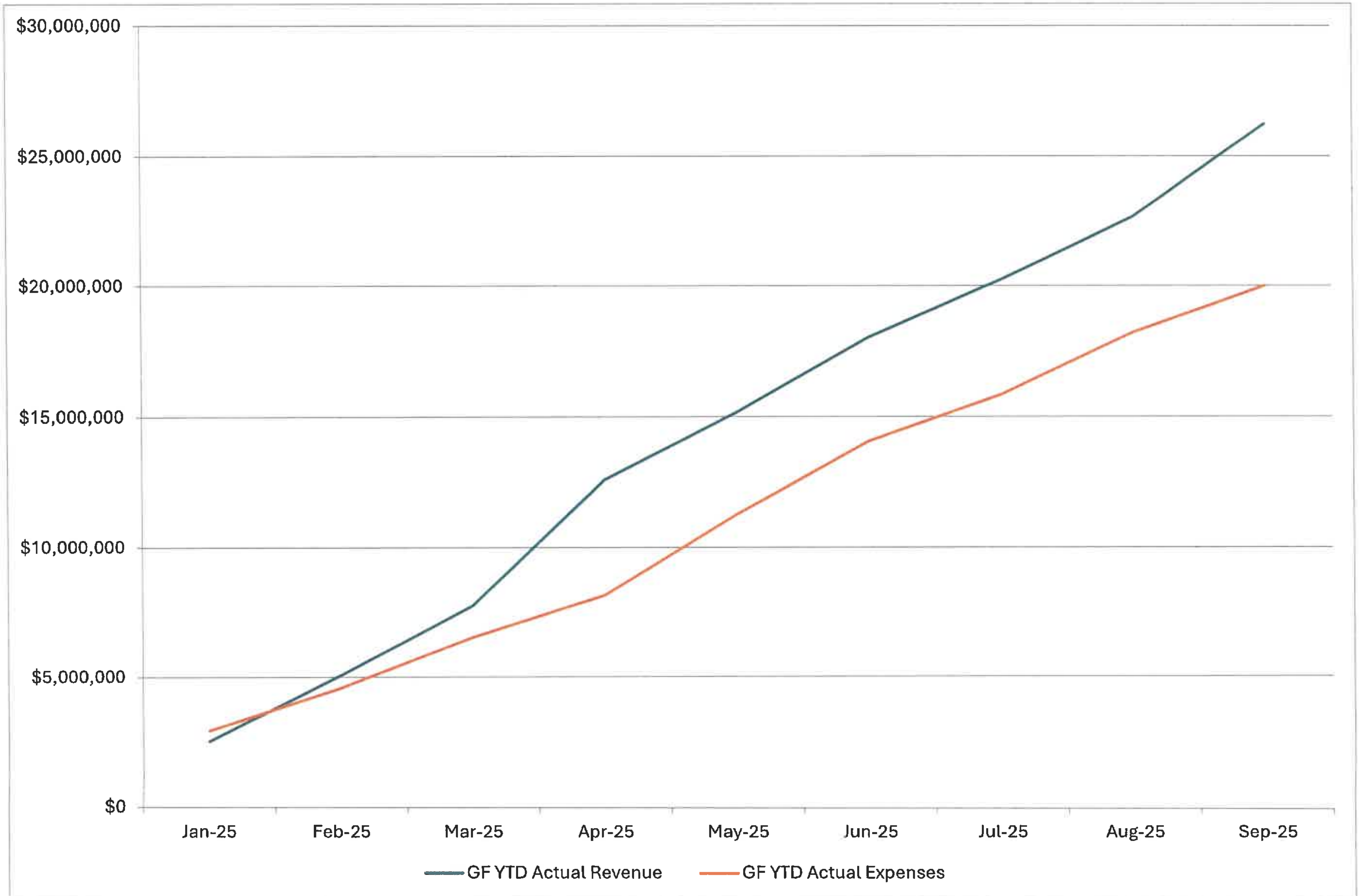
- Personal Services is down YTD.
- Contractual Services is up YTD due to increase in communications, bank service charges, and payments to Tri Cities.
- Capital purchases are down YTD due to timing.

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

PERIOD	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL	**2025 FORECAST**	**2025 ACTUAL**	Var. to Forecast over (under)	Var. to Prior Yr. over (under)	% VAR. TO FORECAST	% VAR. TO PY ACTUAL
JANUARY	1,476,154	1,700,956	1,787,561	1,952,195	2,140,560	2,179,733	**1,802,384**	(377,349)	(338,176)	-17.31%	-15.80%
FEBRUARY	1,252,025	1,126,039	1,155,865	1,392,230	1,380,442	1,455,843	**1,609,902**	154,059	229,460		
YTD	2,728,179	2,826,995	2,943,426	3,344,425	3,521,002	3,635,576	**3,412,286**	(223,290)	(108,716)	-6.14%	-3.09%
MARCH	1,478,428	1,337,796	1,362,275	1,643,196	1,672,288	1,732,835	**1,885,429**	152,594	213,141		
YTD	4,206,607	4,164,791	4,305,701	4,987,621	5,193,290	5,368,411	**5,297,715**	(70,696)	104,425	-1.32%	2.01%
APRIL	1,415,467	2,206,344	2,579,100	3,047,237	2,820,096	3,134,013	**2,824,030**	(309,983)	3,934		
YTD	5,622,073	6,371,135	6,884,801	8,034,858	8,013,386	8,502,424	**8,121,745**	(380,679)	108,359	-4.48%	1.35%
MAY	1,048,517	1,634,741	1,235,464	1,272,627	1,376,149	1,441,576	**1,522,857**	81,281	146,708		
YTD	6,670,591	8,005,876	8,120,265	9,307,485	9,389,535	9,944,000	**9,644,602**	(299,398)	255,067	-3.01%	2.72%
JUNE	1,396,201	1,393,164	1,506,028	1,597,652	1,826,375	1,827,320	**2,007,718**	180,398	181,343		
YTD	8,066,792	9,399,040	9,626,293	10,905,137	11,215,910	11,771,320	**11,652,319**	(119,001)	436,409	-1.01%	3.89%
JULY	1,589,480	1,239,270	1,370,798	1,593,382	1,248,932	1,567,051	**1,495,691**	(71,360)	246,759		
YTD	9,656,272	10,638,309	10,997,091	12,498,519	12,464,842	13,338,371	**13,148,010**	(190,361)	683,168	-1.43%	5.48%
AUGUST	1,237,765	1,461,277	1,475,294	1,396,583	1,313,679	1,558,786	**1,738,021**	179,235	424,342		
YTD	10,894,037	12,099,586	12,472,385	13,895,102	13,778,521	14,897,157	**14,886,031**	(11,126)	1,107,510	-0.07%	8.04%
SEPTEMBER	1,493,925	1,398,308	1,793,560	1,423,183	1,874,328	1,892,973	**1,976,231**	83,258	101,903		
YTD	12,387,962	13,497,895	14,265,945	15,318,285	15,652,849	16,790,130	**16,862,262**	72,132	1,209,413	0.43%	7.73%
OCTOBER	1,229,632	1,172,064	1,641,209	1,697,616	1,502,056	1,801,436		(1,801,436)	(1,502,056)		
YTD	13,617,593	14,669,959	15,907,154	17,015,901	17,154,905	18,591,566	**16,862,262**	(1,729,304)	(292,643)	-9.30%	-1.71%
NOVEMBER	1,289,480	1,301,460	1,268,989	1,167,243	1,566,156	1,483,705		(1,483,705)	(1,566,156)		
YTD	14,907,074	15,971,419	17,176,143	18,183,144	18,721,061	20,075,271	**16,862,262**	(3,213,009)	(1,858,799)	-16.00%	-9.93%
DECEMBER	1,283,667	1,481,468	1,540,364	1,783,237	1,858,115	1,920,228		(1,920,228)	(1,858,115)		
YTD	16,190,741	17,452,887	18,716,507	19,966,381	20,579,176	21,995,500	**16,862,262**	(5,133,238)	(3,716,914)	-23.34%	-18.06%

Original Forecast $21,995,500

GF YTD Actual Revenue vs GF YTD Actual Expenses
(September 2025)



October 20, 2025

Vandalia ohio
small city. big opportunity.

November 3, 2025

Study Session

- Resolution: GSP & PT Pay Plan for 2026
- Ordinance: 2026 Budget
- Ordinance: Riverdale Section One – Final PUD Plan

Council Meeting

Communications, Petitions and Awards

- Introduction: Kayla Sensenbaugh, Recreation Facility Manager, start date 10/20/25

Action Item

Resolution

Ordinance – First

- 2026 Budget

Ordinance – Second Reading

- Rezoning Foxfire Section 8

Ordinance – Emergency

Variance/Conditional Use

- Variance: BZA 25-0008 - 6-Foot Fence in Zone A – 775 Cassel Creek Drive

Executive Session

November 17, 2025

Study Session

- October 2025 Financial Reports
- Discussion: Variance: BZA 25-0010 – Chickens – 411 Birdsong Drive
- Discussion: PUD Amendment: PC 25-0015 – Flying J (Add'l Structure - EV Canopy)
- Discussion: Code Amendment: PC 25-0017 – Processes and Review Criteria

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

- GSP & PT Pay Plan for 2026

Ordinance – First

- Ordinance: Riverdale Section One – Final PUD Plan

Ordinance – Second Reading

Ordinance – Emergency

- 2026 Budget

Variance/Conditional Use

Bill Listing October

Executive Session

December 1, 2025

Study Session

Presentation: Summary of Cybersecurity Plan

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

- Ordinance: PUD Amendment: Flying J (Add'l Structure - EV Canopy)
- Ordinance: Code Amendment: PC 25-0017 – Processes and Review Criteria

Ordinance – Second Reading

- Ordinance: Riverdale Section One – Final PUD Plan

Ordinance – Emergency

Variance/Conditional Use

- Variance: BZA 25-0010 – Chickens – 411 Birdsong Drive

Executive Session - Matters required to be kept confidential by federal law or regulations or state statutes and to consider the employment or compensation of a public employee.

December 15, 2025

Study Session

- Resolution: Cybersecurity Plan
- Ordinance: Clean Up Supplemental
- November 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

- Cybersecurity Plan

Ordinance – First

Ordinance – Second Reading

- Ordinance: PUD Amendment: Flying J (Add'l Structure - EV Canopy)
- Ordinance: Code Amendment: PC 25-0017 – Processes and Review Criteria

Ordinance – Emergency

- Clean Up Supplemental

October 20, 2025

Variance/Conditional Use

Bill Listing November

Executive Session