
The Blue Letter

October 31, 2025

Honorable Mayor & Esteemed City Councilmembers:

Beggar's Night, Friday, October 31st - Beggar's Night will be held Friday, October 31 from 6:00 p.m. to 8:00 pm.

Vandalia Pumpkin Smash - On Saturday, November 8 from 11:00 am to 1:00 pm at the Vandalia Sports Complex Baseball Concession Stand, prepare for a smashing good time at our Pumpkin Smash! Bid a gleeful farewell to your Halloween pumpkins in the most spectacular way possible. Grab your gourds and join us for a day of pumpkin smashing mayhem. From gravity-defying drops to pumpkin bowling, it's a carnival of orange explosions and satisfying splatter. Unleash your inner pumpkin demolition expert and turn ordinary pumpkins into extraordinary memories. Let the smashing commence – it's the ultimate pumpkin farewell party! All pumpkin debris will be composted after the event. This is a free event, and all ages are welcome.

Leaf Collection - Leaf collection continues until December. The leaf pick-up schedule is on the City's website. Leaves must be raked into the street, any leaves on the grass behind the curb will not be picked up. In areas without curbs, leaves must be placed immediately along the edge of the pavement. Crews will not collect leaves piled more than one foot away from the edge of the roadway.

Monday, November 3, 2025, Council Meeting - The Study Session will begin at 5:30 p.m. The Council meeting will begin at 7:00 pm.

Study Session:

Presentations:

Big Hoopla 2026 - Review Sponsorship Opportunities to Support Regional Event - The City of Vandalia is invited to consider being a sponsor for the 2026 Big Hoopla community program that is held in conjunction with the NCAA First Four Basketball playoffs hosted at the University of Dayton Arena. The 2026 event is scheduled for March 15-18. The Big Hoopla is designed to provide active-duty servicemen and their families unmatched visibility, recognition, and show our appreciation for the United States Air Force and Wright-Patterson Air Force Base. Sponsorships help support tickets for military personnel and their families as well as underprivileged students in our community who may not otherwise have the opportunity to ever attend an NCAA Tournament game. Local governments, businesses, and corporations are asked to support the program through sponsorships. Mr. Jeff Hoagland will make a brief presentation on the 2026 Big Hoopla program and sponsorship opportunities during the November 3rd Study Session

Monday, November 3, 2025:

Items on this evening's Council Meeting agenda

Ordinance: 2026 Budget - The 2026 Proposed Budget is complete, and legislation has been prepared for Council consideration. There were three changes applied to the proposed budget after the second budget workshop, and they are as follows:

- Removal of 2030 Capital request in the Capital Improvement Fund – Art Park Solar Pathway lighting (\$310,000).
- Reduction of street resurfacing costs 2026-2030 in the Street Fund by a total of \$1,000,000.
- Increased costs for street resurfacing 2026-2030 in the Police-Fire-Street CIP Fund by a total of \$1,000,000.

Once the year 2025 has been closed and balanced in early 2026, the actual final revenue and expense amounts will be entered into the new budget software (Cleargov), and a 2025 Final – 2026 Budget Digital Book will be created, available and distributed in late February 2026 in both electronic and paper formats.

Ordinance: Notes Public Works Facility - In preparation for the upcoming Public Works Facility project, the City will be securing funds by the issuance and sale of notes in the maximum principal amount of \$18,000,000 in anticipation of the issuance of bonds at a later date. The interest rate on the note shall not exceed 6.00% and will mature on December 1, 2026.

Issuing a one-year renewal note will provide flexibility to monitor the interest rate and allow for the opportunity to pay down additional funds received through grant funding or planned budgeting at maturity in 2026 and assist in the decision-making process to either continue with the issuance of renewal notes or switch to bonds.

The difference in financing between notes and bonds is with notes the interest rate varies each year, and issuance costs are assessed with each annual borrowing; bonds include a fixed interest rate and issuance costs, albeit higher, but are only assessed at the initial borrowing.

Monday, November 17, 2025:

Resolution: GSP Pay Plan for 2026 - A recommended 3.5% increase to the top and bottom of each pay range for all full-time positions for 2026. This adjustment will allow the City to continue to attract and retain high-performing, quality employees. Approval of the 2026 General Services Pay plan aligns with our 2023 Citywide Policy Goals of *Trust and Confidence* and *Opportunity*.

Resolution: PT Pay Plan for 2026 - A recommended 3.5% increase to all part-time positions for 2026 with the exception of tipped employees. The wage for tipped employees will be established in accordance with the State of Ohio Department of Commerce, and this has not yet been released for 2026. Approval of this new Part-Time Pay plan aligns with our 2023 Citywide Policy Goals of *Trust and Confidence* and *Opportunity*.

Resolution: Amendment to Contract with Pickrel, Shaeffer & Eberling Co. LPA (PSE) for Legal Services - The City of Vandalia has contracted with Pickrel, Shaeffer & Ebeling Co., LPA (PSE) to provide certain legal services to Vandalia and serve as Vandalia's Law Director since June 1, 2005. The City has received quality legal services for the past 20 years under this contractual agreement with PSE and has maintained consistent legal representation with

a Law Director through PSE. There have been two amendments to the contractual agreement since 2005 to account for rate changes. PSE is requesting a Third Amendment to this contract to account for increased costs associated with providing legal services. Under the Third Amendment, effective January 1, 2026, until December 31, 2026, the services provided by PSE to Vandalia would be at a rate of \$195.00 per hour for attorneys, and effective January 1, 2027, the services provided by PSE would be at a rate of \$215.00 per hour for attorneys. All other terms and conditions of the Contract shall remain in full force and effect. Our 2026 budget for legal services was increased to account for a possible rate change.

Ordinance: Riverdale Section One – Final PUD Plan - The applicant, Addison Properties, requests approval of a PUD Final Plan and associated Record Plan for Section 1 of the Riverdale Subdivision. The proposed final plan includes 58 single-family residential lots on 21.84 acres +/-, of which 3.519 acres would be dedicated as public right-of-way. On October 28, 2025, the Planning Commission voted 4-1 to recommend approval of the proposed final plan and record plan.

Discussion Items:

Dayton Chamber - Support request for Dayton Airport Service Expansion - Dayton Chamber request for DAY support - The current level of air service at the Dayton International Airport (DAY) does not adequately serve the region's business, education communities, convention, and tourism needs. The Chamber is seeking to improve air service at Dayton airport by adding service to its top five unserved markets. The plan is to get more flights from Dayton airport by using the Minimum Revenue Guarantee (MRG) to attract more airlines and flights from Dayton airport. Improved air service, with nonstop service to top markets, is vital to the region's economic success. Individuals, businesses, government, and other organizations can support increasing air service growth at Dayton airport by contributing a pledge to fund a Minimum Revenue Guarantee (MRG) fund that will be used to attract new airline flights to more destinations. Any contribution will be matched by JobsOhio with a \$4-to-\$1 match to raise \$3,000,000 to support the MRG fund.

Legislative Calendar - The calendar is included in your packets for your review.

Council Meeting:

Communications, Petitions and Awards:

Introduction: Kayla Sensenbaugh, Recreation Facility Manager - Mr. Althouse will introduce Parks and Recreation Facility Manager Kayla Sensenbaugh who began employment October 20, 2025.

Introduction: Trina Stewart, Mobile Crisis Counselor - Chief Sucher will introduce Trina Stewart, the new Mobile Crisis Counselor in the Vandalia-Butler Mobile Crisis Response Program.

Resolutions:

Resolution 25-R-51: Sale of Property at Stonequarry Crossing - City Council will consider a resolution authorizing the City Manager to enter into a Purchase and Sale Agreement for property located in Stonequarry Crossings.

Ordinances First Reading

Ordinance 25-27: 2026 Budget - The 2026 Proposed Budget is complete, and legislation has been prepared for

Council consideration. There were three changes applied to the proposed budget after the second budget workshop, and they are as follows:

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Ordinance 25-28: Notes Public Works Facility - In preparation for the upcoming Public Works Facility project, the City will be securing funds by the issuance and sale of notes in the maximum principal amount of \$18,000,000 in anticipation of the issuance of bonds at a later date. The interest rate on the note shall not exceed 6.00% and will mature on December 1, 2026.

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Ordinances Second Reading

Ordinance 25-26: PC 25-0013 – Rezoning – 770 Bolton Abbey Lane – Foxfire Section 8 – RSF-2 to RSF-4 & A - The applicant, Greg Berling on behalf of Campbell Berling Development, requests a change of zoning for the property at 770 Bolton Abbey Lane. The proposal involves rezoning one parcel totaling 15.485 acres +/- from the RSF-2 Residential Single-Family district to the RSF-4 Residential Single-Family and A - Agriculture districts. If approved, the property would be developed with 35 new single-family residential homes as Section 8 of the Foxfire subdivision. On September 23, 2025, the Planning Commission voted 2-1 in favor of Staff's recommendation of approval.

Reports from Boards and Commissions:

Variance: BZA 25-0008 - 6-Foot Fence in Zone A – 775 Cassel Creek Drive - The Applicant, Wesley Coehick, on behalf of Kaytlin Rogers has requested a variance to construct a 6-foot fence on her corner lot within Zone A for the property located at 775 Cassel Creek Drive. The proposal involves allowing a 6-foot fence to encroach 12 feet into Zone A. On October 8, 2025, the Board of Zoning Appeals voted 5-0 to recommend approval with the following condition: the fence shall not extend more than 12 feet into Zone A.

The next Council meeting is on **Monday, November 3, 2025, at 7:00 pm**. The meeting will be an in-person meeting in the Council Chambers at 333 James E. Bohanan Memorial Drive, Vandalia, OH 45377. The meeting is open to Council, staff, and the public to attend in-person. The meetings will be accessible for viewing through Zoom. You may contact the City at 937-415-2256 or aswartz@vandaliaohio.org for the phone number and link to this meeting prior to

5:00 pm the day of the meeting. Please note, in compliance with Ohio Revised Code, no comments, electronic or oral, will be allowed by people that are participating electronically through Zoom. Anyone who wishes to be heard on a topic will need to appear personally at the meeting. **The Study Session will begin at 5:30 pm followed by the City Council Meeting at 7:00 pm.**

Please contact me directly with comments and questions.

Very Respectfully,

Kurt E. Althouse
City Manager

CC: Board and Commission Members
All City Employees