

CITY OF VANDALIA
Council Study Session Minutes
Monday, October 4, 2021
6:00 P.M.

Councilmembers Present: Mayor Richard Herbst, Vice Mayor Robert Ahlers, Councilwoman Candice Farst, Councilwoman Constance Woods, Councilman Michael Blakesly, Councilman Corey M. Follick, and Councilman David Lewis

Others Present: Jerry McDonald, Daniel Wendt, Amber Holloway, Darren Davey, Bridgette Leiter, Rob Cron, Zak Karto, Steve Clark, Missy Pruszynski, Jeff Johnson, Cindy Johnson, Mike Koehl, Ron VanHorn

Remote Audience: Kristen Carnes and Holly Wiggins

Join Zoom Meeting

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Meeting ID: 811 1687 7292

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Mayor Herbst called the meeting to order at 6:00 p.m.

1. Monday, October 4, 2021

A. Items on this evening's council meeting agenda

Mayor Herbst asked the Councilmembers if there is anything on this evening's Council Meeting agenda to discuss. There were no comments.

2. Monday, October 18, 2021

A. Resolution: Council's 2022 Summer Meeting Schedule

Mr. Wendt explained this resolution proposes that during the months of June, July and August, City Council would meet once per month, on the 3rd Monday of each month. Council's Study Session would begin at 6:00 pm with the council meeting at 7:00 pm. The official dates for 2022 would be June 20, July 18 and August 15. Councilman Follick expressed his concern with having one meeting a month and additional concerns about how this negatively impacts businesses, residents, the Board of Zoning Appeals and the Planning Commission. Discussion was held regarding ways in which to mitigate inconveniences to businesses and residents caused by the summer meeting schedule. Mr. Wendt offered several solutions that would address Councilman Follick's concerns regarding the inefficiency that results from a one meeting per month summer meeting schedule.

B. Resolution: Certify County Auditor on Millage

Mrs. Leiter advised the Montgomery County Budget Commission has approved the City's property tax rate of 4.14 mills for 2022. The City's inside millage of 1.84 mills is composed of 1.54 mills for the General Fund with an estimated revenue of \$576,807, and 0.30 mills for the Police Pension Fund with an estimated revenue of \$112,365. Inside millage refers to the 10-mill property tax limitation that can be established without voter approval. Various taxing units may seek to levy taxes on the same property, but the total amount of unvoted taxes actually levied may not exceed ten mills. The City's voted outside millage is 2.30 mills for the General Fund, with an estimated revenue of \$861,465. She noted that the police pension portion has increased 17% since 2017, the general fund portion has increased 26% since 2017, and the local government fund has increased 16% since 2017. There were no comments or questions.

C. Resolution: Surface Transportation Program Funds Application – Webster Street Resurfacing

Mr. Cron shared the Miami Valley Regional Planning Commission will be accepting Fixing America's Surface Transportation (FAST) Act applications for consideration for Surface Transportation Program (STP) funding. This year they will accept applications for simple resurfacing projects to be funded in Fiscal Years 2023 and 2024. Staff is recommending Council's approval to submit an application for funding as simple resurfacing funds are only available every few years. As part of the application, we are required to submit a resolution supporting the project and guaranteeing our local share of the funding. Engineering would begin in 2022. Staff will submit an application for the resurfacing of Webster Street from Little York Road to Stop Eight Road. Simple Resurfacing projects are eligible for 80% Federal Funding up to \$750,000. The total estimated cost for the project is \$979,414 and the City's portion is estimated at \$179,282.80. Mr. Wendt recognized Mr. Cron for getting this grant application together on short order. There were no comments or questions on this item.

D. Variance: Rear Deck – 2078 Settler's Trail

Mr. Karto advised the Applicant, Jeffery A. Johnson, has requested a variance to the 10-foot required rear setback established by The Falls Condo Section One Plat to permit a deck and steps within approximately 4-feet from the rear property line. This variance would allow for the Applicant to expand his deck approximately 2' and the new steps 4'8.25" into the setback. The property directly behind the condo unit is conservation land, thus there are no residences directly behind this unit that would be impacted. The Board

of Zoning Appeals voted 4-0 to recommend approval of this request. Councilwoman Woods inquired if the neighbors and condo association were notified and approve of the variance request. Mr. Karto responded in the affirmative. Mr. Wendt advised Council this variance request very closely matches a variance previously passed by Council. Mayor Herbst asked the Applicant, Mr. Johnson, if he would like to comment. Mr. Johnson declined.

E. Variance: Neely Dental Sign – 39 Dellsing Dr.

Mr. Karto advised the Applicant, Van Horn Design and Build LLC., has requested a variance to allow a projecting sign on the rear facing facade of 39 Dellsing Drive. The Applicant has also requested a variance to allow for an increase in allowable sign area. per City Code Section 1236.11 (e)(7)(C) "Projecting or Hanging Signs", a projecting sign is allowable only "on each street frontage" with a maximum of 6 square feet of sign area. The proposed 11.75 square foot sign would be located on the rear facade of the building where the main entrance and parking lot is. The Applicant indicated in their letter of justification that the size increase is needed due to the distance from the driveway entrance to the front door. The Board of Zoning Appeals voted 3-0 with 1 abstaining to recommend approval of this request.

Councilwoman Farst commented that the photo is inadequate and inquired about whether or not the sign would be on the front or back of the building and if the sign would be mounted against the building or if the sign would be perpendicular to the building. Mr. Karto responded the sign will be placed on the back of the building and will be perpendicular to the building. Mr. Wendt advised a better picture will be included in the next Council packet. Discussion continued regarding the need for the next photo to be more indicative of what the sign might look like erected on the building. Mayor Herbst called upon the Applicant, Mr. Van Horn, to comment. Mr. Van Horn suggested a review of the plan might indicate a better understanding of the sign projection proposal. There were no further comments.

3. Discussion

A. Justice Center Asphalt Project

Mr. Clark advised Parks and Recreation staff recently solicited Request for Proposals for the Justice Center Asphalt Maintenance Project. The CIP budget includes \$20,000 for this project and consists of repairs, crack fill, sealcoating and striping of the parking lots at the Justice Center and Public Parking area at the corner of Maple Street and James

Bohanan Drive, and will also include some concrete walkway maintenance. A total of four companies attended a mandatory onsite pre-proposal meeting - A to Z Asphalt, Butler Asphalt, Neyra Paving, and Vandalia Blacktop & Sealcoating; however, only three companies submitted a proposal for the project - Butler Asphalt did not submit a proposal. Neyra Paving of Cincinnati submitted the lowest proposal but did not meet the RFP requirements as they failed to submit required documents listed in the official proposal packet. Therefore, staff recommends entering into a contract with A to Z Asphalt based on their submitted proposal.

B. Downtown Community Reinvestment Area

Miss Holloway began by noting Community Reinvestment Areas are a strong economic development tool, and much like the name, they often drive reinvestment in targeted commercial, industrial, and residential areas. This economic development tool is especially powerful because the property tax abatement is transferrable from owner to owner throughout the 15-year life of the CRA after the property is improved. Recently, staff has conducted informational interviews and recruitment meetings with potential builders, economic development professionals, and peer governments. These advisors unequivocally extolled the need to leverage the CRA to initialize revitalization and purposeful development. Staff proposes to encourage reinvestment in the South Dixie Drive corridor to catalyze the development of a discernible downtown and corresponding downtown transition areas. She explained in detail how to move forward with this development tool. Furthermore, this proposal is based on extensive community feedback, decades of planning, direction by a steering committee, strategic analysis by a qualified planning firm, and adoption of the 2020 Vision Vandalia Comprehensive Plan by City Council. Mr. Wendt advised a meeting is scheduled to discuss the potential costs and benefits of the proposal with VBCSD Superintendent O'Leary and Treasurer Beavers. He also noted this is an excellent tool to contribute to the success of current and future Vandalia businesses.

Mayor Herbst inquired about the reasoning for including the area of land by Farrell Road. Mr. Wendt explained that the designation could make it more developable and this area of land can be removed if Council desires.

Councilman Follick suggested that staff examine the pros and cons of extending the Poe Avenue CRA to include the areas west and south that have been identified in the Comprehensive Plan for redevelopment.

C. Moratorium on Zoning West of the Airport Access Road

Miss Holloway reminded Council back on August 23, 2021, upon the proposal of staff, City Council enacted a 120-day moratorium on zoning approvals for the properties west of the Airport Access Road. The purpose of this moratorium was to provide the City time to consider future uses for this area based on the outcomes of the 2020 Vision Vandalia Comprehensive Plan and Future Land Use Map; and to maintain orderly development in the area. She explained, as such staff has performed extensive research and is proposing to zone said area as Industrial/Innovation. Miss Holloway explained the process moving forward regarding this City initiated rezoning.

Mr. Mike Koehl, 9261 Dog Leg Road, advised this sounds good from the onset and inquired if staff contacted the residents during their extensive research and what were the findings. Mr. Wendt advised Council he and Mr. Koehl have met to discuss various topics impacting the west side of Vandalia. Mr. Koehl recognized this and urged Council to ensure that moving forward staff is soliciting comments and preferences from the residents. He continued by advising that he has met with other residents in the area and this rezoning will help to increase property values.

D. 60 Day Calendar

Mayor Herbst solicited comments or questions on the 60 Day Calendar. Councilwoman Farst referenced the Summer Meeting schedule. Specifically indicating this has been an on-going discussion since she came on Council. She continued by explaining it is also important to consider the number of staff members who are required to attend the meeting and may not have business on the agenda and the associated expense. Mayor Herbst commented that Council is not in the business of impeding businesses and residents. Brief discussion occurred regarding adjusting the summer meeting schedule.

4. **Executive Session** – It is recommended that Council adjourn to Executive Session to discuss and consider the possible purchase or sale of real property.

At 6:45 p.m. Mayor Herbst advised the audience Council will adjourn to Executive Session to discuss and consider the possible purchase or sale of real property.

Adjournment to Executive Session

It was moved by Councilman Lewis, seconded by Councilwoman Farst, to adjourn to Executive Session to discuss and to consider the possible purchase or sale of real property. Councilman Lewis voted yes, Councilwoman Woods voted yes, Councilman Blakesly voted yes, Councilwoman Farst voted yes, Councilman Follick voted yes, Vice Mayor Ahlers voted yes, and Mayor Herbst voted yes. Motion passed 7-0.

Re-Convene to Study Session

It was moved by Councilman Blakesly, seconded by Councilman Lewis, to reconvene to the Study Session at 7:13 p.m. All members present voted yes. Motion passed 7-0.

The study session was adjourned at 7:13 p.m.



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