

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

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

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

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

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

Presentation

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

Monday, April 7, 2025

Items on this evening's Council Meeting Agenda

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

Resolution: Public Right of Way and City Property Mowing

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

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

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

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

Monday, April 21, 2025

Resolution: Part Time Pay Plan

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

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

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

Resolution: 2025 Dayton Air Show MOU

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

Resolution: Financial Contribution to the Historical Society of Vandalia Butler

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

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

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

Mr. Cron advised Council on March 3rd, 2025, Council discussed options for permitting digital billboards along Airport Access Road on a limited basis. Based on that discussion, Staff has prepared a set of amendments to the Interstate and Limited-Access Highway Sign Overlay District. If approved, the overlay would be amended to permit billboards along Airport Access Road. On March 25th, 2025, the Planning Commission voted 4-0 to recommend approval of the proposed amendments.

There was a brief discussion regarding the number of permitted signs, there would a maximum of six signs in the proposed area, any provisions in the contract to regulate what will be on the signs, acting as an owner, there can be certain restrictions, and clarification on the sign size. There were no further questions or comments from Council.

Discussion

EV Charger Update

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

Update 10 W. National Road

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

Concrete Repairs at Station Two Under \$50k

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

Renaming Art Park Amphitheater

Mayor Herbst advised Council the Vandalia Rotary Club is requesting to formally name the new amphitheater at the Art Park in honor of Bill Jergens, founder of R. B. Jergens Contractors, noting the request has been forwarded to the Vandalia Arts Council. **Mr. Keeley** addressed Council, adding Mr. Jergens was a good member of the community, and the Rotary Club would like to make a donation in his name since his passing and thought naming the Art Park Amphitheater in his honor was fitting.

Councilmember Farst commented she supports the naming of the Art Park Amphitheater after Bill Jergens, as he was extremely generous in the development of the Art Park Amphitheater and will facilitate the request with the Vandalia Arts Council. **Mr. Althouse** noted the ribbon cutting for the Art Park Amphitheater is scheduled for May 22 if Council wishes to pass the legislation naming the Art Park Amphitheater after Bill Jergens prior to the event. There were no further questions or comments from Council.

New Liquor Permit Request - 722 W. National Road

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

City Wide Liquor License Renewal All Class C & D

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

Legislative Calendar

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

Study Session adjourned at 6:46 p.m.

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