

# THE BLUE LETTER



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

Honorable Mayor & Esteemed City Councilmembers:

National Police Week is wrapping up. I want to express my sincere gratitude to our Police Officers for ensuring that Vandalia is a safe place to live. I ask that you take a moment to reflect, to honor, and to pray for Vandalia Police Lieutenant James E. Bohanan who was shot and killed in the line of duty on December 30, 1969. Let us honor all of the fallen Police Officers and be grateful for their sacrifice and the sacrifices of their family members.



Thank you for working all day and then engaging through our Council goal setting retreat until almost 10 p.m. this week. I believe that this retreat represents a moment that will shape the future of the City of Vandalia. Let's rally together to lift each other up and continue to build on a tradition of success in Vandalia. This is an exciting time and I believe we are embarking on a period that will bring pride to our residents and community. It is my hope that our team of elected officials and public servants will proudly say, "I was a part of that."

Please consider the following updates.

- 1. Mysterious Orange / Red Arrows:** In case you were wondering, today through Sunday, Buckeye Harley Davidson is showcasing new models. Arrows have been posted along Dixie Drive to Stonequarry to mark the route of the demonstration event.
- 2. Easing of Mask Mandates:** Next week, I will issue a directive to staff regarding responsibilities relating to current COVID-19 health mandates. All current policies remain in place until employees are otherwise directed by me.
- 3. Commercial Truck Traffic:** This week, I engaged Mr. Bob Lenser, Montgomery County Transportation Administrator for the Ohio Department of Transportation. Mr. Lenser and I exchanged many positive ideas with regard to commercial truck traffic enforcement, signage, and working with ODOT's public information officer to formulate a collaborative strategy for approaching the producers of navigational platforms. ODOT has had some success modifying such routes in the past. Mr. Lenser expressed approval and support for the National Rd. safety study that the City is currently conducting. I also attended the Dayton International Airport Regional Advisory Committee Meeting to discuss development of the Airport Master Plan. There was much discussion regarding economic development around the airport. At the request of Mr. Gil Turner, Director of



Aviation, I presented the City's position, which included celebrating regional economic development, and asking the cities of Dayton and Union as well as several other organizations to support Vandalia in its pursuit of ameliorating the negative externalities that the City is facing as a result. I do believe that the City of Vandalia may be referenced in an article in the Dayton Daily News on Sunday. Finally, I have decided that I am going to start attending the Montgomery County Transportation Improvement District meetings remotely via Zoom to monitor the activities of the TID. The City will continue to take creative and multidisciplinary approaches to alleviating problems relating to commercial truck traffic. All problems present opportunities – and in some cases open doors to development that wouldn't otherwise be possible – let's leverage this opportunity to heighten our community.

4. **Retirement of Fire Captain Duane Stitzel:** This week Captain Stitzel announced that he will retire on May 28, 2021. We are thankful to Captain Stitzel for his service and wish him the best in his new endeavor with the Dayton International Airport.
5. **New Lift Truck:** The new Public Works lift truck will be on site prior to the study session on Monday for your viewing pleasure. While I would love to offer rides in the aerial, our insurance company would not...
6. **Income Tax Assistance – Extended Hours:** The deadline for filing is Monday, May 17. Tax office staff will be available to assist taxpayers in the preparation of city income tax returns Monday through Friday from 8:00 a.m. until 5:00 p.m. Income tax returns for Vandalia and Brookville can be completed electronically using the City Tax Online Preparation Tool. The Online Tool is available 24 hours a day, seven days a week, includes easy-to-follow, step-by-step instructions, and can be accessed through the city's website, [www.vandaliaohio.org](http://www.vandaliaohio.org). If a taxpayer does not have access to the Internet, they are instructed to contact or come into the tax office to receive a form.
7. **Shred Day:** After a COVID-related cancellation in 2020, the City is once again offering a FREE Shred Day to residents on Friday, May 21, 9 a.m. to noon in the municipal building parking lot. City Staff will be there to assist citizens in unloading their vehicles. This is a very popular service we have been offering Vandalia residents for more than a decade.

#### **May 17, 2021 Study Session Items**

1. **Special Guests:** Senator Niraj Antani is planning to attend our Study Session to hear the concerns of Council. Mr. Mike Dittoe, the City's lobbyist, will also be in attendance.
2. **Emergency Ordinance 21-11: Assessments:** This emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, & sewer and water.

#### **June 21, 2021 Items**

1. **Action Item: Annual Boards and Commissions Appointments:** At your June 15 council meeting you will be asked to consider the reappointment of current board and commission members whose terms expire June 30, 2020.
2. **Resolution Final Plat - Foxfire / Phase 1:** The applicant, Bob Krohngold, has requested a Final Plat for Phase I of Foxfire Section 8 Subdivision and Final Construction Drawings for Section 8 and the future Section 9 of the Subdivision. The Final Plat would subdivide 13.2471-acres of land generally located in the northwest section of the Foxfire Subdivision and dedicate an additional



2.2384-acres of land on Bolton Abbey Lane, Deerhurst Drive, and Poplar Creek Road as public right-of-way. The proposed plat would create 29 buildable single-family lots. The Planning Commission voted 5-0 to recommend approval subject to conditions.

3. **Resolution – Cassel Hills Golf Course Roof Replacement Project:** Parks and Recreation Director Clark is recommending a bid award for the Cassel Hills Golf Course Facilities Roof Replacement/Repair Project through the Omnia Partners National Cooperative Purchasing Program to Garland /DBS, Inc. Garland administered a competitive bid process with Enterprise Roofing of Dayton submitting the lowest and best bid of \$55,471. The 2021 capital improvement plan has \$65,000 appropriated for this project. As part of the project, three (3) roofs on structures at the Golf Course (i.e., Clubhouse, Cart Barn and Maintenance Building) will be replaced or repaired. The Clubhouse roof was last replaced in 1994, the Golf Maintenance Building has a metal roof which is original to the building (1974-75) and the Golf Cart Barn roof is original as well (1985). Additionally, he advised that it is possible that a portion of wood decking on both the Clubhouse and Cart Barn may need replaced as part of the project as well and will not be determined until the old shingles have been removed during the construction phase. Therefore, the Parks & Recreation Department is requesting to award the contract at a not to exceed price of \$60,000.
4. **Resolution – Street Resurfacing Bids:** Bids were publicly opened for our Annual Street Resurfacing Project on Tuesday May 11, 2021. I recommend that the bid be awarded to Barrett Paving Materials, Inc. as the lowest and best bidder at the bid price of \$582,932.30. Our engineer's estimate for the project was \$605,000. This project is funded by the Safe and Stable Levy and Street Fund appropriated in the 2021 Budget. The project also includes the installation of a concrete median on N. Dixie Drive. The project has a completion date of October 1, 2021.
5. **Variance for Solar Panels – 693 Cassel Creek Drive:** Empire Solar Group, LLC., has requested a variance to permit roof-mounted solar panels facing the public street at 693 Cassel Creek Drive. The Code requires that roof-mounted solar panels not face a street when not integrated with the surface layer of the roof structure. The applicant is proposing to install twenty (20) solar panels that would face South Brown School Road and fifteen (15) solar panels that would face Cassel Creek Drive. The Board of Zoning Appeals voted 4-1 to recommend approval subject to one condition.

### Discussion

1. **Action Item - Annual Liquor License Permit Renewals:** All liquor permits in the city expire July 1 of each year and are subject to renewal. City Council has the right to object to the renewal of any permit and to request a hearing before the Liquor Control Commission. Any such objection requires Council to pass a resolution specifying the problems at the establishment and the legal grounds for objection by June 2. Acting Chief Ben Walker has indicated that there are no issues with any of the local liquor permit holders that would warrant an objection to their permit renewal.
2. **HVAC/Roof Presentation:** I have been working with Parks and Recreation Director Clark and Facilities Superintendent Wells to develop a strategy to address costly deficiencies relating to the state of the roofs and HVAC systems across City facilities. To stagger the costs and



anticipated life cycle, I am recommending that near-term repairs be conducted in three phases including:

- a. Phase I: \$2.75 million estimated
  - i. 2021 – Design / engineering and RFQ / bidding
  - ii. 2022 – Installation and Implementation
    1. Municipal Building HVAC, controls, and roof
    2. Vandalia Recreation Center HVAC, controls, roof and masonry, and two boilers
    3. Justice Center controls
  
- b. Phase II & III: \$1.65 million estimated
  - i. Phase II:
    1. 2021 – Design / engineering
    2. 2023 - Park Maintenance Facility Roof
  - ii. Phase III:
    1. 2021 – Design / engineering
    2. 2025 – Justice Center HVAC and roof

A presentation will be provided Monday evening related to the Facilities Infrastructure Project.

### Executive Session

The purpose of the Executive Session is to discuss and to consider the possible purchase or sale of real property and to consider certain personal matters including the compensation of a public employee or official. No formal action will be taken after the executive session.

### June 21, 2021 Council Meeting

#### Action Item

1. **Action Item – Foxfire Sidewalk Extension:** The Developer has requested a one-year extension of time to complete the sidewalk construction on all remaining vacant lots in the Foxfire Subdivision in Sections 6 and 7. Sidewalk is outstanding on lots 85, 115 and 118 for a total of 3 lots. The new deadline for completion will be June 16, 2022. A cash bond is posted as surety.

#### Resolutions

1. **Resolution 21-R-32 Aerial Ladder Truck Purchase:** The Division of Fire is requesting capital funds to replace the 1996 (110') aerial ladder truck. Chief Chad Follick is requesting that City Council waive formal bidding and purchase a 2021 SLR 108' aerial ladder truck from Sutphen Manufacturing in Columbus, Ohio, for the competitive bid state term price of \$1,134,311.86. The Division of Fire is requesting an additional \$35,000 be added to the project cost for "loose equipment" purchases to purchase necessary tools and equipment that cannot simply transfer from the "old" ladder to the "new" ladder. Equipment is being added as the new ladder truck has additional storage capabilities, which will result in increased firefighter effectiveness, efficiency, and safety. With the "loose equipment" cost the total project cost would be \$1,169,311.86. The Division of Fire had previously requested \$1.4 million dollars for this project. Finally, the Division of Fire is requesting, as a part of this resolution, that the Division of Fire's current 1996 Aerial



Ladder be declared surplus and the Division of Fire be permitted to engage a used fire apparatus vendor to assist us in the sale of that vehicle.

2. **Resolution 21-R-33 Establishing a Fund for American Rescue Plan monies:** Congress passed, and the President of the United States signed into law H.R. 1315 on March 11, 2021, the \$1.9 trillion American Rescue Plan allocating COVID-19 pandemic relief. The legislation allocates \$5.4 billion in relief aid to Ohio municipalities. The United States Department of Treasury is administering the plan and has authorized payment to the City of Vandalia in two equal payments, within 60 days of the enactment (\$1.45 million) and not earlier than 12 months after the first payment (\$1.45 million). The funds are to be spent in full by December 31, 2024. As part of accepting this money, the City must agree to Terms and Conditions set forth by the U.S. Department of Treasury. One of the terms of compliance is for the City to establish a new fund to record the receipt and transfer of the money. The title of the new fund shall be "American Rescue Plan Act" (Fund 238). The City is currently in the process of reviewing U.S. Department of Treasury guidelines for expending funds.

### **Ordinance – First Reading**

1. **Ordinance 21-12 Land Acquisition Note:** The Land Acquisition Note issued for the acquisition of land for the Stonequarry Crossing development matures on August 3, 2021. The total amount due is \$1,399,000 in principal plus \$20,926.71 (1.50%) in interest. The interest amount included in the 2021 budget is \$21,500. The maturity date on the new note (\$1,399,000) will be on July 28, 2022, with an estimated interest amount due of \$25,000. The debt is scheduled to be paid in full in 2036.
2. **Ordinance 21-13 Bond Anticipation Note (Fire - Ladder Truck):** The Division of Fire is requesting the purchase of a new ladder truck. In preparation for the financing of the new truck and apparatus, Finance is recommending the issuance of bond anticipation notes (not to exceed \$1.5 million) for the cost of the truck, and apparatus, and be combined with the current Fire Engine 2016 BAN to save issuance costs. Because this is a new purchase, new legislation (separate Ordinance) will be prepared and presented to Council for consideration and passage. Beginning next year, it will only be necessary to prepare, present and pass one piece of legislation (Ordinance) that includes both the remaining balances for the 2016 BAN and 2021 BAN. The maturity on the new note will be on August 25, 2022. The 2016 BAN debt is scheduled to be paid in full in 2026. The 2021 BAN debt will be scheduled to be paid in full in 2031.
3. **Ordinance 21-14 Bond Anticipation Note (Fire Engine):** The Fire Engine 2016 Bond Anticipation Note issued for a new fire engine matures on August 31, 2021. This note was combined with the refunding of the 1996 Bond Anticipation Notes related to the renovation of the Municipal Building, and construction of the Recreation Center and Justice Center in order to save on the costs of issuance. The total principal amount due is \$288,000 plus \$4,320 (1.50%) in interest. The 2021 budget includes a pay down amount of \$48,000 on the outstanding principal due, and an interest payment of \$4,500. The maturity on the new note (\$240,000) will be on August 25, 2022, with an estimated interest amount due of \$5,000. The debt is scheduled to be paid in full in 2026.



### Ordinance – Second Reading

1. **Ordinance 21-10 Codified Ordinances Update:** This ordinance approves the editing and inclusion of certain ordinances and resolutions that have been passed by Council since the last update of the Codified Ordinances. This update will codify all pertinent legislation passed by Council during 2020, as well as incorporating amendments to the Ohio Revised Code.

### Ordinance – Emergency Reading

1. **Emergency Ordinance 21-11: Assessments:** This emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, & sewer and water.

### Executive Session

The purpose of the Executive Session is to discuss and consider the possible purchase or sale of real property and to consider certain personal matters including the compensation of a public employee or official.

The May 17 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. The City will meet all department of health directives relating to COVID-19. **The study session will begin at 5:30 pm followed by the City Council Meeting at 7:00 pm.**

Please contact me directly with comments and questions.

Very Respectfully,



Dan Wendt  
City Manager

CC:

Board and Commission Members  
All City Employees

