

The Council of the City of Vandalia Meeting Minutes

August 18, 2025

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

COUNCILMEMBERS ABSENT: Councilmember Cindy Doogan.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Darren Davey, Ben Borton, Leann Hanf, Michael Hammes, Brandon Sucher, Brian Krimm, Ben Walker, Kristen Carnes, Chris Mastrino, Barbara Spurgeon, Alex Gonter-Dray, Don Hutchison, Kathleen Durig, Ryan Lefeld, Laura Rohde, Jack Shirley, Richard Drake and Rob Smith.

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 Special Council Meeting Minutes from June 2, 2025, Council Study Session Minutes from June 16, 2025, and the Council Meeting Minutes from June 16, 2025, the Special Council Meeting Minutes from July 7, 2025, and Council Retreat Minutes from July 7, 2025, were approved as presented.

Communications, Petitions and Awards:

Introduction & Oath of Office: Police Captain Brian Krimm

Mr. Althouse introduced and administered the Oath of Office to Police Captain Brian Krimm who was promoted on July 28, 2025.

Introduction & Oath of Office: Police Sergeant Jerrod Fraley

Mr. Althouse introduced and administered the Oath of Office to Police Sergeant Jerrod Fraley who was promoted July 28, 2025.

Introduction & Oath of Office: Police Sergeant Nelson Clymer

Mr. Althouse introduced and administered the Oath of Office to Police Sergeant Nelson Clymer who was promoted July 28, 2025.

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Mayor Herbst addressed the audience advising anyone who did not wish to stay for the remainder of the meeting, this would be the time to step out.

Public Hearing: None

Comments from Interested Citizens:

Mayor Herbst called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record.

Mayor Herbst asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. **Laura Rohde**, 230 Deervale Court, addressed Council with her concerns regarding the City scheduling a fundraising event at the same time as Summerfest, a fundraising event the Anthony Tressel Memorial has been doing for the past ten seasons every Wednesday from 5-8 pm, May through August in Seagar Park. **Ms. Rohde** shared there was a Farmers Market that was on the same night as Summerfest on May 21st, July 23rd and an upcoming date on September 17th and asked the City to make better plans when scheduling events as to not work against each other. **Ms. Rohde** addressed Council regarding the speeding, traffic and parking in the residential areas of Vandalia, specifically on Skyview, requesting it be surveyed and no parking on the North side of the street. **Ms. Rohde** addressed Council regarding the road construction in Vandalia, requesting updates of progress be given on the City's website. **Mayor Herbst** noted Staff is taking notes and will be in contact with Ms. Rohde. **Councilmember Amber Aivalotis-Weaver** addressed Ms. Rohde regarding the Vandalia Market, stating they were using the City's logo, however, the Vandalia Market is not affiliated with the City of Vandalia and has also registered with the Parks and Recreation to utilize the City's facilities.

CITY MANAGER'S REPORT

Information Item:

Mr. Althouse shared Vandalia City offices will be closed on Monday, September 1 for Labor Day. The Recreation Center will be open from 7:00 a.m. to Noon for the fitness area, gymnasium and track only. **Mr. Althouse** shared the first Council meeting in September will be on Tuesday, September 2, 2025, at 7:00 p.m. The Study Session will tentatively begin at 5:30 p.m.

Action Items:

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Board and Commissions Appointment

Mr. Althouse advised Council they will be asked to consider the appointment of Rodney Reeder who is requesting appointment to the Vandalia Bicycle Committee.

A memo from Deputy Clerk of Council Swartz, Mr. Reeder's application and the Vandalia Bicycle Committee roster are included in the Council packets. There were no questions or comments from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve the appointment of Rodney Reeder to the Vandalia Bicycle Committee. Motion passed 6-0.

Old Business: None

Resolutions:

25-R-35 A Resolution To Enter Into A Cost Sharing Agreement With Montgomery County For Construction Phase Of Improvements For The Dayton International Airport Northeast Logistics Access Project. **Mr. McDonald** read Resolution 25-R-35 by title. **Mr. Althouse** advised Council the Montgomery County Engineer's Office (MCEO) is seeking \$17.6 million in ODOT TRAC funding for the \$22 million construction phase of the DIA Northeast Logistics Access Project, which includes roadway, stormwater, and shared-use path improvements near the Dayton International Airport to help reroute truck traffic. The City is responsible for 6% of the total cost (approximately \$1.32 million) under an existing cost-sharing agreement based on roadway length within each jurisdiction. A new agreement is recommended to continue this partnership and leverage federal funds for a regionally significant infrastructure improvement. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Farst to approve Resolution 25-R-35, motion passed 6-0.

25-R-36 A Resolution Awarding The Bid And Authorizing The Purchase Of Three 2026 Ford Utility Patrol Vehicles Requested By The Division Of Police From Beau Townsend Ford In The Amount Of \$147,000 As The Lowest And Best Bid And Declaring Three Existing Patrol Vehicles Being Replaced Surplus Property. **Mr. McDonald** read Resolution 25-R-36 by title. **Mr. Althouse** advised Council the Division of Police is scheduled to replace three patrol vehicles in 2026 as part of the annual fleet rotations. As in years past, the vehicle purchases have been budgeted a year in advance, so PD is able to take delivery during the replacement year due to manufacturing processes. Bid packets were sent to multiple area vehicle dealers who provide police vehicles on July 24, 2025. The notice was also posted on the City website. **Mr. Althouse** advised on August 11,

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2025, PD unsealed the only bid submission received, from Beau Townsend Ford. The individual unit price listed for a single 2026 Ford Police Interceptor Utility Hybrid was \$49,000 per unit for a total cost of \$147,000. Council approved \$180,000 in the 2025 budget for the purchase. This bid submission is \$33,000 under budget. **Mr. Althouse** advised Chief Sucher recommended awarding the bid to Beau Townsend Ford for the purchase of the three vehicles and declare the three vehicles being replaced as surplus property and be transferred to another city department, placed on GovDeals, or otherwise disposed of by the City Manager as provided by law after delivery of the new vehicles. **Councilmember Lewis** asked for a point of information, this does not include the equipment retrofit. **Mr. Althouse** advised that there would be a separate bid once the vehicles had arrived. There were no further comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Resolution 25-R-36, motion passed 6-0.

Ordinances – First Reading:

25-17 An Ordinance Repealing And Replacing In Its Entirety Chapter 1044 Of The Vandalia Codified Ordinances Titled “Sewers Generally”. **Mr. McDonald** read Ordinance 25-17 by title. **Mr. Althouse** advised Council as part of a routine OEPA permit review, updates to Chapter 1044 of our Sewer Use Ordinance are needed to align with state regulations and current City & TCA permits. Similar updates are being made by Tipp City and Huber Heights. The changes focus on improving documentation of industrial pre-treatment standards. Adoption is recommended to maintain compliance. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Lewis to approve Ordinance 25-17, motion passed 6-0.

25-18 An Ordinance Approving A PUD Major Amendment And Revised Preliminary Plan For Subarea B Of The Redwood Vandalia Development, Owned By Redwood Vandalia, In The Planned Unit Development District PC. **Mr. McDonald** read Ordinance 25-18 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Todd Foley, of PUD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia. There were no comments or

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questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Ordinance 25-18, motion passed 6-0.

25-19 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 600 Corporate Center Drive. **Mr. McDonald** read Ordinance 25-19 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development with the associated Preliminary Development Plan. The property is owned by the Hague Corporation. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Lewis to approve Ordinance 25-19, with one modification to add patios, porches, and decks may extend up to 12 feet into the required rear yard building setback, motion passed 6-0.

25-20 An Ordinance Rezoning 5.219 Acres Of Land Located At 3675 Wyse Road From Office / Industrial Park (O/IP) To Highway Business (HB) And Industrial (I) And Amending The Zoning Map Of The City. **Mr. McDonald** read Ordinance 25-20 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Ordinance 25-20, motion passed 6-0.

Ordinances – Second Reading:

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

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Behalf Of Tri Cities Wastewater Authority. **Mr. McDonald** read Ordinance 25-16 by title. **Mr. Althouse** advised Council Tri Cities Wastewater Authority and the three member cities are considering a Capacity Fee implementation of new users of the sanitary sewer system to assist in offsetting the plant improvements costs for existing customers. This fee would be paid by new residential and commercial customers at the time of connection. The fee would not affect existing residents and businesses that already have the service. There were no comments or questions during the public hearing. It was moved by Councilmember Farst, second by Councilmember Follick to approve Ordinance 25-16, **Councilmember Follick** commented that this Ordinance is also being implemented in neighboring communities, Huber Heights and Tipp City also, motion passed 6-0.

Ordinances – Emergency Reading: None

Reports from Boards and Commissions:

Mayor Herbst called for comments or questions on the Civil Service Commission Meeting. Minutes of May 20, 2025. There were none.

Mayor Herbst reviewed the July 2025 Bill Listing \$4,539,195.02, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$26,128.52. There were no comments or questions from Council.

Council Comments

Mr. Althouse congratulated the new promotions at the Police Department, wishing them the best. **Mr. Althouse** thanked Council for their support and recognized the Parks and Rec Staff for all the work that went into the Robinette Park Playground, sharing it was a great ribbon cutting event this past Friday with so many in attendance and is excited to see what the future holds with the Splash Pad.

Councilmember Follick echoed the City Manager's comments, highlighting a large majority of the Robinette Park project was secured through outside grant funding, limiting the use of City tax dollars and recognizing and thanking Staff for their hard work.

Councilmember Farst shared she had nothing to add to both of the comments.

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Councilmember Aivalotis-Weaver made a motion to excuse Councilmember Doogan from all meetings, Councilmember Farst seconded the motion. All members present voted yes. Motion passed 6-0.

Vice Mayor Blakesly echoed all other Council comments regarding the Police promotions, noting there has been a lot of expertise move on, but there are quality folks backfilling the positions and the quality employees shine, and it is seen why they have been promoted. **Vice Mayor Blakesly** congratulated Alicia McCracken on her promotion to Parks Director, sharing she has big shoes to fill, but he can see you doing really great things, along with Aaron Messenger, who was promoted to Parks Superintendent. **Vice Mayor Blakesly** shared information on the new popsicle patrol, which is part of a positive direction to move us forward.

Mayor Herbst congratulated the new officers in their promotions and the Parks and Rec promotions sharing he is really excited and looking forward to seeing what they can do.

The Regular meeting was adjourned at 7:38 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

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