

The Council of the City of Vandalia Meeting Minutes

February 3, 2025

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

COUNCILMEMBERS ABSENT: Councilmember Candice Farst.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Thia Do, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Jake Hayslett, Mark Schwieterman, Leann Hanf, Brandon Sucher, Barbara Spurgeon, Don Hutchison, Larry Doogan, Amos Knipp, Aaron Hathaway, Steve Ponscheck, Eddie Hunt, Jack Froschauer, Regina Froschauer, Steve Stefanidis, Tammy Weatherhead, Alex Gunter-Dray, Robert Shanahan and Tanya Brown.

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

Approval of Previous Minutes:

The Council Study Session Minutes from December 16, 2024, and the Council Meeting Minutes from December 16, 2024, were approved as presented.

Communications, Petitions and Awards: None

Public Hearing: None

Comments from Interested Citizens:

Mayor Herbst called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record. **Mayor Herbst** asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. **Jack Froschauer**, 11600 Cassel Road, addressed Council and the City Manager, thanking Vice Mayor Blakesly for softening the opening remarks for comments from interested citizens. **Mr. Froschauer** expressed his dissatisfaction with Council's decision to increase utility rates with Ordinance 22-35, installing new water meters, authorizing new playground equipment at a pocket park, authorizing golf course irrigation, authorizing a new Public Works building and asked that the Mayor add an agenda item tonight to repeal Ordinance 22-35, rolling back water costs to December of 2022. **Mayor Herbst** encouraged Mr. Froshauer to be at the February 17th meeting for the presentation on Utility Rates. **Barbara Spurgeon**, 777 Northedge Drive, addressed Council expressing her concerns about having a festival at the Recreation Center, with parking and crowd control, asking Council to reconsider having the Airshow Parade

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instead. **Councilmember Aivalotis-Weaver** reminded Ms. Spurgeon this was a Chamber event, not a City event and she would need to contact Nick at the Chamber who organizes the event.

CITY MANAGER'S REPORT

Information Items: None

Action Item:

Boards & Commissions Appointments

Mr. Althouse advised Council enclosed in their Council packets was the application of Steve Stefanidis, who is requesting appointment to the Board of Zoning Appeals and the application of Steve Ponscheck, who is requesting appointment to the Community Reinvestment Area Housing Council Board. It was moved by Councilman Follick, second by Councilwoman Doogan to approve the appointments of Steve Stefanidis to the Board of Zoning Appeals and Steve Ponscheck, as the second Council appointment, to the Community Reinvestment Area Housing Council Board. Motion passed 6-0. **Mayor Herbst** administered the Oath of Office to Mr. Stefanidis for his appointment to the Board of Zoning Appeals. **Mayor Herbst** advised in the Study Session earlier it was discussed there is a Mayor appointment to the Community Reinvestment Area Housing Council Board and he would like to recommend Amos Knipp to fill the position. Mr. Knipp accepted the appointment.

Old Business: None

Resolutions:

25-R-10 A Resolution Awarding The Bid For Removal And Replacement Of Certain Curbs And Sidewalks Requested By Development And Engineering Services, To Coate Construction LLC At The Lowest And Best Bid Price Of \$420,930.00. **Mr. McDonald** read Resolution 25-R-10 by title. **Mr. Althouse** advised Council bids were publicly opened for the Removal and Replacement of Certain Curbs and Sidewalks on Tuesday, January 14, 2025. Four (4) sets of specifications were issued, and three (3) contractors submitted acceptable bids for the project. Bids ranged from \$420,930.00 to \$628,750.00. Director Barton recommends awarding the contract for this project to Coate Construction LLC out of West Milton, OH as the lowest and best bid at their bid price of \$420,930.00. There were no comments from Council. It was moved by Councilwoman Doogan, second by Vice Mayor Blakesly to approve Resolution 25-R-10. Motion passed 6-0.

25-R-11 A Resolution Awarding The Bid For The Kenneth Avenue Watermain Replacement Project Requested By Development And Engineering Services, To Sturm Construction, Inc. At The Lowest And Best Bid Price Of \$550,000.00. **Mr. McDonald** read Resolution 25-R-11 by title. **Mr. Althouse** advised Council bids were publicly opened for Kenneth Avenue Watermain Replacement & Resurfacing project on

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Tuesday, January 14, 2025. Eleven (11) sets of specifications were issued, and ten (10) contractors submitted acceptable bids for the project. Bids ranged from \$550,000.00 to \$675,360.50. Director Borton recommends awarding the contract for this project to Sturm Construction Inc. out of Sidney, OH as the lowest and best bid at their bid price of \$550,000.00. There were no comments from Council. It was moved by Councilman Follick, second by Vice Mayor Blakesly to approve Resolution 25-R-11. Motion passed 6-0.

25-R-12 A Resolution Authorizing The Purchase Of Water Meters And Appurtenances From Buckeye State Pipe & Supply Company, Inc. At A Cost Not To Exceed \$500,000. **Mr. McDonald** read Resolution 25-R-12 by title. **Mr. Althouse** advised Council the Public Works crews have been installing the new ultrasonic meters that we have in stock as our current meters and transmitters continue to fail at a rapid pace. To date, we have ordered ~4500 of the roughly 5,700 water meters in operation in the City. In the 2025 Capital Improvement Budget, we have appropriated a total of \$500,000 in the Water and Sanitary Sewer funds to purchase more water meters to continue the multi-year citywide replacement. Director Borton recommends we purchase more Badger E-Series Ultrasonic Meters from Buckeye State Pipe & Supply Company, Inc. for an amount not to exceed \$500,000. This will cover the cost of approximately 1,000 more residential and commercial meters and appurtenances. It was moved by Councilwoman Doogan, second by Councilman Lewis to approve Resolution 25-R-12. Motion passed 6-0.

Ordinances – First Reading:

25-02 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 7848 South Brown School Road. **Mr. McDonald** read Ordinance 25-02 by title. **Mr. Althouse** advised Council the applicant, Addison Properties, has requested the creation of a Planned Unit Development district and the approval of a Preliminary Plan for the Riverdale Subdivision. The proposed PUD involves three parcels totaling 84.8 acres currently located in the A – Agriculture district. The parcels are located at 7848 South Brown School Road. On January 14th, 2025, the Planning Commission voted 3-1 to recommend approval of the creation of the PUD district. The Planning Commission also voted 3-1 to recommend approval of the proposed Preliminary Plan for the development. It was moved by Councilman Follick, second by Councilman Lewis to approve Ordinance 25-02 in the first reading and move it to a second reading for the March 3, 2025 Council meeting so all seven Councilmembers are present. **Councilwoman Doogan** addressed the applicant, Eddie Hunt, inquiring if any of the homes were being built on a flood zone, to which he responded no and if the City was given a fee in lieu of the dedication option, to which he responded no. **Councilwoman Doogan** addressed Mr. Hunt sharing she felt the roads would not be adequate to carry the high traffic, there would not be adequate parking

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in the development; Addison should delete the specification on the walkability to City parks as this is misleading and a traffic study is imperative before moving forward. **Mr. Hunt** addressed Councilwoman Doogan, stating Addison Properties is fully committed to engaging with a third party traffic engineer to perform a study during the engineering review phase and Addison Properties is aware of the requirements of the City for the roadway improvements and would work with City Staff, noting a Traffic Study Engineer has not been selected due to waiting on direction from City Council. **Councilman Lewis** addressed the Law Director, Mr. McDonald, inquiring if Council could make changes to the preliminary plan during the second reading. **Mr. McDonald** responded, if there were any type of conditions made, they could be made at the second reading. Motion passed 6-0.

Ordinances – Second Reading: None

Ordinances – Emergency Reading: None

Reports from Boards and Commissions: None

Council Comments

Councilmember Aivalotis-Weaver made a motion to excuse Councilwoman Farst from the meetings tonight. Vice Mayor Blakesly seconded the motion. All members present voted yes. Motion passed 6-0. **Councilmember Aivalotis-Weaver** welcomed and thanked the three new Board members for serving. She thanked the Public Works Department for their efficiency of fixing the water main breaks, minimizing the time of interrupted services and boil advisories.

Mayor Herbst thanked the three new Boards and Commissions members for serving, sharing how important their positions are, and their service is appreciated giving back to their community.

The Regular meeting was adjourned at 7:27 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council