

CITY OF VANDALIA
February 17, 2025
City Council
Study Session – 5:15 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, February 17, 2025
5:15 P.M.

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

Councilmembers Absent: Mayor Richard Herbst.

Others Present: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Steve Clark, Alicia McCracken, Bridgette Leiter, Kristen Carnes, Ben Borton, Chad Follick, Leann Hanf, Mark Schwieterman, Ben Walker, Danny Knife, Jake Hayslett, Robert Shanahan, Gloria Shanahan, Tammy Weatherhead, Amos Knipp, Barbara Spurgeon, Don Hutchison, Donald Engle, Donna Plant, Terrie Manuel, Barbara Breisch, Elizabeth Langford, Karla Lamb, Alex Gunter-Dray, Diane Dohn, Patty Tackett, Lenard Green, Venetia Green, Liam Suber and Jeni Suber.

Vice Mayor Blakesly called the Study Session to order at 5:15 p.m.

Presentation

Utility Funds

Mr. Schwieterman reviewed with Council the 2022 presentation and adopted rate changes from the adopted 2022 Ordinance. **Mr. Schwieterman** reviewed the current projections for the utility Funds (Water, Sewer and Stormwater) based upon current conditions and the implemented rate changes. There was a brief discussion regarding population increase, both residential and commercial, the installation of the new meters, priority of replacing the failing infrastructure with some areas being over 70 years old, the increased cost of materials in the TCA Plant design process, the possibility to reconfigure the rate increases over a longer period of time and water usage for low income households. Council thanked Mr. Schwieterman for the amount of information and research that went into the presentation and indicated they would like to discuss the options Mr. Schwieterman presented at future Council retreat.

Monday, February 17, 2025

Items on this evening's Council Meeting Agenda

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

Resolution: Purchase of Property 10 W. National Road

Mr. Althouse advised Council the City of Vandalia is finalizing a contract to purchase real estate at 10 West National Road for \$2,150,000, for redevelopment purposes as part of the Vandalia City Center Overlay plan. The City's intent is to seek a desirable use for this property that aligns with the VCCO and the 2020 Comprehensive Plan that meets the desire of our community and supports quality economic development. Funds for this purchase will come from the Job Creation and Revitalization

Fund, which is predominantly funded through building permit and land development fees. There were no comments or questions from Council.

Ordinance: Supplemental

Mrs. Leiter advised Council Finance is requesting approval of the following supplemental appropriation Ordinance for the following reasons:

- \$2,000,000 – increase appropriations to account for expenses related to the purchase of real estate located at 10 West National Road for \$2,150,000, for redevelopment purposes as part of the Vandalia City Center Overlay plan.

There was a brief discussion regarding the amount in the Job Creation Revitalization Fund, which **Mrs. Leiter** indicated is \$3.1-3.2 million. There were no further questions or comments from Council.

Monday, March 3, 2025

Resolution: Volunteer Firefighters Board Members

Chief Follick advised Council the Ohio Volunteer Firefighters' Dependents Fund is a fund that helps support the families of volunteer firefighters who die or become disabled in the line of duty. The fund is established in Ohio Revised Code Chapter 146. The Vandalia Division of Fire, in accordance with ORC Chapter 146, must elect a VFDF Review Board annually. The resolution proposed outlines how that board will be elected; this is a process that we will have to do annually moving forward. **Chief Follick** clarified two Council members are required appointment to serve on the VFDF Review Board. There were no further questions or comments from Council.

Discussion

Fire Training Center Site

Chief Follick advised Council the Division of Fire has identified the need for a fire, and possibly, police training center. Monies have been set aside from the sale of the “old” Fire Station on Dixie Drive. **Chief Follick** advised some of the initial planning at a site on Webster Street near Benchwood Road has been completed. The Division of Fire has spent several years looking for partners and/or alternative funding opportunities. The City of Huber Heights has proposed a partnership with Vandalia and possibly Butler Township, at a site on Bridgewater Road in Huber Heights. In Chief Follick's presentation, he provided Council with an overall explanation of what is needed, giving Council an update on where the Division of Fire is in the planning of this facility, providing Council with some pros and cons on sites, and requested City Council's guidance on how Council would like the Division of Fire to proceed. There was a brief discussion regarding the logistics of the possible training site in Huber Heights and the land available on Stonequarry to build a training facility, which could include police as well, and the possibility of partnerships with the colleges and Lion Apparel. Council gave Chief Follick direction to continue looking at the Webster Street site and the Stonequarry site and present at the 2026 Budget meeting.

Recreation Center Childcare Outdoor Playground Equipment purchase- Under \$50K

Mrs. McCracken advised Council the Parks & Recreation Department is recommending entering a contract with Landscape Structures for the purchase and installation of new playground equipment at the Recreation Center Childcare Outdoor Playground, authorizing the purchase through the State of Ohio Procurement Program with Landscape Structures of Delano, Minnesota at a cost not to exceed \$50,000. The total payment of the playground equipment contract, when combined with the playground safety surface contract with Forever Lawn of Ohio, shall not exceed the total budget amount of \$100,000 for the playground project at the Recreation Center. There were no comments or questions from Council.

Recreation Center Childcare Outdoor Playground Safety Surface purchase - Under \$50K

Mrs. McCracken advised Council the Parks & Recreation Department is recommending entering a contract with Forever Lawn of Ohio for the purchase and installation of a playground safety surfacing under the new playground equipment at the Recreation Center Childcare Outdoor Playground, authorizing the purchase through the Sourcewell Cooperative Procurement program with Forever Lawn of Ohio at a cost not to exceed \$40,000. The total payment of the safety surface contract, when combined with the playground equipment contract with Landscape Structures, shall not exceed the total budget amount of \$100,000 for the playground project at the Recreation Center. There were no comments or questions from Council.

One Ton Dump Truck #16 Upfit – Under \$50K

Mr. Borton advised Council in the 2025 Capital Improvement budget, we have appropriated a total of \$125,000 in various funds to purchase a new one-ton dump truck to replace our current Public Works truck #16, with over 61,400 miles before this snow & ice season. The dump trucks are used throughout the year on a daily basis moving spoils, hauling brush, gravel, asphalt, and general maintenance. We received a quote from K.E. Rose Company of Huber Heights for the upfit equipment with government discount pricing of \$45,030.00. We have used the K. E. Rose Company in the past for most of our vehicle upfits and they have done excellent work at a reasonable price. Director Borton recommends we purchase the upfit equipment as specified from K.E. Rose Company with government incentives for \$45,030.00. The total of the cab & chassis and the upfit is \$103,411.00, which is \$21,589.00 under the amount appropriated. There were no comments or questions from Council.

Billboard Leases

Mr. McDonald advised Council this would be rescheduled for the next Study Session.

At 6:59 **Vice Mayor Blakesly** advised the Study Session is being adjourned for the purpose of conducting the regularly scheduled Council Meeting. He indicated the Study Session will reconvene after the Council Meeting is adjourned. **Vice Mayor Blakesly** advised there would be a five minute break before the Council Meeting.

At 8:22 p.m. **Vice Mayor Blakesly** reconvened Study Session.

December and End of Year 2024 Financial Reports

Cognizant of Council's duty to monitor the City's financial activity, **Vice Mayor Blakesly** introduced Mrs. Leiter to timely provide financial information for Council's review and analysis. **Mrs. Leiter** reminded Council the financial reports were previously provided in their council packets. **Mrs. Leiter** reviewed the December monthly reports in detail. She began by reviewing the Monthly Financial Variance Analysis: December 31, 2024 in detail, which included revenues and expenditures for the General Fund, the Police-Fire-Street CIP Fund, Golf Fund, Water Fund, Sewer Fund. Mrs. Leiter reviewed December cost recovery data for the golf course, recreation center, Cassel Hills Pool, and the Fund Statement report in detail. After a brief discussion with questions and answers, Council indicated approval of all reports.

January 2025 Financial Reports

Cognizant of Council's duty to monitor the City's financial activity, **Vice Mayor Blakesly** introduced Mrs. Leiter to timely provide financial information for Council's review and analysis. **Mrs. Leiter** reminded Council the financial reports were previously provided in their council packets. **Mrs. Leiter** reviewed the January monthly reports in detail. She began by reviewing the Statement of Revenues and Expenditures: January 31, 2025 in detail, which included revenues and expenditures for the General Fund, the Police-Fire-Street CIP Fund, Golf Fund, Water Fund, Sewer Fund. **Mrs. Leiter** reviewed the January and February cost recovery data for the golf course, recreation center, Cassel Hills Pool, and the Fund Statement reports in detail dated January 31, 2025. After a brief discussion with questions and answers, Council indicated approval of all reports.

Legislative Calendar

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

Study Session adjourned at 8:44 p.m.

Angela Swartz

Executive Assistant

Deputy Clerk of Council

937.415.2256

aswartz@vandaliaohio.org

www.vandaliaohio.org

