# THE BLUE LETTER

### OFFICE OF THE CITY MANAGER



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

October 1, 2021

Honorable Mayor Herbst & Esteemed City Councilmembers:

It is Sunday night and we are running full-tilt.

It was another good week. I had face-to-face meetings with Mr. Mark Whetstone, Congressman Turner's office, Mr. Justin Spivey, and several partners at ODOT. We celebrated all of the accomplishments of our business community at the V-B Chamber of Commerce Awards Ceremony, I talked through the golf course irrigation project with our Parks & Recreation team, spent countless hours in budget hearings with department leadership and Finance Director Leiter, and had the pleasure of networking with some business owners at the Chamber 1st Coffee event at the Justice Center.

We are going to have a great Council meeting tomorrow night and retreat on Wednesday. I plan to give you hard copies tomorrow for the retreat. The retreat will be held on Wednesday, October 6 at 5:30 pm at the Senior Center.

Helke Road Construction and Detour: On Tuesday, October 5, the City will temporarily adjust the Helke Rd. detour to the enclosed Phase 1A map. The red line will be used from Tuesday – Friday. After that, the detour will be switched back to the current arrangement. The Phase 2 detour map is also enclosed. I don't have a good date on when this will be implemented but plan to advise you beforehand.

Congratulations to Councilmember Candice Farst for receiving the V-B Chamber of Commerce Marvin Link Distinguished Service Award! During the Chamber of Commerce Awards Banquet, the nominating committee shared an impressive citation. Also nominated for awards were Councilmember Constance Woods and Assistant City Manager Amber Holloway. It was a great night and everyone brought honor to the City of Vandalia team!



Commercial Truck Traffic: Great news – Mr. Dittoe of High Bridge Consulting arranged for our team to meet with Congressman Turner's office to discuss expedited federal assistance for roadway

improvements around the north side of the airport to the I-75 exit on Northwoods Boulevard. Mayor Richard Herbst, ACM Holloway, Public Service Director Cron, representatives of the Montgomery County Engineers Office, and I shared project background, the merits of the project, and learned about what assistance might be available. While it does not appear that the team will be able to fund the project outright – it does look like there might be a potential to accelerate the project timeline by infusing federal monies for reimbursable utilities and right-of-way acquisition. The total cost of this project will be approximately \$20 million. The City and the Montgomery County Engineer have already been awarded \$1.6 million in grant funding for preliminary engineering and design. This was made possible through considerable help from Mr. Steve Stanley and the Montgomery County Transportation Improvement District. In order to see the project through, it will be necessary for the City to continue building a strong coalition for a sizeable ODOT TRAC grant in the future.

On Monday, I also had the pleasure of sitting down with our partners at ODOT District 7. Deputy Director Randy Chevalley and Mr. Matt Parrill took the time to meet with us about our safety study grant application for traffic calming improvements on National Rd. The ODOT team was very impressed by the many letters of support that the City collected from our uptown businesses and stakeholders along National Rd. ACM Holloway received some concerning feedback from the ODOT environmental team prior to our grant application submission the Friday before last. In response, ACM Holloway worked with 143 Engineers (our consultant) to creatively address ODOT's concerns. Next, we met with Messrs. Chevalley and Parrill to talk through the applications and our proposals. It would appear that ODOT leadership agreed with the City's initial interpretation of the grant application confines. I am pleased to report that ODOT has forwarded the City's application to Columbus.

**Economic Development Team = Everyone**: Everyone is on the City's economic development team. Also, you get more flies with honey than vinegar. These are worthy axioms in my book. Recently Chief Follick updated our team about his experience working with Triad Technologies after a series of false alarms. Mano a mano, our committed Division of Fire personnel worked with a very cooperative team at Triad to rectify the ongoing issue. This will cut down on staff resources and went a long way to build good will with a top employer. Way to go jefe.

**Resident Feedback – Go Public Works Team!** We get good comments about our team's performance all the time – but don't always share them. So, here's a recent one – Ms. Brennan of Larry Ave. reached out to my office stating she,

...just wanted to communicate ... how impressed she is with how wonderfully the City takes care of the area... The guys were currently out on her street cleaning up the curbs from debris, etc. She just wanted to give all big "kudos".

**Se recluta – We're Hiring:** The City is currently conducting competitive recruitments for the positions of Public Works Technician in the Division of Public Works and also Administrative Assistant in the Department of Finance. We are looking for aspiring public servants who take pride in a job well done, have a great attitude, and are not allergic to an honest day of hard work for a deserving community. If you know that persons, send them here: <a href="https://vandaliaohio.org/422/Employment-Opportunities">https://vandaliaohio.org/422/Employment-Opportunities</a>.



Parks & Recreation Master Plan: The RFQ for a consultant to run the Parks & Recreation Master Plan is up on the website (<a href="https://vandaliaohio.org/Bids.aspx">https://vandaliaohio.org/Bids.aspx</a>). This project is a necessary supplement to the 2020 Vision Vandalia Comprehensive Plan and will assist the Parks & Recreation Department with becoming a CAPRA Accredited department in the coming years. The City has received several inquiries and staff is very excited to assemble the steering committee, engage the community, and work toward helping everyone in Vandalia live to be 100 years old.

**Small Business Relief Grant:** The City continues to receive interest in the COVID-19 Small Business Relief Grant from entrepreneurs and proprietors. The application is available on the website: <a href="https://www.vandaliaohio.org/smallbizrelief">https://www.vandaliaohio.org/smallbizrelief</a>. To ensure that our business partners receive accurate information about the program restrictions, entrepreneurs and proprietors should be directed to contact ACM Holloway.

Leaf Pickup Starts October 7<sup>th</sup>! See: <a href="https://vandaliaohio.org/leaves">https://vandaliaohio.org/leaves</a>

### Monday, October 18, 2021 Items

- 1. **Resolution: Council's 2022 Summer Meeting Schedule** This resolution proposes that during the months of June, July and August, City Council would meet once per month, on the 3rd Monday of each month. Council's Study Session would begin at 5:30 pm with the council meeting at 7:00 pm. The official dates for 2022 would be June 20, July 18 and August 15.
- 2. **Resolution:** Certify County Auditor on Millage The Montgomery County Budget Commission has approved the City's property tax rate of 4.14 mills for 2022. The City's inside millage of 1.84 mils is composed of 1.54 mils for the General Fund with an estimated revenue of \$576,807, and 0.30 mils for the Police Pension Fund with an estimated revenue of \$112,365. Inside millage refers to the 10-mill property tax limitation that can be established without voter approval. Various taxing units may seek to levy taxes on the same property, but the total amount of unvoted taxes actually levied may not exceed ten mills. The City's voted outside millage is 2.30 mils for the General Fund, with an estimated revenue of \$861,465.
- Regional Planning Commission will be accepting Fixing America's Surface Transportation (FAST) Act applications for consideration for Surface Transportation Program (STP) funding. This year they will accept applications for simple resurfacing projects to be funded in Fiscal Years 2023 and 2024. Staff is recommending Council's approval to submit an application for funding as simple resurfacing funds are only available every few years. As part of the application, we are required to submit a Resolution supporting the project and guaranteeing our local share of the funding. Engineering would begin in 2022. Staff will submit an application for the resurfacing of Webster Street from Little York Road to Stop Eight Road. Simple Resurfacing projects are eligible for 80% Federal Funding up to \$750,000. The total estimated cost for the project is \$979,414 and the



City's portion is estimated at \$179,282.80. Thank you to Public Service Director Cron for getting this grant application together in short order.

- 4. Variance: Rear Deck: 2078 Settler's Trail The Applicant, Jeffery A. Johnson, has requested a variance to the 10-foot required rear setback established by The Falls Condo Section One Plat to permit a deck and steps within approximately 4-feet from the rear property line. This variance would allow for the Applicant to expand his deck approximately 2' and the new steps 4'8.25" into the setback. The property directly behind the condo unit is conservation land, thus there are no residences directly behind this unit that would be impacted. The Board of Zoning Appeals voted 4-0 to recommend approval of this request.
- 5. Variance: Neely Dental Sign: 39 Dellsing Drive The Applicant, VanHorn Design and Build LLC., has requested a variance to allow a projecting sign on the rear facing facade of 39 Dellsing Dr. The Applicant has also requested a variance to allow for an increase in allowable sign area. Per City Code Section 1236.11 (e)(7)(C) "Projecting or Hanging Signs", a projecting sign is allowable only "on each street frontage" with a maximum of 6 square feet of sign area. The proposed 11.75 square foot sign would be located on the rear facade of the building where the main entrance and parking lot is. The Applicant indicated in their letter of justification that the size increase is needed due to the distance from the driveway entrance to the front door. The Board of Zoning Appeals voted 3-0 with 1 abstaining to recommend approval of this request.

#### Discussion

- 1. Justice Center Asphalt Project Parks and Recreation staff recently solicited Request for Proposals for the Justice Center Asphalt Maintenance Project. The CIP budget includes \$20,000 for this project and consists of repairs, crack fill, sealcoating and striping of the parking lots at the Justice Center and Public Parking area at the corner of Maple Street and James Bohanan Drive, and will also include some concrete walkway maintenance. A total of four companies attended a mandatory onsite pre-proposal meeting (i.e., A to Z Asphalt, Butler Asphalt, Neyra Paving, and Vandalia Blacktop & Sealcoating) with three companies submitting a proposal for the project (Butler Asphalt did not submit a proposal). Neyra Paving of Cincinnati submitted the lowest proposal but did not meet the RFP requirements as they failed to submit required documents listed in the official proposal packet. Therefore, staff recommends entering into a contract with A to Z Asphalt based on their submitted proposal.
- 2. Downtown Community Reinvestment Area (CRA) Community Reinvestment Areas are a strong economic development tool, and much like the name, they often drive reinvestment in targeted commercial, industrial, and residential areas. This economic development tool is especially powerful because the property tax abatement is transferrable from owner to owner throughout the 15-year life of the CRA after the property is improved. Recently, staff has conducted informational interviews and recruitment meetings with potential builders, economic development professionals, and peer governments. These advisors unequivocally extolled the need to leverage the CRA to foment revitalization and purposeful development. Staff proposes to encourage reinvestment in the South Dixie Drive corridor to catalyze the development of a discernible downtown and corresponding downtown transition areas. This proposal is based on



extensive community feedback, decades of planning, direction by a steering committee, strategic analysis by a qualified planning firm, and adoption of the 2020 Vision Vandalia Comprehensive Plan by City Council. I have scheduled a meeting to discuss the potential costs and benefits of the proposal with VBCSD Superintendent O'Leary and Treasurer Beavers. Miss Holloway and I will present summary recommendations to Council during Monday evening's Study Session.

- 3. Moratorium on Zoning West of the Airport Access Road On August 23, 2021, upon the proposal of staff, City Council enacted a 120-day moratorium on zoning approvals for the properties west of Airport Access Road. The purpose of this moratorium was to provide the City time to consider future uses for this area based on the outcomes of the 2020 Vision Vandalia Comprehensive Plan and Future Land Use Map; and to maintain orderly development in the area. As such staff has performed extensive research and will present summary recommendations for Council's consideration
- 4. **6o-Day Calendar -** The calendar is included in your packets for your review.

### Monday, October 4, 2021 Council Meeting

#### Resolutions

- 1. Resolution 21-R-63: Parks and Recreation Work Van Replacement The Parks and Recreation Department posted bids in the Daily Court Reporter and on the City website for a 2022 Cargo Van with tool compartment package to replace the current 1995 Chevrolet Astro Van with 85,000 miles. Beau Townsend Ford submitted the lone bid of \$43,303, which is \$513 less than the State of Ohio Procurement contract for a 2021 Cargo Van. Beau Townsend's bid included the base model vehicle with white exterior and a tool compartment package. The exterior green color, the current Parks and Recreation green, is no longer a factory option at Ford Motor Company and the cost to paint the vehicle is over \$8,000. Mr. Clark is therefore recommending purchasing this vehicle, and all future Parks and Recreation replacement vehicles, with the white exterior color; additionally, he further recommends City Council declare the 1995 Chevrolet Astro Van as surplus and be placed on GOVDEALS or otherwise disposed of by the City Manager as provided by law.
- 2. Resolution 21-R-64: Facilities Infrastructure Improvement Project As reported in the last Blue Letter, a selection committee interviewed Energy Systems Group and Perfection Group as part of the process to identify and select a qualified firm experienced in the engineering, design, procurement, project management, and implementation of a facilities infrastructure project. The scope of this project is substantial and cannot be optimally managed in-house. The selection committee comprised of myself, Parks and Recreation Director Clark, Facilities Superintendent Rudy Wells, and Building Inspector Chris Mastrino, is recommending the City enter into a Project Development Agreement with Energy Systems Group, LLC (ESG) based on their overall best proposal and presentation. The Project Development Agreement will allow ESG to perform a detailed engineering evaluation of City facilities to determine whether it can develop a viable project for contract consideration. If ESG's evaluation and cost estimate results in a viable project we intend to negotiate a Guaranteed Energy Savings Performance Contract under which ESG would design, install and implement cost-reducing strategies at an agreed upon financial cost.



The October 4 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; however, no comments, electronic or oral, will be allowed by people that are participating electronically through Zoom. Anyone wishing to be heard on a topic will need to appear personally at the meeting. 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

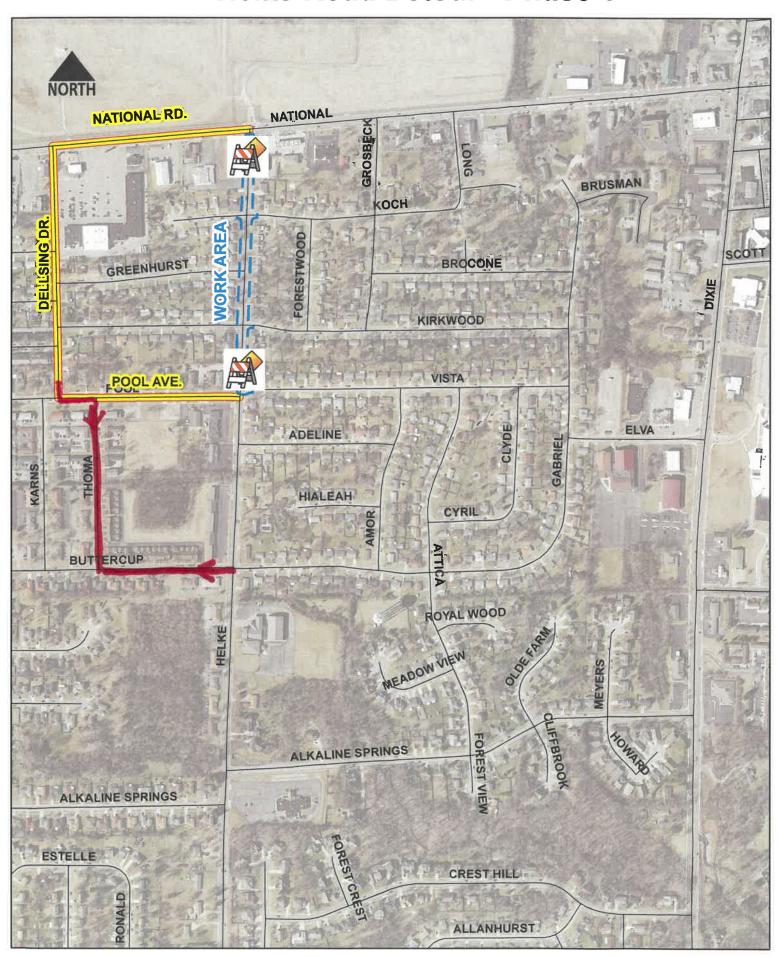
CC:

Board and Commission Members All City Employees





## Helke Road Detour - Phase 1





# **Helke Road Detour - Phase 2**

