THE BLUE LETTER



333 James E. Bohanan Drive • Vandalia, OH 45377 • (937) 898-5891

February 18, 2022

Honorable Mayor Herbst & Esteemed City Councilmembers:

This has been a *HUGE* week. Thank you for your faith in our team and for the approval to pursue bond funding for our critical infrastructure repair project in our City buildings and facilities. This year, we will work with ESG to replace the roofs, heating, ventilation, air conditioning; and other necessary infrastructure at the Municipal Building, Justice Center, Vandalia Recreation Center, and Parks Maintenance Facility, *et al.* This project is complex and requires a level of coordination that is not possible for City staff to direct internally while maintaining primary services. This work is necessary to maintain continuity of operations overall and to protect the public's investment in City facilities. I'd like to thank Director Clark, Director Leiter, Superintendent Wells, and Inspector Mastrino for their thoroughness in evaluating the opportunities and for mitigating potential pitfalls in this broad and complicated project. I anticipate that most construction will take place this summer and fall.

This week, Mayor Herbst proclaimed February 16, 2022 to be **Rudy Wells Day** in the City of Vandalia in recognition of the Chamber of Commerce honoring him with the 2021 Marvin Link Distinguished Service

Award. It was a well-attended event and it was great to see our Vandalia Butler City School District and Superintendent O'Leary be honored for their brave leadership through the pandemic. It is a great day to be in service to our community and this

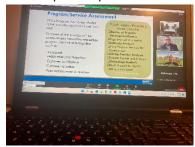


recognition brings great pride to our organization. Congrats, Mr. Wells!

Remote – Virtual Meetings: <u>They're back.</u> This week, Governor DeWine signed HB 51, which extends the authority of local governments to hold virtual meetings until June 30, 2022. Because of the bill's emergency clause, this authorization is effective immediately. Voting members of the legislative body and our boards and commissions will be able to attend, participate, and vote remotely.

Virtual Community Event: Last night we held a virtual community event to get resident feedback as we develop our Parks & Recreation Master Plan. Approximately 55 households joined the virtual meeting where we had real-time Q&A and discussed the scope of the project and forthcoming community engagement opportunities. A video of the meeting and the answers to all the posed questions will be

posted on our website. Our parks system enriches the lives of our residents and anyone who comes to Vandalia. In the near future, the City will conduct a statistically valid survey, online convenience survey, and focus groups. This year, City Council developed and adopted a series of policy goals to guide the strategic direction of our City government. One of those goals relates to TRUST AND CONFIDENCE - and this engagement process will build on this goal as we ask our residents to help inform how we should we strike the appropriate



balance of community programs, facilities, and amenities as we consider long-term planning.

Throughout this process we are going to be developing a strategic road map for:

- Exploring best practices in the parks and recreation discipline;
- Engaging and learning from our residents through informal, formal, and statistically valid methods; and
- Guiding the public's investment through data-driven decision making.

In the end, we will take information from meetings like this one, our team's industry research, and make a series of recommendations and concrete goals for the consideration and hopeful adoption by the Vandalia City Council.

Recruitments: This week, I reviewed candidates for the Executive Assistant / Deputy Clerk of Council position that was vacated when Human Resources Manager Pruszynski was reported. Preliminary interviews will begin in early March. I also held a second interview with an Electrical Inspector candidate to backfill the vacancy when Chief Building Official Baldauf took over after Mr. Baker retired. Chief Follick and HR Manager Pruszynski are in the initial phase of reviewing the Firefighter / Paramedic / Inspector candidates. I am considering all candidates for the Public Works Superintendent recruitment. I anticipate more information on backfilling this crucial position next month.

PDAC – **Two Vandalia Projects Included!** The Dayton Region Priority Development Advocacy Committee (PDAC) has recommended that two Vandalia projects in this year's project. This is the first time in recent memory that Vandalia has participated in the process – so I am really excited that both of our projects made the list. The PDAC process is advisory only and is used to add legitimacy and public vetting for projects that are slated to be funded with public dollars. I have enclosed an article that was published in the Dayton Business Journal.

With regard to improving **commercial truck traffic** in town, City of Vandalia, Ohio has partnered with Montgomery County Engineer Paul Gruner and the Montgomery County Transportation Improvement District to improve logistics access around the north and east sides of the Dayton International Airport. I am pleased to report that this phase of the project received a "priority" rating through the PDAC process. We will use this endorsement to pursue ~\$1.3 million in federal community project spending for right-of-



way acquisition for the Lightner-Dixie-Northwoods ring road. This win-win project will go a long way toward helping trucks get on the highway faster - which is great for the region's economic development – while improving quality of life in Vandalia by offering a sensible path to I-75 instead of through our beautiful town.

The planned **Art Park Amphitheater** was also included as a recommended project in the PDAC process. Currently, Representative Phil Plummer and Senator Niraj Antani are working with the City to help ensure that the \$400,000 request is included in Ohio's forthcoming capital budget bill. Kudos to Councilmember Farst for her vision for this project. This buildout will be great for our public events and festivals in Art Park.



Commercial Truck Traffic: Here's a first-person view from Officer Wehner's cruiser today after he issued a citation for a commercial driver who was texting while driving in the left lane – over the painted lines. #notinourtown

You will recall that last year, I directed that the speed on Airport Access be increased to 65 mph and that the 35-mph speed limit on National Rd. be extended out to Peters Pike. This was done with the thought that navigation applications may calculate the fastest route and start to direct commercial vehicles down the Airport Access Rd. instead of through town. Our *commonsense* approach to government might be starting to work. This week, Office Wehner reported the following:

This past week was one of the first times I was eligible to get some of the CVE OT ["Commercial Vehicle Enforcement Overtime"]. I wanted to let you first off, the truck traffic seems to be greatly reduced from what it was. Second, while on a stop I spoke to a driver who said this was his first time being here and he was somewhat lost. Another driver told him to follow him which was on National Rd. However, his GPS was telling him to go to I-70. My point in this is to let you know I saw his GPS and it was showing the route to be the I-70/ Airport Access Rd as the route to P&G from I-75. This is the first time I've seen a truck GPS guide this route. I believe that was the initial goal with some of our speed changes through town and it has worked. Just wanted to give you some first-hand experience.

We still have a lot of work to do, but we are working hard to combat the negative effects of commercial truck traffic in Vandalia.

Grant Award – Fire Inspector Training! Thank you to Captain Anthony Miller who secured a reimbursement grant of \$1,165 from the Division of the State Fire Marshal for training related to fire inspection. Thank you for leveraging outside funding to improve the way we serve our community.

Grant Award – Solid Waste Policy Committee! I have enclosed an award letter for a \$12,600 grant from the Montgomery County Solid Waste Management District. Congrats to Director Clark who won this grant which will be used to purchase 12 picnic tables that are made from recycled plastic.

Youth Scholarship Fund! This year, the City Council allocated some of the American Rescue Plan Act funds to assist residents who may need financial assistance to access programs such as the youth sports



athletic leagues, CampRec Summer Camp, or a youth membership at the VRC. Scholarship thresholds are based on the same criteria that is used by the school district to determine reduced or free lunch assistance. The application is available on the <u>City website (LINK)</u> and I have enclosed the advertisement.

Vandalia Butler City School District Board Meeting: Next week, I will meet with the VBCSD Board to discuss the City's progress in developing downtown and the associated economic development tools that are being considered. In all cases, I seek to collaborate with the VBCSD by building coalition and consensus to inform strategic and appropriate development that enhances how we live in Vandalia.

Crime Statistics and 2021 Montgomery County SWAT Usage Report: I have enclosed the January crime statistics and the 2021 Montgomery County SWAT Usage Report. SWAT was not called out for any incident in Vandalia in 2021.

Abandoned (Orphaned) Drums in Vandalia: Chief Follick has issued an operational bulletin (enclosed) to inform employees of what should be done when someone discovers an abandoned drum in Vandalia. These drums often contain hazardous materials and are illegally dumped by people who are attempting to avoid the cost of proper disposal. If you become aware of such an abandoned drum, please contact the Division of Fire or the Ohio EPA at 800-282-9378.

Employee Service Awards will be held Friday, February 25 from 11:30 a.m. until 1:00 p.m. at the Cassel Hills Club House. I am looking forward to celebrating our employees, their outstanding service and dedication to our community. We will be recognizing over 145 years of collective excellence in public service. City Council is invited and encouraged to attend; please RSVP with Human Resources Manager Pruszynski. This years' service award recipients are:

40 Years

Bryan Fox - Parks and Recreation

30 Years

Tami Ryan - Municipal Court

25 Years

John Gibbs - Municipal Court Thomas Vallery - Division of Police Jerrod Hill - Parks and Recreation Mark Blosser - Public Works

20 Years

Sharon Hamby - Parks and Recreation Melinda Snodgrass - Division of Police Rich Sommer - Division of Police Mark Collins - Parks and Recreation

15 Years

Damien Clemmons - Division of Police Jerrod Fraley - Division of Police Brian Krimm - Division of Police

10 Years

Tamara Wendeln - Public Works

5 Years

Andrew Christian - Parks and Recreation



Jeffrey Stelzer - Division of Police David Caldwell - City Manager's Office Timothy Christian - Division of Police Austin Robertson - Information Technology

Free At-Home COVID-19 Tests: Visit https://www.covidtests.gov/ to order rapid at-home COVID-19 tests free of charge.

Our Study Session will begin at 6pm on Monday. Please consider the following:

<u>Study Session</u> <u>Monday, February 21, 2022 Items</u>

- 1. Verify items on the agenda.
- 2. **Demo: My Vandalia Citizen Engagement Platform** Mr. Davey will deliver a demonstration for the City's new citizen tracking interface software My Vandalia. This technology fits into the *Sharpen the Saw* policy goal as it will improve how issues are reported and how our team responds and tracks resolutions.
- 3. **Emergency Ordinance 22-09: Assessments** This emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, weed cutting & delinquent sewer and water.
- 4. **Resolution 22-R-17: Fire Portable Radio Purchase -** The Fire Division budgeted \$75,000 for the first of a two-year P25 800 portable radio replacement project in 2022. P&R Communications is the sole source provider vendor for Motorola in this region and quoted \$60,744.25 for the replacement project. The Division of Fire is asking for capital funds to replace ten (10) Motorola APX6000 portable radios that, according to Motorola, have technology that Motorola will no longer support. Most of these radios were the first generation P25 radios and are currently being used by the Command Staff, Fire Prevention, and administrative staff. The radios used by the line firefighters are scheduled to be replaced in phase two of this project in 2023.

Monday, March 7, 2022 Items

1. Resolution: Fire - Breathing Air Compressor/Fill - The Division of Fire is recommending the replacement of its 1972 breathing air compressor, as it has reached the end of its useful life. The Division of Fire budgeted \$50,000 for this project. In anticipation of an SCBA replacement project (by grant award hopefully) in 2023 the Division of Fire will also need to include the replacement of its current SCBA fill station in this project as the current fill station will not meet the needs of new SCBA cylinder pressures in the future. The Division of Fire included \$50,000 in capital funds to complete this project in 2022. The Division of Fire advertised this project, sent out three bid specification packets to local/regional vendors that we knew could provide this equipment and on Monday, February 14, 2022 the Division of Fire held a public bid opening at Fire Station 1. We received two bid proposals as follows:



Vendor	Primary Bid	Alternate Bid
Atlantic Emergency Solutions	\$53,224.75	\$1334.00*
Breathing Air Systems	\$58,708.36	\$46,769.74

Breathing Air Systems, a company that has been the City's breathing air service provider for many years, submitted a primary bid based on the specifications, which called for a full enclosed compressor, and they submitted an alternative to the primary bid which was the exact same compressor but in an "open" configuration. After careful review of each submission, the Division of Fire recommends that City Council award this project to Breathing Air Systems of Reynoldsburg Ohio, for the lowest and best (alternate) bid amount of \$46,769.74 and asks that City Council declare the Division of Fire's current breathing air compressor and fill station surplus and allow to place this equipment on GovDeals for disposal.

- 2. **Resolution:** Concrete Bid Bids were opened publicly for the Removal and Replacement of Certain Curbs and Sidewalk on Tuesday February 15, 2022. Three sets of specifications were issued, and all three contractors submitted bids for the project. Bids ranged from \$382,907.00 to \$424,738.50. Our estimate for the project was \$443,000. This project along with our street resurfacing project is a major part of the City's *Enhance Infrastructure* policy goal. Not only are we replacing deteriorating section of curb and sidewalk, the City will be installing ADA Compliant handicap ramps at each intersection of the streets we will be resurfacing this year. I recommend awarding the contract for this project to D.L. Smith Concrete, LLC of Norwalk, OH as the lowest and best bid at their bid price of \$382,907.00. I have enclosed a map of the 2022 concrete program for your review.
- 3. Resolution: Motorola Annual Service Agreement In 2016, Vandalia Division of Police purchased new Motorola radio consoles during an upgrade and remodeling of the Communications Center. Vandalia Division of Police utilizes Motorola Solutions for maintenance and service of the MCS7500 radio consoles and equipment utilized in the Communications Center. Motorola Solutions' Astro 25 Advanced Plus Services provides an integrated and comprehensive sustainment program for fixed end network infrastructure equipment, including cybersecurity products and services. The 2022 annual service and maintenance agreement is \$29,989.40. VPD budgeted \$29,622.00 for this annual maintenance agreement. We will be utilizing \$367.40 from the same line item (110.231.5272) to cover the overage billed. I, respectfully, request that competitive bidding be waived, and we continue to contract with Motorola Solutions to provide maintenance and service for the radio consoles and equipment in VPD's Communications Center.
- 4. Variance for an Audible Device within 150' of Residences: 335 S. Dixie Drive (Warehouse 4) The Applicant and building owner, Bison Commercial Investments, has requested a variance to allow for an audible device within 150' of a residential dwelling unit. The proposal is to construct an audible device and menu board approximately 125' from the nearest residential dwelling unit on the southern side of the building. The Board of Zoning Appeals voted 4-0 to recommend approval of the requested



- variance to City Code Section 1224.01 (e)(8)(A) "Drive-Through Facilities", to allow for an audible device within 150' of a residential dwelling unit.
- 5. Variance: Deck Setback 1144 Rexford Court The Applicant, Kyle Leber, has requested a variance to allow for a screened-in deck within the rear yard setback of 35'. The proposal is to construct a screened-in deck within the rear yard approximately 29' from the rear property line and replace the existing uncovered deck. The deck is said to be at the end of its useful life and currently maintains a setback of 27.7' from the rear property line. The Board of Zoning Appeals voted 4-0 to recommend approval of the requested variance to City Code Section 1226.04 Table 1226-1, to allow for the reduction in the minimum rear yard setback as proposed within the attached site plan.
- 6. Variance: Solar Panels 375 Halifax Drive The Applicant, Ace Thompson, Fluent Solar, has requested a variance on behalf of Luther Blakley, property owner, to allow for 9 solar panels on the front face of the roof which faces a right-of-way, Halifax Drive. The Applicant stated in their letter of justification that if the panels were moved to the back of the home, the North side, the efficiency of the panels would drop by 50%. The Board of Zoning Appeals was split 2-2 on recommending denial of the requested variance to City Code Section 1224.01 (e)(24)(E)(ii) "Roof-Mounted Solar Energy Systems", to allow for 9 solar panels to face a right-of-way, Halifax Drive.
- 7. Resolution Authorizing the City Manager to Negotiate an Agreement for Brokerage and Consulting Services This proposal does not modify current employee benefits provisions or plans. Over the last year, I have met with several firms to consider whether the City should migrate its brokerage services for health, dental, and ancillary services. After extensive research, I have determined that it is in the interest of the taxpayers, City organization, and employees to migrate our brokerage and consulting services.

Discussion Items

1. Fire – Confine Space Communications System under \$25,000 – The Division of Fire budgeted approximately \$15,000 of its 2022 Radio Replacement CIP Project to cover the purchase of a confine space rescue equipment and has for some time now. A radio communications system has been lacking for some time and is the only component of equipment that was keeping us from complying with a technical level team designation within the NFPA standards. The Division of Fire is the designated confine space rescue team for several of our larger manufacturing companies, as well as for our City Services [Public Works water and sewer services, Tri Cities (when working in Vandalia), and Recreation Center]. This means that when these company perform "permit required" confine space entries for cleaning or routine maintenance they have to designated us as their primary rescue team. We are committed to being a "full service" fire/EMS/rescue service so we continually train personnel and with this purchase, maintain a full confine space rescue cache. This system is available via several vendors; however, I am recommending purchasing the system from "Rock-N-Rescue" from Pennsylvania, for \$10,986.75. The 2022 budget included \$15,000 for the project.



2. **Downtown Overlay** – City Planner Karto, ACM Holloway, and I have conducted extensive research regarding the appropriate actions to catalyze downtown development. On Monday, Mr. Karto will walk you through the "Vandalia City Center Overlay." Much of this code already exists and is simply being applied as a placeholder to what will eventually be designated as our downtown area.

The purpose of this overlay is to:

- Direct development towards long-term goals;
- Partner with businesses to catalyze optimal development;
- Stop unwanted or undesirable architecture and uses, while the City develops a Downtown Master Plan;
- Lay the framework for the Downtown Master Plan and future zoning code updates; and
- Improve livability in Vandalia.

This initiative is one of the many steps that the City is taking in pursuit of the goals outlined in the 2020 Vision Vandalia Comprehensive Plan. After the overlay is completed, I will propose that the City conduct a commercial market study prior to launching the Downtown Master Plan. I have included a map of the preliminary downtown zoning overlay area and draft code revisions.

- 3. **December 2021 and 2021 End of Year Financials –** Mrs. Leiter will deliver the latest financial report. The report is included in your packets.
- 4. **6o-Day Calendar -** The calendar is included in your packets for your review.

Monday, February 3, 2022 Council Meeting

Resolutions

- 1. Resolution 22-R-14 Purchase of Variable Message Boards The 2022 Capital Improvement Budget includes \$40,000 for portable message boards. The addition of these devices will align with the City's policy goals as identified by City Council. They will promote a Safe and Secure way to notify traveling public of construction, traffic delays or special events that may require detours. We anticipate using the message boards for advanced warning of upcoming construction projects, assisting in traffic control of special events such as the Air Show parade, and advertising events at the Art Park. They may also be used by other city departments such as Parks Department for special events or Police and Fire Departments in emergency situations. We have received two quotes for the message boards. First, Star Safety has submitted the State of Ohio contract price of \$18,995.00 each. We also received a quote from a Vandalia company, Sun Belt Rentals, Inc, of \$17,213.00 each for a comparable message board. I am recommending the purchase of two Wanco WTMMB Solar Message Boards from Sun Belt Rentals, Inc. at the submitted price of \$17,213.00 each for a total of \$34,426.00.
- 2. **Resolution 22-R-15 Mobile Stage Refurbish Project** Mobile Stage Refurbish Project The Parks & Recreation Department's Mobile Sound Stage will soon be 27 years old and is in need of refurbishing as well as new graphics to incorporate the new city logo and brand guidelines. Century Industries is the manufacturer of the Show Master Series stage and therefore the sole source provider



of the necessary components required for the refurbish project. As part of the project, Century Industries will provide a scope of work to include updated graphics design, structural and mechanical components replacement as well as new tires. Century will also provide pick-up and delivery of the sound stage between Vandalia and their manufacturing location in Sellersburg Indiana. The 2022 CIP budget has \$40,000 allotted for this project based on a quote received from Century Industries during the 2022 budget process.

3. Resolution 22-R-16 Fire Department Data Management System Contract - In an effort to "Sharpen the Saw", the Division of Fire proposed an \$30,000 increase to our Data Processing (110.221.5237) line of our Operations Budget to address the needed replacement of the Division of Fire's current fire/EMS data management system. The Division of Fire's current data management system (Emergency Reporting) was purchased in 2015. Since that time the Division of Fire has experienced a steady decline of customer support and service. The data management system includes management of fire/EMS reports, vehicle and facility maintenance, training records, inventory, operational tasks, and community risk reduction and outreach.

The Division of Fire received two quotes, after our review of the submissions, the Division of Fire is recommending that this contract be awarded to Image Trend in an amount not to exceed \$26,847.00 for the first year and in the amount of \$20,322.00 annually after 2022. \$30,000 was budgeted for the project in 2022.

4. **Resolution 22-R-17: Fire - Portable Radio Purchase -** The Fire Division budgeted \$75,000 for the first of a two-year P25 800 portable radio replacement project in 2022. P&R Communications is the sole source provider vendor for Motorola in this region and quoted \$60,744.25 for the replacement project. The Division of Fire is asking for capital funds to replace ten (10) Motorola APX6000 portable radios that, according to Motorola, have technology that Motorola will no longer support. Most of these radios were the first generation P25 radios and are currently being used by the Command Staff, Fire Prevention, and administrative staff. The radios used by the line firefighters are scheduled to be replaced in phase two of this project in 2023.

Ordinance - Second Reading

1. Ordinance 22-04 and 22-05 Ordinance: Building Code and Fire Codified Updates- Staff recently reviewed the City of Vandalia Codified Ordinances and determined several sections that require amendments to reference the current Building & Fire Codes that have been adopted by the state. The Fire Code revisions are necessary due to increasing economic development, calls related to public health, and general staffing. Within the proposed amendment, Chief Follick proposes the Fire Division permit third party fire inspections with the stipulation that reports be made available to the City's Fire Code Official (Fire Chief) – as is permitted by the Ohio Fire Code. Therefore, Chief Follick is requesting an amendment, in accordance with the Ohio Fire Code, and requests that City Council authorize the proposed amendment to Vandalia Codified Ordinance 1610. The Building Code amendments primarily relate to our codified references to the Ohio Building Code.

Ordinance - Emergency Reading

1. **Emergency Ordinance 22-09: Assessments** - This emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, weed cutting & delinquent sewer



and water.

The February 21 Study Session and City Council Meeting will be a hybrid (in-person & remote) meeting in Council Chambers. The meeting is open to Council, staff, and the public to attend in-person or virtually through Zoom (LINK). The study session will begin at 6:00 pm followed by the City Council Meeting at 7:00 pm.

Please contact me directly with comments and questions.

Very Respectfully,

Dan Wendt City Manager

Attachments:

- 1. Resident Letter of Appreciation to Vandalia Police Division;
- 2. Article DDC PDAC Vandalia Projects;
- 3. Monthly Crime Statistics;
- 4. MCSO SWAT Usage Report;
- 5. Operational Bulletin Abandoned Drums,6. MC Solid Waste Grant Award Letter;
- 7. Vandalia City Center Zoning Overlay Code Update;
 8. Map Vandalia City Center Zoning Overlay;
- 9. Youth Recreation Scholarship Advertisement; and
- 10. 2022 Concrete Project Map.

CC:

Board and Commission Members All City Employees



Chief Kurt Althouse 245 James Bohanan MemDr Vandalia OH 45377

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Received your letter in the mail showing the dates 4 times your officers checked on our house while we were away from 1-21 Jan Please accept our sincere Thank You to you tyour officers. We know our home was sofe.

You have 4 always will howethe support forom the Rie household, mariance Ries

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GOVERNMENT & REGULATIONS

Here are the Dayton-area projects that have top priority for government funding



A Dayton group that sets priorities for community project funding has released a list of the top initiatives that could garner government support.

DBJ FILE PHOTO

IN THIS ARTICLE

Economic Incentives

Topic

Dayton Development Coalition

Company

Dayton Area Chamber of Commerce

Company

Jeff Hoagland

Person



By John Bush Senior Reporter, Dayton Business Journal Feb 16, 2022, 3:25pm EST

A Dayton group that sets priorities for community project funding has released a list of the top initiatives that could garner government support.

The Dayton Region Priority Development & Advocacy Committee (PDAC), led by the Dayton Development Coalition with support from the Dayton Area Chamber of Commerce and the Greater Springfield Chamber of Commerce, sets regional priorities for community-evaluated projects that are seeking funding. This process allows the region to speak with one voice when seeking governmental and other project support.

The PDAC process involves coordination by representatives from the Dayton region's business community, local government, education and civic organizations. The committee prioritizes projects that benefit the region by enhancing quality of life, encouraging business growth and strengthening the community's relationship with Wright-Patterson Air Force Base and other local federal installations.

The final list includes 102 projects in the areas of defense, economic development, hospitals, health care and human services, quality of life, and transportation and government services. Each project is referred to a panel for evaluation, and categorized as "priority," "recommended," or "reviewed." The review panels then made recommendations to the full PDAC for final consideration.

Priority projects are the top projects that will make the most significant impact in the Dayton region among those submitted. These projects are the region's top priorities for funding because they strongly meet the evaluation criteria and are expected to have the greatest regional impact.

Recommended projects meet the needs of the Dayton area, would provide benefit to the region if funded, and are ready to move forward. Reviewed projects are those that have gone through the PDAC community review process and public vetting.

Recommendations by the PDAC priority process are advisory only, so a project being on the list does not guarantee funding. PDAC itself does not award funding. "Each year, the PDAC process gives the Dayton region the opportunity to evaluate and share our community's priorities with our elected officials and other potential funders," said Jeff Hoagland, president and CEO of the Dayton Development Coalition. "We believe having a list of projects that are ready to be funded will help bring dollars home when policymakers are looking to support economic development, transportation, health, education, or quality of life projects in our region."

Here are the priority projects submitted by PDAC, listed by category, organization/company name, project description and funding request:

Defense

- Air Camp Inc. and Wright-Patterson Air Force Base
 Educational Outreach Office Air Camp and Educational
 Outreach Complex \$17.2 million.
- ARCTOS LLC Smart Manufacturing/Ohio Digital Thread Initiative II – \$15 million.
- Volansi Unmanned VTOL Logistics Advanced
 Development \$15 million.
- ARCTOS Technology Solutions Digital Twin Center of Excellence – \$15 million.
- Radiance Technologies Inc. Wright-Patterson Software Factory – \$10 million.
- Wright Brothers Institute DVA/DoD Partnership to Rehabilitate Disable Veterans – \$5.1 million.
- Ohio University Russ Research Center Digital Design Studio/Digital Engineering Resource Center – \$1.5 million.



Headquartered in Beavercreek, Radiance Technologies is an

employee-owned prime contractor supporting the Department of Defense.

GREEENE COUNTY AUDITOR

Economic development

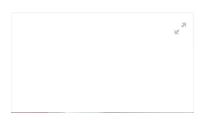
- onMain Inc. onMain: Dayton's Imagination District –
 \$7 million.
- American Veterans Heritage Center National Veterans Affairs History Center – \$5 million.
- Friends of the Dayton Arcade Arcade District Launch –
 \$2 million.
- University of Dayton Greater West Dayton Incubator –
 \$1.5 million.
- University of Dayton National Aerospace Electric
 Power Innovation Center \$1.5 million.
- Infinity Labs LLC Power House \$1.5 million.
- Clinton County Port Authority Wilmington Air Park
 Deice Infrastructure \$1.5 million.
- City of Sidney Wagner Business Incubator and Coworking Space – \$1 million.
- Trotwood Community Improvement Corporation Former Trotwood Salem Mall Redevelopment — \$1 million.
- Dayton International Airport Aircraft Mechanic
 Training Center \$250,000.
- City of Centerville Uptown Centerville Streetscape and Parking Improvements, Phase 1 – \$250,000.



onMain: Dayton's Imagination
District

Hospitals, health care and human services

- Dayton Children's Hospital Kinship Care Housing Project – \$3 million.
- Homefull Homefull Healthy Living in West Dayton –
 \$2,1 million.
- Ronald McDonald House Charities Dayton Building a New Ronald McDonald House — \$2 million.
- Sinclair Community College Sinclair Community College/Premier Health Partners Center for Nursing Excellence – \$2 million.
- The Foodbank Inc. Three Phase Foodbank Building Expansion – \$2 million.
- Boys & Girls Club of Dayton Inc. West Dayton
 Community Recreation and Space Sharing Project \$1.4 million.
- Wright State University Boonshoft School of Medicine –
 Expansion of Medical Education Building \$1.25 million.
- WestCare Ohio Inc. East End Whole Family Services
 Hub Facility Expansion \$1 million.
- YWCA Dayton Expanding Affordable Housing and
 Victim Services at Huber Heights Campus \$1 million.
- YMCA of Greater Dayton Northwest Health and Wellness Campus — \$500,000.
- Greater Dayton Area Hospital Association Dayton Regional Pathways Hub – \$250,000.



The YWCA Dayton's Girls LEAD!
Center in Huber Heights is open.
AUDREY STARR

Quality of life

- City of Dayton Day Air Credit Union Ballpark PDL
 Facility Standard Improvements \$5 million.
- Springfield Museum of Art Renovation \$1.6 million.
- The Dayton Art Institute Restoration \$1.5 million.
- Montgomery County Convention Facilities Authority –
 Dayton Convention Center Public Event Street and Green

 Space Project \$1.2 million.
- Victoria Theatre Association Benjamin and Marian Schuster Center for the Performing Arts Roof Replacement — \$1 million.
- Woodland Arboretum Foundation Woodland Historic Chapel Preservation – \$1 million.
- Miami Valley Public Media Inc. WYSO's New Headquarters Construction – \$1 million.
- Dayton Society of Natural History Saving Dayton's Treasures at Boonshoft Museum of Discovery — \$750,000.
- National Aviation Hall of Fame Innovation Laboratory – \$736,000.
- Wright State University Archives Facilities Upgrade Project – \$730,000.
- Downtown Dayton Partnership Downtown Signage & Wayfinding – \$500,000.
- Five Rivers MetroParks Sunrise MetroPark Gardens of Remembrance and Celebration – \$400,000.
- City of Piqua Downtown Riverfront Park



The Schuster Center in downtown Dayton is the largest entertainment venue operated by Dayton Live.

SARAH BENNETT FOR THE DBJ

Transportation and government services

- Miami Conservancy District Great Miami River Corridor Improvement – \$15 million.
- City of Dayton Mad River Conversion Dam Replacement – \$3.861 million.
- The Montgomery County Transportation Improvement
 District I-675/Wilmington Pike Interchange Project —
 \$3 million.
- City of Vandalia Dayton International Airport
 Northeast Logistics Access Project \$1.33 million.
- City of Dayton Flight Line Phase 1 \$1.1 million.
- Dayton International Airport Dayton Wright Brothers
 Airport Terminal Upgrades \$500,000.
- City of Beavercreek I-675/Grange Hall Road Interchange – \$500,000.



Economic Development Groups

Ranked by Operating budget

Rank	Organization	Operating Budget
1	CityWide	\$6.00 million
2	Entrepreneurs' Center	\$5.82 million

City of Vandalia Division of Police Monthly Crime Statistical Report January 2022

CATEGORY	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Y-T-D	2021 Y-T-D	% Change	% Clear
How Calls Received:	ow Calls Received:															
Total Calls for Service	992												992	1015	-2.3%	N/A
Citizen Initiated = 872	87.90%												872	856	1.9%	N/A
Officer Initiated = 120	12.10%												120	159	-24.5%	N/A
9-1-1 Call = 312	31.45%												312	256	21.9%	N/A
Homicide	0												0	0	0.0%	0.00%
Rape	1												1	3	-66.7%	100.00%
Robbery	0												0	0	0.0%	0.00%
Assault	1												1	5	-80.0%	0.00%
Burglary/B&E Total	5												5	4	25.0%	20.00%
Residence	3												3	2	50.0%	33.33%
Non-residence	2												2	2	0.0%	0.00%
Theft - Felony	11												11	9	22.2%	9.09%
Theft - Misd	7												7	9	-22.2%	0.00%
Motor Veh Theft	7												7	1	600.0%	0.00%
Arson	0												0	0	0.0%	100.00%
Crim Dam & Vandal	4												4	6	-33.3%	0.00%
Drug Offenses (Fel)	0												0	1	-100.0%	100.00%
Drug Offenses (Misd)	1												1	3	-66.7%	100.00%
Domestic Violence	11												11	4	175.0%	100.00%
Totals	48	0	0	0	0	0	0	0	0	0	0	0	48	45	6.7%	39.58%

MONTGOMERY COUNTY REGIONAL S.W.A.T. TEAM



2021 USAGE SYNOPSIS REPORT

In the year 2021, the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team provided special assistance and support in ten (10) separate incidents, nine (9) of which occurred throughout Montgomery County and one (1) which occurred in Greene County. These incidents included search warrants, barricades, and dignitary protection details. The following report provides a summary of incidents that utilized the SWAT team in the year 2021.

INCIDENT #1: 3951 Little York Road, Butler Township

On Monday, February 8th, 2021, the Butler Township Police Department (BTPD) requested support from on duty members of the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team to assist with a DV/felonious assault suspect and uncooperative victim who were barricaded in the basement of a residence located at 3951 Little York Road.

While awaiting a search warrant to be obtained for the residence, SWAT members were able to make contact with the occupants of the basement, both of which refused to exit the basement. Simultaneously, other SWAT team members began to clear the remainder of the residence for officer safety purposes. During this search, a female was located inside of a locked bedroom on the first floor and was secured without incident.

Once a search warrant was obtained for the residence, SWAT members breached the basement door. A female in the basement immediately surrendered and she was detained and escorted outside to receive medical treatment for a large laceration on her forehead, which she apparently obtained during the initial DV incident. Subsequently, a male subject in the basement surrendered without further incident and the house was cleared by SWAT prior to relinquishing the scene to Butler Twp., P.D.

INCIDENT #2: 321 East Nottingham Road, Harrison Township

On Tuesday, April 13th, 2021, Dayton/Cincinnati FBI, Hamilton County RENU Task Force and Butler County BURN Task Force requested the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team serve a high risk narcotics search warrant at 321 E. Nottingham Road. Six simultaneous search warrants were executed by additional tactical teams throughout Montgomery County, Hamilton County and Butler County.

Due to the information gathered, it was decided to serve the high-risk search warrant utilizing a contain and call-out tactic. SWAT team members and other investigators traveled to the target residence and proceeded to surround the residence. Once the command was given to initiate the service of the search warrant, a distraction device was deployed in the front yard of the residence and PA announcements were initiated. After PA announcements were initiated, the occupants of the residence complied with the verbal commands and exited the residence.

Once it was determined that the residence was most likely empty, SWAT team members entered the residence and cleared the interior. After the residence was cleared and secured, the scene was turned over to FBI and RANGE Task Force members.

INCIDENT #3: 1944 Miamisburg Centerville Road Room 209, Washington Township

On Wednesday, June 9th, 2021, Montgomery County Sheriff's Office (MCSO) Washington Township (D-15) Deputies requested the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team to assist with a barricaded subject in Room 209 at the Motel 6, located at 1944 Miamisburg Centerville Road in Washington Township. Due to a limited number of MCSO SWAT Team members being available for activation during this incident, assistance was requested and received from the Dayton Police Department SWAT Team.

While awaiting a search warrant to be obtained for the motel room, SWAT team members evacuated other patrons of the motel and conducted PA announcements from the TRV. HNT members were unsuccessful in their attempts to convince the suspect to peacefully surrender.

Once a search warrant was obtained, chemical munitions were deployed into the motel room and the suspect eventually surrendered peacefully.

After the suspect was secured, SWAT team members cleared the motel room and then turned it over to D-15 detectives.

INCIDENT #4: 2333 Harshman Road Apartment 201, City of Riverside

On Thursday, June 17th, 2021 the Riverside Police Department (RVPD) requested the Montgomery County Sheriff's Office (MCSO) Regional SWAT and HNT teams to assist with a barricaded male suspect who was wanted for felony assault and was currently armed with a knife and alleged to have a firearm.

While awaiting a search warrant to be obtained for the apartment, SWAT team members secured the perimeter and made PA announcements from the TRV. HNT was unable to make any contact with the suspect during this time.

Once a search warrant was obtained for the apartment, wooden baton rounds and chemical munitions were deployed into the apartment and the suspect eventually surrendered peacefully.

After the suspect was secured, SWAT team members cleared the apartment and turned it over to RVPD officers.

INCIDENT #5: 8908 Foxglove Way, Miami Township

On Sunday, September 5th, 2021, officers with the Miami Township Police Department (MTPD) requested the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team respond to assist with the armed and barricaded suspect who had exchanged gunfire with the original responding officers.

Upon arrival, SWAT team members established a perimeter around the target apartment while awaiting a search warrant. The TRV utilized the PA system and lights and sirens in an attempt to make contact with the suspect to no avail. Members of the HNT team were also unable to make contact with the suspect via cellular phone.

Once a search warrant was obtained for the apartment, SWAT members deployed chemical munitions into the apartment but this did not elicit any response from the suspect. The door to the apartment was then breached and a drone was deployed inside to do an initial sweep of the structure. During this initial sweep, the body of the suspect was located on the floor. The suspect appeared to be deceased, so SWAT team members entered the apartment to secure the suspect and clear the apartment.

Once the apartment was cleared, a SWAT Doctor was escorted inside where he evaluated the suspect who was confirmed to be deceased from apparent gunshot wounds. The scene was then released to MTPD officers.

INCIDENT #6: 7188 Germantown Pike, Jefferson Township

On Monday, September 13th, 2021, Montgomery County Sheriff's Office (MCSO)

Jefferson Township (D-7) Deputies requested the Montgomery County Sheriff's Office

(MCSO) Regional SWAT Team to assist with a barricaded subject inside the basement of
7188 Germantown Pike in Jefferson Township.

Prior to the SWAT team being activated, D-7 deputies and detectives had obtained a signed search consent form for the house from the resident. Upon arrival, SWAT team

members cleared the first and second floors of the residence and established a perimeter around the exterior. Members of the HNT team were unable to make contact with the suspect in the basement.

A drone was then deployed into the basement, clearing a majority of the area. Chemical munitions were then deployed into the basement and the suspect immediately peacefully surrendered.

The suspect was evaluated by a SWAT Doctor and it was decided to have the suspect transported to Miami Valley Hospital for further evaluation of a shoulder injury that he sustained prior to the arrival of the SWAT team. The suspect was then transported to MVH via JTFD medic.

SWAT team members then cleared the basement and turned the residence over to MCSO SIU detectives.

INCIDENT #7: 102 North Northhampton Street, City of Trotwood

On Monday, September 20th, 2021, the Trotwood Police Department (TPD) requested the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team to respond to 102 N. Northampton St. Trotwood, Ohio for a domestic violence/abduction suspect who was barricaded inside of a camper on the property.

Upon arrival, SWAT team members established an Emergency Reaction Team (ERT) and a perimeter around the property. As soon as PA announcements were started from the TRV, the suspect peacefully surrendered and was taken into custody, eventually being turned over to TPD officers. SWAT team members then cleared the camper and then released the scene to TPD officers.

INCIDENT #8: 4343 Fair Oaks Road Apartment #10, Harrison Township

On Thursday, November 18th, 2021, the RANGE Task Force requested Montgomery County Sheriff's Office (MCSO) Regional SWAT Team assistance in serving a high risk

narcotics search warrant at 4343 Fair Oaks Road Apartment #10 in Harrison Township. The target of the RANGE investigation was known to be armed with a handgun during drug transactions and had several previous arrests/convictions for weapons related offenses.

Due to the information gathered, it was decided to serve the high-risk search warrant utilizing a breach and hold tactic at the front door of the apartment, which was located in an interior common hallway of the apartment building. SWAT team members and other investigators traveled to the target building and proceeded to surround the structure, while the arrest/entry team made its way into the building to the interior hallway. Once all units were set, the command was given to initiate the service of the search warrant. A distraction device was then deployed on the 4 side of the structure, immediately followed by PA announcements from the TRV and a breach of the entry door of the apartment. A second distraction device was deployed into the threshold of the apartment.

The entry team immediately encountered two subjects in the front room of the apartment. Both subjects complied with verbal commands and were removed from the apartment. Once it was determined that the apartment was most likely empty, a drone was deployed into the apartment to do an initial sweep, locating no other subjects. SWAT team members then entered the apartment and cleared the interior. After the apartment was cleared and secured, the scene was turned over to members of the RANGE Task Force.

INCIDENT #9: Sheriff Gene Fischer funeral-Cedarville University and Byron Cemetery, Greene County

On Wednesday, November 24th, 2021, the Greene County Sheriff's Office requested the assistance of the Montgomery County Sheriff's Office (MCSO) Regional SWAT Team for tactical support during the funeral proceedings of the late Sheriff Gene Fischer.

SWAT team members met at the RANGE Task Force for a pre-operational briefing and prepared the RANGE RDV vehicle for the detail. The team then relocated to Cedarville University for the first portion of the proceedings. Once the first portion of the proceeding was completed, SWAT team members relocated to the Byron Cemetery, the second location of the proceedings.

Once all proceedings were completed, and the teams were released from the scene. No issues were noted during either proceeding.

INCIDENT #10: 2309 Blake Avenue, Harrison Township

On Wednesday, December 8th, 2021, Dayton Police Department SID Detective John Howard requested Montgomery County Sheriff's Office (MCSO) Regional SWAT Team assistance in serving a high risk narcotics search warrant at 2309 Blake Avenue in Harrison Township. DPD SWAT simultaneously served a related search warrant at 331 Clover Street in the City of Dayton.

Due to the information gathered, it was decided to serve the high-risk search warrant utilizing a contain and call-out tactic. SWAT team members and other investigators traveled to the target residence and proceeded to surround the structure. Once the command was given to initiate the service of the search warrant, a distraction device was deployed near the 3/4 corner of the residence and PA announcements were initiated. Continued PA announcements, in conjunction with the lights and sirens on the TRV, did not elicit any compliance from the occupants of the residence. The front door of the residence was then breached and two occupants came to the front door and peacefully surrendered.

Two additional subjects were observed inside of the residence, not complying with the orders to exit. Beanbag rounds were then deployed into the residence and these two subjects immediately came to the front door and surrendered.

Once it was determined that the residence was most likely empty, a drone was deployed into the residence to do an initial sweep. No other subjects were detected inside of the residence during the drone sweep. SWAT team members then entered the residence and cleared the interior. After the residence was cleared and secured, the scene was turned over to members of Dayton Police Department SID.

ENDING NOTE

In the year 2021, the SWAT Commander field several calls throughout Montgomery County for guidance in various situations. In all instances, the agencies utilized suggested tactics for a resolution before or shortly after the SWAT team's response.



CITY OF VANDALIA DIVISION OF FIRE Operational Bulletin

Issued By: Chad E. Follick, Fire Chief

Effective Date: January 1, 2022

Revised Date:

2022-03

As the Miami Valley community has grown more aware of the needs of our environment, we pay attention to the actions of those around us. Environmental crimes are crimes against us all.

One of the most common crimes against the environment that we experience is illegal dumping, in the State of Ohio, we are seeing a significant increase in that illegal dumping of abandonment of drums or similar containers. Potentially dangerous chemicals are left by roadsides, in ditches, or hidden from scrutiny on empty lots, or in abandoned structures.

These drums of hazardous chemicals are "abandoned" by people who, most likely, are attempting to avoid the cost of proper and safe disposal. Illegally dumped drums often contain hazardous and toxic materials, including flammable liquids, poisonous materials, waste oil, and many other chemical hazards.

The Ohio EPA takes drum abandonment very seriously because of the risk to the public's drinking water supply, and the risk that someone may come into direct contact with these abandoned drums and their contents with potentially fatal results.

These drums create a potential health risk for individuals who accidentally ingest or touch the contaminated surface water, groundwater, sludge or soils around the drum. In addition, drums of waste chemicals that are dumped on the side of roads or on private property cost thousands of dollars each year to clean up.

The illegal abandonment of drums is a way for companies or individuals to reduce their waste disposal costs; however, it is also a very simple way to increase pollution and health hazards within the community.

The Dayton Regional Hazmat Team sent out information on Orphaned Drums in their December 2021 Newsletter and at meeting leading up to the release of that newsletter. The Regional Hazmat Team Director asked each department to communicate the need for a process for dealing with these drums/containers when discovered in our community.

This Operations Bulletin shall serve as our temporary procedure for dealing with orphaned drums or containers within the City of Vandalia.

Orphaned Drums

An orphaned drum isn't necessarily a drum; any size or type of container may be classified as an orphaned drum. An orphaned drum is any size or shape container abandoned at a location other than the generation point. If the owner of the containers can be determined they will be required to properly dispose of the products.







When discovered or reported, an engine will be sent to investigate the concern/complaint. If an orphaned/abandon drum or container is located, crews should respond appropriately by:

- Isolating the area
- Conducting recognizance to determine, if possible, what is in the container (labels), to determine if the container is leaking, and to determine if there are any immediate mitigation actions necessary (i.e., spill control, up righting of the container, plugging, or over packing).
- Considering the use of thermal imaging (drone) to assess the containers.
- Containing leaking product(s) by using absorbents or whatever means are necessary to protect the environment.
- Being situationally aware, these containers have been exposed to the elements, could have sustained structural damage, may be under pressure, could be shock sensitive, reactive and/or contain toxic materials.
- Consider contacting the Regional Hazmat Coordinator and/or elevating the incident to a full hazardous materials response.

Temporary securing the containers will likely be the Division of Fire's responsibility, close coordination with property owner (if they can be identified) where the drum(s) or container(s) was abandoned.

If the owner of an abandoned or orphaned drum cannot be identified the Ohio EPA will handle disposal including:

- Drawing a sample.
- Analyzing the sample.
- The sample will be characterized as hazardous or non-hazardous waste. (Non-hazardous waste disposal is the responsibility of local officials.)
- The containers will be picked-up by an OEPA contractor.
- The dumping case will be investigated to determine who is responsible.
- Enforcement action is taken to prosecute the dumpers.

Whenever possible, a Fire Investigator shall be called to the scene of any incident where an orphaned drum/container has been discovered, hazardous materials have been dumped, released, or spilled. Fire Investigators shall coordinate the investigation of orphaned drums/container with OEPA.

The OEPA Orphaned Drum Program is committed to properly disposing of small quantities of abandoned waste and locating the responsible parties and making them pay.

Call the OEPA Emergency Response Hotline at **800-282-9378**.

These containers may be under pressure, shock sensitive, reactive or toxic. If you need assistance call the Team Coordinator.

A Fire Investigator shall be called to the scene of ANY incident where an orphaned drum/container has been discovered, the Fire Investigator shall coordinate the investigation of orphaned drums/container with OEPA.



ENVIRONMENTAL SERVICES

Montgomery County Environmental Services 1850 Spaulding Road Kettering, OH 45432 www.mcohio.org/water

MEDIA CONTACT Megan O'Leary Public Information Office (937) 781-2531 OLearyM@mcohio.org COUNTY COMMISSIONERS
Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR
Michael B. Colbert

DIRECTOR Matt Hilliard

February 14, 2022

City of Vandalia Attn: Steve Clark, Director of Parks & Recreation 333 James Bohanan Drive Vandalia, OH 45377

Via: Email Delivery

Dear Mr. Clark,

On February 9, 2022, the Solid Waste Policy Committee ("SWMPC") voted to approve funding for the following 2022 Grant application for the City of Vandalia. The following is the District Grant Match and the City's Match requirement and the total Grant Award amount:

Applicant	Grant Description	District Match Request	Community Match Request	Total Grant Award Amount
Vandalia	DIG: Buy Recycled - 12-Picnic Tables made from Recycled Plastic	\$12,600.00	\$5,400.00	\$18,000.00
	TOTAL	\$12,600.00	\$5,400.00	\$18,000.00

The District asks that you:

- 1) Sign and return (preferably scan and email to help reduce paper) the enclosed Letter of Acceptance to the Montgomery County Solid Waste District ("SWMD"), minearj@mcohio.org or if you cannot scan and email, please mail to: Montgomery County SWMD, Attn: John Minear, 2550 Sandridge Drive, Moraine, Ohio 45439. Letters need to be returned no later than March 18, 2022.
- 2) Upon Project completion, submit proof of paid invoice(s) for approved programs and activity reimbursement. These invoices need to be submitted by October 31, 2022. Please submit all invoices to the Montgomery County Solid Waste District, Attn: John Minear, minearj@mcohio.org or if you cannot scan and email, please mail to: Montgomery County SWMD, Attn: John Minear, 2550 Sandridge Drive, Moraine, Ohio 45439.



ENVIRONMENTAL SERVICES

Montgomery County Environmental Services 1850 Spaulding Road Kettering, OH 45432 www.mcohio.org/water

MEDIA CONTACT Megan O'Leary Public Information Office (937) 781-2531

OLearyM@mcohio.org

COUNTY COMMISSIONERS

Judy Dodge Deborah A. Lieberman Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

DIRECTOR Matt Hilliard

- 3) All Projects (if possible) must have signage acknowledging that funding was provided by Montgomery County Solid Waste Management District with the Montgomery County Environmental Services Logo (email attachment); and all Recycled content products must have signage or must conspicuously display they are made from recycled materials. All signage must be approved by Montgomery County Solid Waste District.
- 4) Submit pictures of the project once it is completed.

We appreciate the efforts of your jurisdiction to assist the District in meeting the requirements and goals of the District's Solid Waste Management Plan. If you have any questions, please contact me at 781-3060 or by e-mail at minearj@mcohio.org.

Sincerely,

John Minear, Manager

Community Outreach & Education

1220.04 Vandalia City Center Overlay (VCCO)

DRAFT

A. Purpose

It is the purpose of the Vandalia City Center Overlay District (VCCO), is to establish a uniquely vibrant and distinct downtown core for the City of Vandalia with emphasis on reinforcing the Vision Vandalia Comprehensive Plan and the following:

- 1. Walkability, bikeability, and livability within a compact urban environment
- 2. Unique and cohesive architectural standards and design
- 3. Cultural and historical significance as the original "Crossroads of America"
- 4. A gathering place for all to enjoy a "hometown" atmosphere where residents and visitors can live, work, and play
- 5. Strong wayfinding elements such as signage, street furniture, and landscaping

B. Application

These guidelines and regulations shall apply to all properties located within the VCCO District as identified on the Official Zoning Map of the City of Vandalia. The guidelines and regulations shall be applied as follows:

- 1. Development or redevelopment which occurs within this overlay district including as part of an approved PUD shall conform to all of the standards in Section 1220.04(D), as mandatory requirements, where applicable.
- 2. The Planning Commission, the Board of Zoning Appeals, and City Council should use the regulations of Section 1220.04(D), as guidelines for the approval of any plans related to the PUD.

C. Development Review in the VCCO

The review of any development or redevelopment of properties within the VCCO District shall occur as follows:

1. Development or redevelopment which occurs within this overlay district shall be reviewed during the approval process specified in Section 1214.04.

D. Principal Use Regulations

All proposed uses within this overlay district shall follow Table 1218-1: Principal Permitted Uses in Base Zoning Districts as it pertains to the underlying zoning district in addition to the principally permitted uses as seen below.

1. Principally Permitted Uses

- a. Medical/Dental Clinics
- b. Microbrewery, Microdistillery, or Microwinery
- c. Mixed Use Buildings
- d. Restaurants (sit-down only)
- e. Coffee Shops/Cafes
 - i. Permitted with or without drive-through

- f. Boutique Hotel/ Bed N' Breakfast
 - i. Residential House may not be used

2. Prohibited Uses

- a. Loan and Cash Advance Establishments
- b. Pawn Shops
- c. Tattoo Parlors
- d. Laundromat
- e. Car Dealerships
- f. Auto-Repair Establishments

E. Development Standards

1. Applicability

All development shall be subject to the design standards applicable to the base zoning district unless otherwise specified in this section. Where there is a conflict, the standards of the Vandalia City Center Overlay district shall apply.

2. Submittal Requirements

- a. Design standards shall be clearly identified on drawings, renderings, or a combination of both, submitted to the City for review and approval as per Section 1220.04(B) and 1220.04(C).
- b. Plans shall be drawn at a scale to adequately depict the proposed development or redevelopment project. Site plans and elevations shall be included and noted, as necessary, to accurately depict the proposed development or redevelopment project.

3. Site Development Standards

a. Yard and Lot Type Requirements

i. Yards Required for Buildings

A yard or other open space required for any structure for any structure shall be located on the same lot unless otherwise specified within this overlay.

ii. Measurements

 Setbacks refer to the unobstructed, unoccupied open area between the right-of-way line or lot line of the lot on which the structure is located to the closest portion of the building line near the applicable right-of-way line or lot line. Setbacks shall not contain any structure except when in conformance with this code. See example below, figure 1220-1.

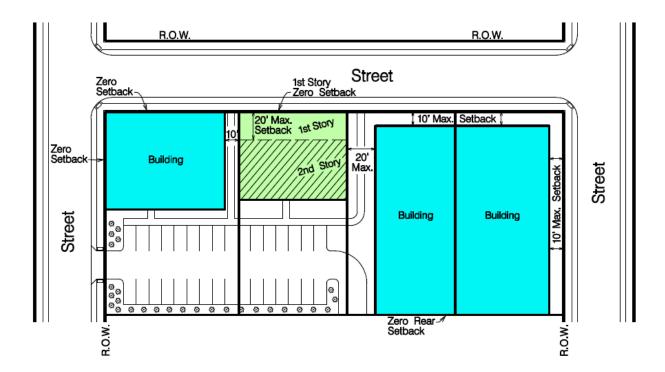


Figure 1220-1: Typical Setback Measurements

2. Where a future right-of-way line is shown on the Vandalia City Center Master Plan, the setback shall be measured from the future right-of-way line instead of the existing right-of-way line.

b. Building Orientation

Unless otherwise stated within this overlay, all buildings shall be orientated towards the public street. The primary entrance to the building shall be located on the front façade and oriented towards the street, private or public. For corner lots, both façades facing the street, public gathering space, or public plaza shall be treated as fronts. The primary façade shall face the street with the highest traffic count.

c. Setback Requirements

Table 1220-1: Setback Requirements								
	Use	Minimum Front	Minimum Side Yard Setba Side)	ack (Feet) (Each	Minimum Rear Yard Setback (Feet)			
		Yard (Feet)	From Residential Lot or Residential District (Feet)	From All Other Lots and Districts (Feet)	From Residential Lot or Residential District (Feet)	From All Other Lots and Districts (Feet)		

Residential	None [1]	10 or 0	None	10 or 0	None
Non- Residential	None [1]	10 or 0 [2]	None [2]	10 or 0	None
Mixed-Use	None [1]	10 or 0 [2]	None [2]	10 or 0	None

^[1] The maximum front yard setback shall be 10 ft for the first story and 20 ft for the second level and above. The Planning Commission may authorize a deeper setback for Non-Residential or Mixed-Use if the applicant proposes outdoor dining, public art, or other pedestrian amenities. In the case of a single-family residences, a greater setback may be authorized if the front yard is utilized as an active green space and shall be fenced in.

The maximum front yard setback shall be 20 feet for all uses.

d. Projections into Required Yards

i. All projections shall follow 1226.02(d)(4).

e. Other Site Development Requirements

Table 1220-2: Other Site Development Requirements							
Use	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Maximum Building Height			
Residential	None	None	80% [1]	70			
Non- residential	None	None	80% [1]	70			
Mixed-Use	None	None	80% [1]	70			

^{[1] 100%} impervious coverage shall be permitted if the additional impervious area is an outdoor dining area, public gathering place, or other pedestrian amenities or payment in-lieu-of is made to fund public spaces

4. Architectural Standards

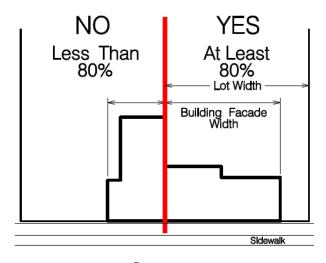
In addition to the requirements below, the Planning Commission and City Council may use the general development guidelines of the 2020 Comprehensive Plan in deciding on site plan review applications for development in the VCCO.

^[2] The Planning Commission may authorize a larger side setback if the area is being used for public access such as a walking path to a rear seating/dining area or pedestrian/vehicle passthrough. The maximum side setback shall be 20 feet.

a. Façade Design Standards

i. Nonresidential/ Mixed-Use

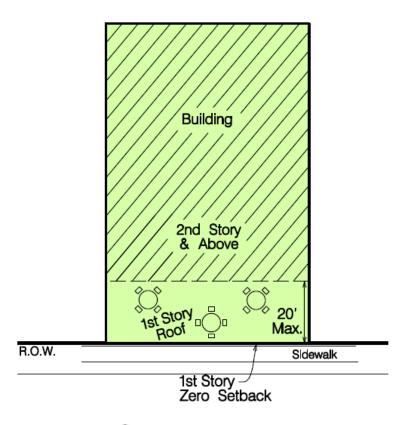
- 1. The first above-ground story of all non-residential or mixed-use buildings shall have facades constructed of stone, brick, stucco, or cultured stone, when such facades are visible from a public street, public plaza, public parking lot, public sidewalk, or other public gathering places or spaces. All other exterior walls areas may be constructed of other durable building materials.
- 2. Areas excluded from the building material requirements stated above are limited to any exterior wall areas where normal building practices prohibit the use of the material stated above.
- 3. Blank building walls, those walls lacking architectural detail, shall be prohibited; however these requirements shall not apply to those walls that are not visible from a public or private street, public plaza, public parking lot, public sidewalk, or other public gathering places or spaces or are completely hidden due to topography or natural features preserved as open space.
- 4. Exterior architectural embellishments are highly encouraged and expected.
- 5. All siding shall be either horizontal or vertical in placement.
- 6. The maximum linear length of an uninterrupted facade plane shall be 50 feet. This shall mean that the building design shall incorporate pilasters, material variations, height variations, awnings, storefronts, or other elements to divide a long façade plane into distinct sections with no individual section exceeding 50 feet in width.
- 7. The front building façade shall occupy at least 80 percent of the lot frontage at the front building face line. See Figure 1220-2.



Street

Figure 1220-2

- 8. Window and door openings shall be rectangular in shape and have a vertical orientation and alignment between floors.
- 9. The building shall incorporate pedestrian-scale architectural features on the first floor of buildings and at entrances including, but not limited to, canopies, awnings, dining areas, and plazas with pedestrian amenities.
- 10. Building elevations that are visible from a public street should contain window and door openings that occupy at least 50 percent of the total wall surface area of the first floor. Windows shall occupy at between 30 and 50 percent of each of the upper floors. Any residential uses shall contain window and door openings that occupy a minimum of 35 percent of the front façade. Such window and door openings shall be clear glass, tinted glass on the third floor and above, or similar transparent material.
- 11. Buildings facing public gathering spaces or along Dixie Drive except for buildings located at the intersection of rights-of-way shall be permitted to setback the second story to allow for a balcony area for dining, seating, etc. See Figure 1220-3 below.



Street

Figure 1220-3: Illustration of a second story balcony area

ii. Multi-Family

- 1. The first above-ground story of a residential dwelling shall have facades constructed of stone, brick, wood, stucco, cultured stone, cement siding, or hardy plank when such facades are visible from a public street, public plaza, public parking lot, public sidewalk, or other public gathering places or spaces. All other exterior walls areas may be constructed of other durable building materials.
- 2. Areas excluded from the building material requirements stated above are limited to any exterior wall areas of the dwelling where normal building practices prohibit the use of the material stated above including gas fireplace insert cantilevers, gables, overhangs, downspout and gutters, kitchen and other bays and other types of protrusions for which it is not reasonably practical to use the materials stated above.
- 3. All siding shall be either horizontal or vertical in placement.
- 4. All potential below grade living areas shall be constructed with poured concrete walls.
- 5. Front facades of multi-family buildings shall incorporate variation in mass through one or more of the following methods every 50 feet of façade frontage:
 - a. Wall offsets in the form of projections and/or recesses in the façade plane; Wall offsets shall have a minimum depth of two feet;
 - b. Bay windows;
 - c. Façade Color changes;
 - d. Use of Pilasters, columns, or other detailing to articulate the facades; or
 - e. Roofline Changes when coupled with correspondingly aligned façade material changes.
- 6. In addition to wall offsets, front facades and side facades on buildings on corner lots shall provide a minimum of three of the following design features for each residential unit fronting onto the street:
 - a. One or more dormer windows or cupolas;
 - b. A recessed entrance;
 - c. A covered porch;
 - d. Pillars, posts, or pilasters;
 - e. One or more bay windows with a minimum of 12-inch projection from the façade plane;
 - f. Eaves with a minimum of six-inch projection from the façade plane;

- g. A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form; or
- h. Multiple windows with a minimum of four-inch-wide trim.
- 7. Facade colors shall not include metallic or fluorescent colors. Building trim may include brighter colors than the facade colors.
- 8. Blank building walls shall be prohibited.
- 9. The front building façade shall occupy at least 75% percent of the lot frontage at the front building façade line.

b. Roof Styles

This section shall apply to all non-residential, mixed-use and multi-family buildings within the overlay.

i. The height of any pitched roof shall not exceed one-half of the overall building height.

ii. Roof Line Changes

- 1. Rooflines changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
- 2. When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.

iii. Flat Roofs

- 1. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane.
- 2. Thin parapets that extend more than two feet above the roof and have a depth of less than two feet from the façade surface, are prohibited.

iv. Asymmetric or Dynamic Roofs

1. Asymmetric dynamic roof forms are prohibited within the VCCO.

5. Requirements for All Vehicular Use Areas

a. Location

- i. Shared parking, collective, or joint use of parking facilities is encouraged and permitted within the VCCO. These facilities must be within 500 feet of the primary entrance.
- ii. On-street parking spaces within 250 feet of the primary entrance shall count as part of the overall available parking spaces.
- iii. On-site single use parking is permitted, however discouraged.
- iv. Off-site single use parking is not permitted, must be shared with other uses.
- v. Safe pedestrian access shall be required from rear parking areas to into the structure. Rear entrance shall be treated as a secondary entrance and appropriate façade treatment shall be required that clearly denotes the entrance.

b. Setback Requirements

- i. Front Yards
 - 1. All parking, loading, and stacking areas shall be set back a minimum setback of 10' from any street or alley right-of-way.
 - 2. Shall be completely screened from right-of-way.
- ii. Side and Rear Yards
 - There shall be no side or yard setback requirements for parking unless adjacent to a residential use, then a 10' setback is required. If adjacent to mixed-use, no setback shall be required.
 - 2. Shall be completely screened if adjacent to residential uses.

c. Access

- i. Curb openings within the VCCO shall be located as shown on the Vandalia City Center Master Plan.
- ii. Additional curb openings may be permitted by the Public Services Director as deemed necessary for development.
- iii. As properties develop, they shall provide for cross easement access to adjoining properties and the consolidation of curb cuts upon development or redevelopment. Drive aisles shall be planned so as to provide continuity with adjacent properties.

c. Drive-Through Facilities

i. Drive-through facilities shall be incorporated into the design of the building or surrounding streetscape, such as a pass through in the front façade. See example below, Figure 1220-4.

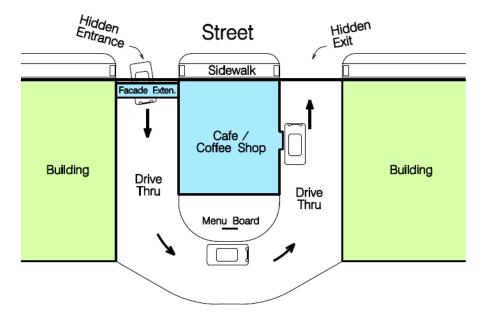


Figure 1220-4; Illustration of a hidden drive-through facility.

ii. Stacking lines shall be completely screened from right-of-way, public park or plaza, or other public gathering place.

6. Utilities

a. For all new development and redevelopment with site or building improvements of 50% or greater, above ground utilities shall be prohibited with the exception of necessary above-ground equipment.

7. Signage

a. Prohibited Signs

The Following types of signs are prohibited within the VCCO

- i. Monument
- ii. Pylon
- iii. Electronic Message Center signs unless utilized as part of a drivethrough facility. Must be Completely Screened from rights-of-way, public parks or plazas, or other public gathering places.
- iv. Commercial Temporary Yard Signs
- v. Banner signs except when used for a special event. Businesses may receive one permit per year for a period not to exceed 30 days.

b. Building Signs

i. Maximum Building Sign Area

1. 1.0 square foot of sign area per lineal foot of façade width with a maximum of 50 square feet of aggregate sign area for a building with more than 3 tenants. A maximum of 25 square

feet of aggregate sign area shall apply to single occupancy buildings.

c. Projecting or Hanging Signs

- i. Only one projecting or one hanging sign shall be permitted for each tenant on each street frontage where the tenant has building frontage.
- ii. A hanging sign may be perpendicular or parallel to the front façade of the building.
- iii. Projecting or hanging sign may extend over the sidewalk or internal drive with vehicular access if the appropriate height is provided.
- iv. Projecting signs may be internally or externally illuminated.

d. Awning, Canopy, or Marquee Signs

i. Signage shall not cover more than 75 percent of any individual awning, canopy, or marquee.

e. Wall Signs

i. Cabinet style wall signs are prohibited within VCCO.

f. Window Signs

- Window sign shall not occupy more than 30 percent of the window area. In multiple tenant buildings, each tenant shall have 30 percent for their space. The calculation is based on the window area only, does not include awnings.
- ii. For a multi-story building, each occupant above the ground floor shall be permitted one window sign for each individual tenant provided the sign does not exceed six square feet or 30 percent of the area of the window in which the sign is placed, whichever is smaller
- iii. The use of neon colors shall be prohibited
- iv. Frosted glass shall not be permitted on the ground floor.

g. Sandwich Board Signs

i. Sandwich Board Signs shall be permitted on the sidewalk in such a way that it does not impede pedestrian or bicycle traffic

h. Wayfinding Directional Signs

- i. The sign shall be a post sign, single or double post, monument or pylon signs are not permitted. These types of signs may be attached to the façade of a building.
- ii. The sign shall be in harmony with the overall character of the downtown district.
- iii. The maximum sign area shall be 3 square feet per sign with an overall aggregate of 21 square feet.

8. Landscaping and Screening

a. Purpose

i. To promote attractive development, preserve the appearance, and enhance the Vandalia brand.

b. Applicability

i. This section shall apply to all developments, redevelopments, and substantial expansion, change in land use, expansion of vehicular areas, except single-family and two-family dwellings. The requirements are required regardless of size of the project, the minimum regulations for the site shall be met.

c. Prohibited

- i. Mulch beds without plant material
- ii. Mulch shall not extend more than two feet beyond the plant material.
- iii. Rock Mulch beds without plant material.
- iv. Mounds or Berms used as screening

d. Accessways

 Necessary accessways shall be permitted to traverse required landscaping and buffering areas, however must be incorporated into the landscape design.

e. Fencing and Walls

i. All fencing or walls used for screening purposes must be combined with landscaping if facing a right-of-way, public park or plaza, or other gathering places, a blank wall or fence facing said areas is prohibited.

f. Street Tree and Landscaping Requirements

- i. Street Trees and Plantings within Public Right-of-Way
 - If 100% of the lot is covered by a building, an applicant or owner must plant within the public right-of-way to satisfy landscaping requirements.
 - 2. Applicant or owner wishes to plant within the public right-of-way, they shall be permitted to do so such that the plantings are incompliance with code requirements set in section 1232.05(a).
 - 3. Planters may be placed with the right-of-way in such a manner that they will not impede pedestrian, bicycle, or vehicular traffic.

ii. Interior Landscaping of Off-Street Vehicular Use Areas

- Off-street vehicular use areas shall follow regulations set forth within section 1232.05(b) unless otherwise specified within this overlay.
- Space required for interior landscaping may include peninsulas garden beds that penetrate the vehicular use areas and are connected to perimeter landscaping beds. This area shall not count towards perimeter screening nor landscaping.

iii. Perimeter Landscaping of Vehicular Use Areas

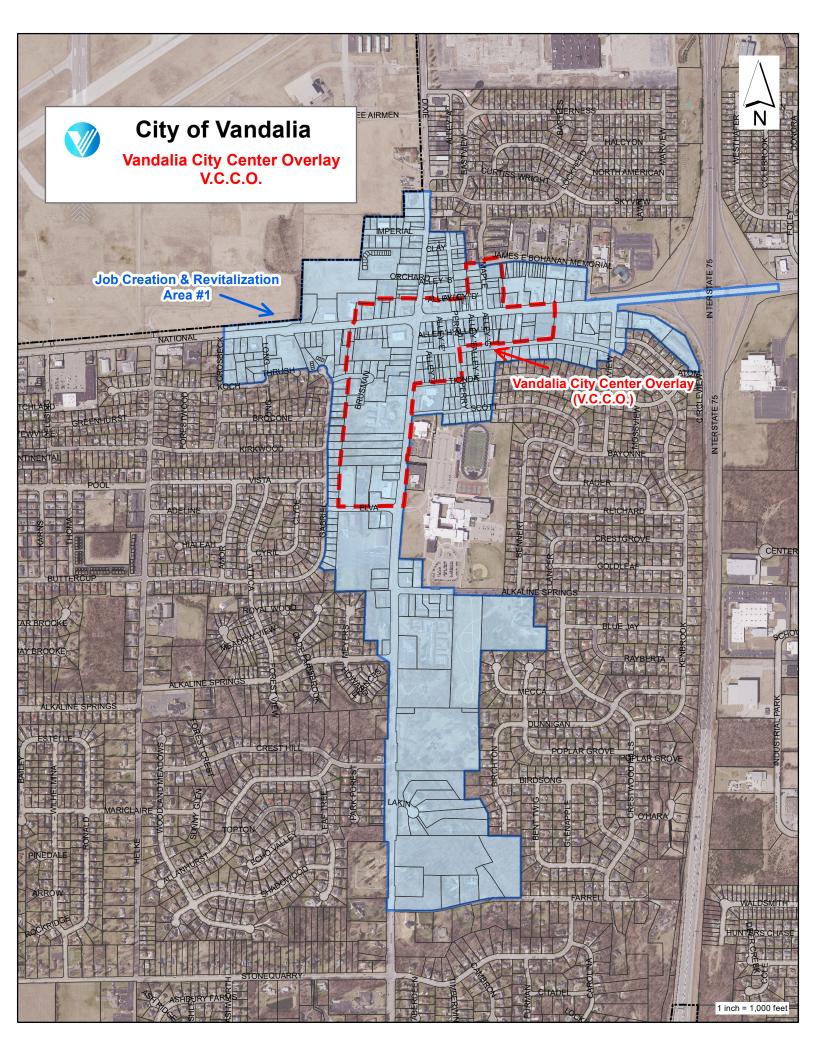
- Any property bordering residential property, not including mixed use, shall provide perimeter landscaping of all vehicular use areas.
- 2. Perimeter landscaping of vehicular use areas within front yards may be combined with screening requirements.

iv. Screening of Vehicular Use Areas

- 1. Vehicular use areas shall be screened from residential properties, not including mixed use, however perimeter landscaping shall be required.
- 2. Vehicular use areas shall be screened from right-of-way, public parks and plazas, or other public gathering place.
- 3. The use of mounding as a method of screening is prohibited within the VCCO.
- 4. When a fence is incorporated as part of the screening for a vehicular use area, landscaping shall be used on both sides of the fence.

9. Modifications to the Design Standards

The Planning Commission may consider a request to modify any design standards from this section in accordance with the provisions of Section 1214.04(b)(3).



Announcing an expansion of the Vandalia Parks and Recreation Youth Scholarship Fund!



Beginning in 2022, the need-based youth scholarship fund can be used to sponsor a child in a VRC Recreation League, sponsor a child's one-year VRC membership, or participation in the summer CampRec program.

All scholarships are on a first-come first-served basis.

All scholarship applications MUST be presented with a letter from Vandalia-Butler Schools stating the applicant received free or reduced lunch.

ALL Applications are available online or at the Vandalia Recreation Center.

https://vandaliaohio.org/472/Youth-Scholarship-Fund\



Application Deadline

March 1

July 1

August 1

October 1





Application Deadline

Between March 15 - April 8



VRC Youth Scholarship Member application is available online or at the Recreation Center





Questions?

Athletics Questions, John Myers, JMyers@vandaliaohio.org, (937) 415-2333
CampRec Questions, Aaron Messsenger, AMessenger@vandaliaohio.org, (937) 415-2334
Rec Center Membership Questions, Alicia McCracken. Amccracken@vandaliaohio.org, (937) 415-2347

