

THE BLUE LETTER



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

April 1, 2023

Honorable Mayor Herbst & Esteemed City Councilmembers:

Downtown Market Feasibility Study: I have issued a request for qualifications for a market feasibility study in Job Creation and Revitalization Area #1. I have enclosed the publication and look forward to discussing options in May. This is truly an exciting step in our pursuit of the goals of the [2020 Vision Vandalia Comprehensive Plan](#).

Congressionally Directed Spending: I will be meeting with staffers in the offices of Senator Brown, Congressman Carey, and Senator Vance when I go to Washington DC for the Dayton Development Coalition Fly-in later this month. I have already had extensive conversations with our contact in Congressman Turner's office. The purpose of the meetings is to share the City's request for community project funding in Robinette Park (\$400,000) and Tri-Cities' \$15,000,000 request for mandated wastewater treatment plant and collection system improvements.

Distracted Driving: In the coming months, Chief Althouse and I will propose legislation so that the Vandalia Codified Ordinances match the updated distracted driving laws. HR Manager Pruszynski and I will work to issue an updated driving policy.

Jupiter Power – Prairie Flyer Project: Jupiter Power is proposing a battery storage facility near Flying J. Jupiter Power feels that it is exempt from the City's zoning laws, and there are not yet strong codes in place to govern this type of facility. This is a potentially dangerous development for our community, and it serves no local public interest or benefit to the City of Vandalia. This week, Law Director McDonald's firm expressed the City's opposition to the construction of the facility at a public meeting that was held at the library. I have enclosed a map of the proposed project and a letter that I have issued to the Ohio Power Siting Board detailing the City's reasons for opposing the project. This is the only case of its kind before the Ohio Power Siting Board: <https://opsb.ohio.gov/cases/23-0145-el-bgn>.

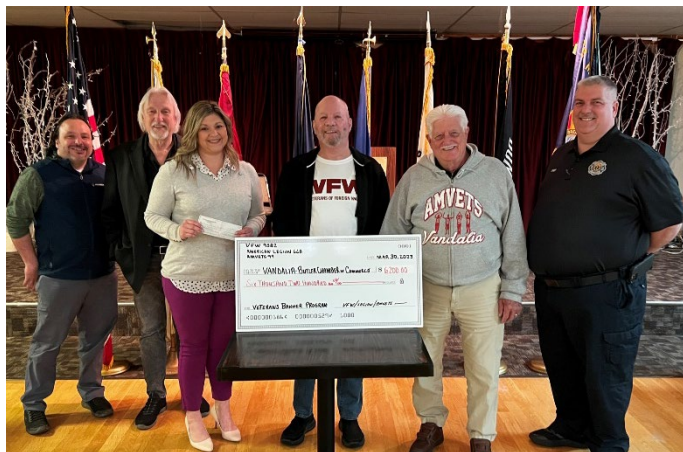
Roundabout in Union: The Montgomery County Transportation Improvement District (TID) has advised that construction of the roundabout at Union Air Park Boulevard and Dog Leg Road will start in the

coming weeks. Signage should be out Monday. The TID advises that traffic will be maintained with no detours.

Sunshine Manual: The new [2023 Ohio Sunshine Laws Open Government Resource Manual](#) has been published by Attorney General Yost.

Veterans Banner Submissions: During the week of April 3-7, while the Chamber office is closed, application materials for the Veterans Parkway banners may be dropped-off at the City of Vandalia utility drive-thru window or drop box at the Vandalia Municipal Building, 333 James Bohanan Memorial Drive. Orders received during this time will be processed and confirmed the week of April 10, upon return of Chamber staff.

Thank you to the VFW Post 9582, American Legion Post 668 and Amvets Post 99 who donated funds to purchase banners for our gold star servicemembers. Pictured are (L-R); Nick Kavalauskas, Vandalia-Butler Chamber of Commerce; John Sexton, American Legion Post 668 Commander; Erika Vogel, Butler Township Administrator; Bob Hinshaw, VFW Post 9582 Commander; Larry Ryan, Amvets Post 99 Commander; Chad Follick, Vandalia Fire Chief.



Banners can be purchased at: <https://www.vandaliabutlerchamber.org/vandalia-butler-veterans-banner-program/>

Income Tax Assistance – Extended Hours: The Income Tax Division will be open **Saturday, April 8** from 8:00 a.m. to noon; **Saturday, April 15** from 8:00 a.m. to noon, **Monday, April 17** and **Tuesday, April 18** from 7:30 a.m. to 6:00 p.m. The Tax office staff will be available to assist taxpayers in the preparation of city income tax returns. The deadline for filing is **Tuesday, April 18, 2023**.

Electronic Income Tax Filing: 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. If a taxpayer does not have access to the Internet, they are instructed to contact the tax office to receive a form.

Large Debris drop-off Saturday, April 8th: The City of Vandalia is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the Public Works Garage. Proof of residency is required.

Monday, April 3, 2023 Council Meeting: The Study Session will begin at 6:00 pm. The Council meeting will begin at 7:00 pm.

Study Session:

Monday, April 3, 2023 Items:

Items on this evening's Council Meeting agenda

Monday, April 17, 2023 Items:

Resolution: Part-Time Pay Plan - In November of 2022, Council approved a 2% market adjustment to the Part-Time Pay Plan. Earlier this year City administration participated in a Factfinding hearing related to the OPBA bargaining process. In the final report, Factfinder Donald Collins recommended a 3% wage increase for years 2023 through 2025. Therefore, staff is recommending Council consider a 1% market adjustment to each pay rate, except the tipped employee positions, included in the Part-Time Pay Plan Table. This adjustment will allow the City to continue to attract and retain quality employees for our valuable workforce. Approval of this amendment aligns with our City-Wide Policy Goals of *Trust and Confidence, Opportunity, and Vibrant*.

Resolution: General Services Pay Plan – In November of 2022, Council approved a 2% market adjustment to the General Services Pay Plan. Earlier this year City administration participated in a Fact-Finding hearing related to the OPBA bargaining process. In the final report, Factfinder Donald Collins recommended a 3% wage increase for years 2023 through 2025. Therefore, staff is recommending Council consider a 1% market adjustment to the top and bottom of each pay range included in the full-time General Services Pay Plan Table. This adjustment will allow the City to continue to attract and retain quality employees for our valuable workforce. Approval of this amendment aligns with our City-Wide Policy Goals of Trust and Confidence, Opportunity, and Vibrant.

Discussion Items:

Variance Request: Fence 1010 Industrial Park Drive – The Applicant, ISF Trucking, has requested a variance to allow a fence in the front yard of the property located at 1010 Industrial Park Drive. The Applicant has proposed fencing the entire perimeter of the property, placing the fence approximately 150 feet in front of the building. The proposed chain-link fence would be vinyl coated. On March 22, 2023, the Board of Zoning Appeals voted 5-0 to recommend approval with two conditions.

Solar Panel Text Amendment - City Staff has proposed amendments to the City's Planning & Zoning Code to refine current regulations on Solar Energy Systems. If approved, the proposed changes would amend Chapter 1224 (Accessory Uses) and Chapter 1244 (Definitions). The proposed amendments address regulations dealing with both Roof-Mounted and Ground-Mounted Solar Panels, as well as

clarifications regarding current prohibitions against standalone Solar Farms. At its meeting on March 28, 2023, the Planning Commission voted 4-1 to recommend approval of this text amendment.

Fire Wall Renewal - Under \$25K - The city's enterprise-grade firewalls are critical to the security and operation of the organization. The devices require annual support and maintenance agreements for continued, safe operation and serve as the city's first line of defense against hackers, viruses, and related attacks. Additionally, the firewalls provide content filtering for city employees and facilitate inter-departmental access control. The city's network security vendor, Cadre, handles the city's annual firewall contracts with Fortinet. The IT Department is recommending the purchase of the annual renewal through Cadre at a cost of \$15,908.18, covering the term from 6/24/2023 through 6/23/2024.

Crime Prevention Vehicle – VPD's Crime Prevention Officer participates in many community activities and events. The CPO is assigned a city vehicle which is utilized at many of these community events and a visible representation of the City and VPD. Chief Althouse is proposing to waive competitive bidding and to authorize VPD purchase a 2023 Ford F-150 XL hybrid pick-up truck from Beau Townsend for \$51,215. VPD's capital budget has \$52,000 allotted for a replacement crime prevention vehicle. The crime prevention vehicle will be marked with the new department logo and city re-branding and be a great tool to represent VPD at recruiting activities, community events, and parades. The Ford F-150 truck will replace a 2017 Ford Explorer which will be transitioned as an unmarked vehicle and assigned to police administration to replace a 2014 Ford Taurus, which will be utilized as part of the city fleet either in the Division of Police or another department.

Trench Safety Purchase – Under \$25K - The Public Works Division has \$12,000 appropriated in the 2023 Capital Improvement budget for the purchase of trench shoring equipment and devices. This equipment is essential in our activities for watermain, sanitary sewer and storm sewer repairs while our technicians are required to work in the trenches. The City applied for and was awarded a State of Ohio's Bureau of Workers Compensation Division of Safety and Hygiene grant for trench and safety equipment in the form of reimbursement of 75% of the purchase cost of equipment up to \$12,000. The total cost of the trench boxes and hydraulic shoring is **\$16,486.12** as quoted by Allen Trench Safety Corporation. With this grant approval of \$12,000 our net cost will be **\$4,486.12**.

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

Council Meeting:

Communications, Petitions and Awards

Proclamation – David J. Weeks Introduction into Ohio Veteran's Hall of Fame - Mayor Herbst will present David J. Weeks a proclamation congratulating him on his induction into the Ohio Veteran's Hall of Fame.

Presentation on Dayton Metro Library Programs by Adam Schwiebert - Adam Schwiebert, Government Relations and Advocacy Director of the Dayton Metro Library will present on programs offered by the Dayton Metro Library.

Introduction of the Sister Cities of Vandalia Exchange Students - Mr. Wendt will introduce Elena Pope, youth host for Sister Cities of Vandalia, who will introduce exchange students Jenna Mueller, Emmi Beuschel and Annika Neuman.

Resolutions

Resolution 23-R-24: Annual Verizon Purchasing Agreement - The City of Vandalia utilizes Verizon Wireless as the primary provider of cellular service, which includes cellular data connections for fire and police computers, city cellular phones, tablets, and wireless hot spots, totaling 72 lines of service. To be eligible for government pricing, Verizon requires the city to sign a purchase order document that indicates our intent to purchase from the General Service Administration (GSA) contract. The agreement is for an estimated cost and number of lines, which allows us to purchase services for an amount not to exceed those indicated on the funding document, which is estimated to be \$39,560. IT Manager Davey is recommending that council waive formal bidding for the city's cellular service and authorize the City to purchase cellular service and devices from Verizon Wireless for services covered on the General Services Administration (GSA) Federal Supply Schedule Number 47QTCA20D00B5 for the period of April 1, 2023, through March 31, 2024.

The next Council meeting is on **Monday, April 3, 2023 at 7:00 pm**. The meeting will be an in-person meeting in Council Chambers. The meeting is open to Council, staff and the public to attend in-person. The meetings will be accessible for viewing on through Zoom (LINK). Please note, 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



2023 Citywide Policy Goals

Approved December 5, 2022

Live



Small City Big Opportunity: Be known regionally as a top-tier suburb through top-tier City services. Enhance social and economic investment by promoting the City's high-quality services, well-performing schools, available workforce, escalating quality-of-life, and growing sense of place. Incentivize developments that improve life in Vandalia.



Safe and Secure: Ensure that Vandalia remains a safe and secure community by investing in both traditional public safety operations and creative outreach efforts to meet the evolving needs of our residents and visitors.



Enhance Infrastructure: Protect public assets and infrastructure by making calculated and deliberate investments in roadways, utilities, park spaces.

Work



Fiscal Sustainability: Leverage the operating position of the City to seize strategic opportunities for improving quality of life, while maintaining sustainable fiscal practices.



Trust and Confidence: Promote an open approach to government through coordinated, transparent, and evidence-based engagement practices. Empower residents, business owners and community stakeholders to partner in City programs.



Sharpen the Saw: Commit to process improvements by purposefully refining practices and leveraging technology to improve internal and external customer service.

Play



Vibrant: Be a vibrant community that uses its amenities and growth mindset to create a warm and welcoming environment in which to live, work, and play.

REQUEST FOR QUALIFICATIONS (RFQ)

Market Feasibility Study: Job Creation and Revitalization Area #1

Qualification Submittal Date:

4:00 p.m., Friday, April 21, 2023

City of Vandalia
333 James E. Bohanan Drive
Vandalia, OH 45377

RFQ Clarification, Inquiries, and Submission:

Michael Hammes, AICP
City Planner
mhammes@vandaliaohio.org
937-415-2301

Project Lead:

Dan Wendt
City Manager
dwendt@vandaliaohio.org

REQUEST FOR QUALIFICATIONS (RFQ) OBJECTIVE

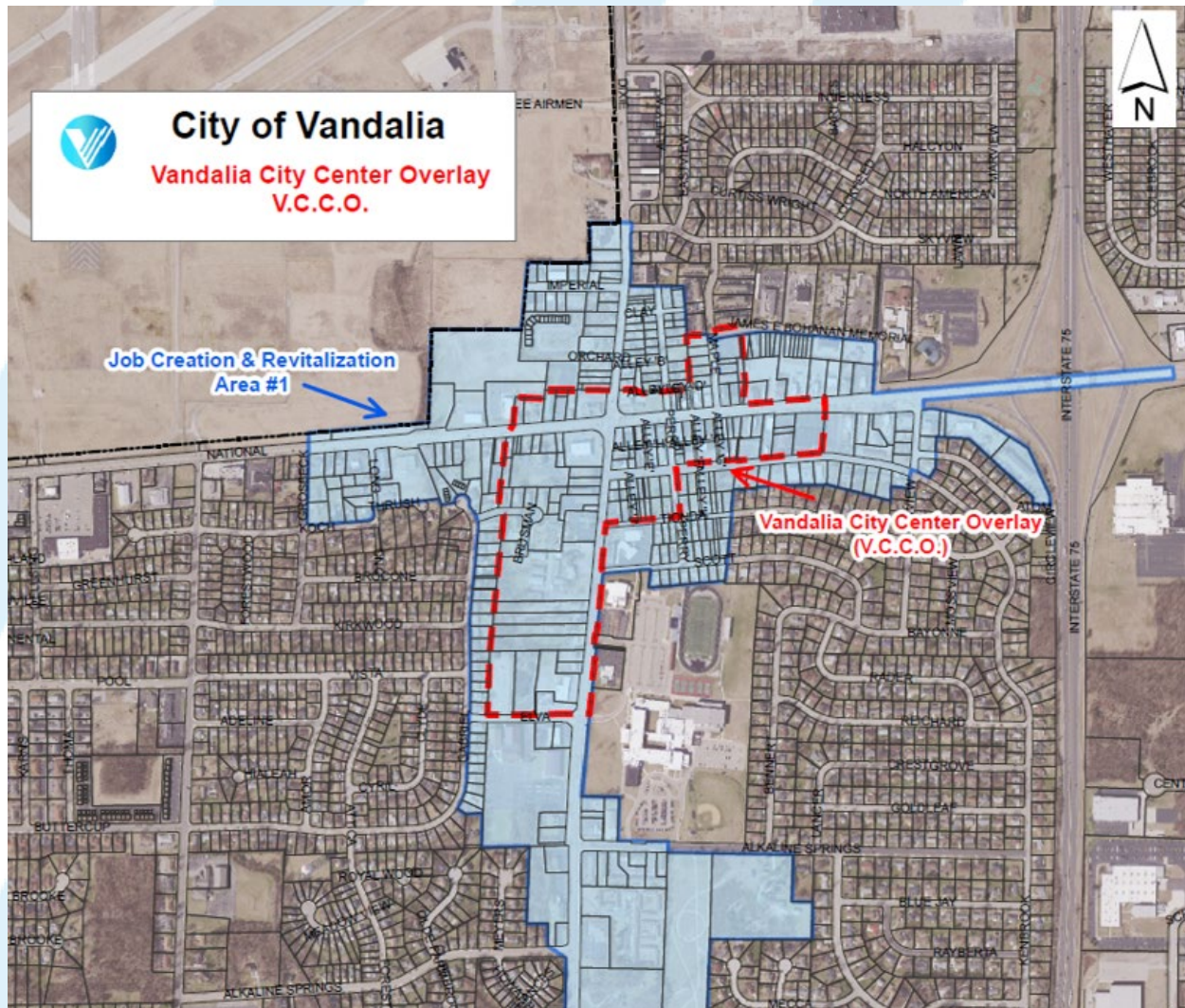
To contract a qualified third-party to conduct a market feasibility study and to develop a report of probable opportunities in the Job Creation & Revitalization Area #1 in Vandalia, Ohio.

BACKGROUND

Vandalia, Ohio is situated in in Montgomery County at the interchange of Interstate 70 and Interstate 75. The City is adjacent to the Dayton International Airport - approximately 10 miles north of the Dayton urban core. The City of Vandalia, Ohio is a full-service municipal corporation serving a residential population of 15,000 and daytime population 19,500 across 12.39 square miles. The median household income in Vandalia is \$69,255. The local economy includes a multitude of key industries including aerospace, defense, cyber, advanced manufacturing, agriculture, food processing, and logistics and distribution. The City of Vandalia is currently in the process of extending utilities for industrial development and there has been extensive economic growth around the airport in recent years. The Vandalia Butler City School District covers both the City of Vandalia corporate limits and neighboring Butler Township.

The City of Vandalia recently completed the 2020 Vision Vandalia Comprehensive Plan. As a result of community and stakeholder input, the City of Vandalia seeks to enhance livability and quality of life for residents and visitors by identifying opportunities for commercial, restaurant, and medium density mixed-use development along the National Rd. (US-40) and Dixie Drive corridors as well as the greater Job Creation Revitalization Area #1. Within the scope of this phase of the project, the City seeks third - party expertise to conduct a market feasibility study to identify the types of businesses (e.g., sit down restaurants, medium density housing, commercial uses) and potential revitalization initiatives (e.g., mixed use development projects) that are likely to succeed prior to conducting a full-fledged Downtown Master Plan, with the ultimate goal of leveraging public funds to assist with private or public development projects.

In 2022, the City of Vandalia created the Job Creation and Revitalization Area #1 and began to allocate funds for land acquisition, abatement, right of way improvements, and direct incentives to assist with strategic and transformative development initiatives. During 2022, the City of Vandalia also implemented the Vandalia City Center Overlay within the Job Creation and Revitalization Area #1 to prevent suboptimal development and to function as a placeholder prior to conducting this market feasibility study and the forthcoming Downtown Master Plan (anticipated in 2024). The City is currently exploring the possibility of expanding the Downtown pre-1994 community reinvestment area and overlaying a 30-year tax increment financing area across Job Creation & Revitalization Area #1.



PROPOSED PROJECT SCHEDULE

Issuance of RFQ	March 31, 2023
RFQ Statement of Qualifications Due	April 21, 2023, by 4:00 pm
Interviews/Presentations (remote or in person)	April 24 – May 5, 2023
Selection of Preferred Consultant	May 8, 2023
Legislative Approval of Service Agreement	May 15, 2023
Start of Market Feasibility Study Process	June 1, 2023
Completion of Market Feasibility Study	September 1, 2023
Adoption by City Council	October 2023

SUPPORTING DOCUMENTS AND RESOURCES

Click the links below to access supporting documents on the City of Vandalia website and related videos:

1. [2020 Vision Vandalia Comprehensive Plan](#)
2. [Planning and Zoning Code](#)
3. [Zoning Map](#)
4. [Future Land Use Map](#)
5. [Job Creation Revitalization Program Resolution](#)
6. [Job Creation and Revitalization Fund Resolution](#)
7. [Map – Job Creation and Revitalization Area + Vandalia City Center Zoning Overlay](#)
8. [Vandalia City Center Zoning Overlay Ordinance](#)
9. [Vandalia City Center Zoning Overlay Area Map](#)
10. [Vandalia City Center Zoning Overlay Presentation](#)
11. [Vandalia City Center Zoning Overlay Community Notice - Sample](#)
12. [Pre-1994 Community Reinvestment Area Map](#)
13. [Draft – Proposed Pre-1994 Community Reinvestment Area Expansion Map](#)
14. [2023 Vandalia Parks & Recreation Master Plan](#)
15. [Community Videos – Economic Development, Quality of Life, Parks & Recreation](#)
16. [State of the City Video](#)

2020 VISION VANDALIA COMPREHENSIVE PLAN

In the 2020 Vision Vandalia Comprehensive Plan, the community frequently communicated a desire for a more central business district and downtown feel. The City seeks to explore opportunities to revitalize and to create commerce around signature places such as a city center, public plaza, and unique mixed-use developments to define and to communicate the community's sense of place.

As the product of urban sprawl, Vandalia has a heavy auto-centric focus that has resulted in a place that does not support safe and comfortable walkability. While National Road will remain an important economic and historic driver, the City anticipates more success by repositioning the “downtown” on Dixie Drive from the National Road / Dixie Drive intersection south to Alkaline Springs Road (e.g., Vandalia City Center Overlay). Many features in this area of the City support a unique identity and community gathering place for Vandalia including the presence of Butler High School, the Vandalia Library, the Senior Center, Seger Park, and Vandalia Art Park. Further, the roadway section of Dixie Drive lends itself to more of a balance of mobility options, with a narrower roadway and greater potential to create enhanced sidewalk and bicycle connections.



Key findings from the community engagement during the 2020 Vision Vandalia Comprehensive Plan include:

Community Engagement Key Findings

1. Residents place a high priority on **revitalizing the downtown area as a community space** for gathering, entertainment, and dining.
2. The City lacks a distinct identity. Many desire Vandalia to be welcoming, family oriented, and a place that **embraces its unique history and characteristics**.
3. People value the existing park and community buildings but would like **better connections** between them.
4. **Quality, affordable housing** options are desired for senior and young adult populations.
5. While Vandalia's **location increases accessibility** for residents and businesses, it can bring **increased crime and traffic** as well.
6. **Upkeep and maintenance of properties**, especially along commercial corridors, should be improved.
7. There is a **desire for additional entertainment and dining** options.
8. **Building a sense of community** through public gathering spaces and community events is important.

In conducting the market feasibility study, the City of Vandalia seeks to make progress towards goals outlined in the 2020 Vision Vandalia Comprehensive Plan. Including:

Economy

- ▼ 6.1.1: Conduct a local economic analysis or participate in the development of a regional analysis of existing industry sectors to understand current needs and opportunities.
- ▼ 6.1.3: Appoint an advisory body to provide recommendations and represent the business community in local decision-making.
- ▼ 6.1.4: Provide focused support, resources, and services to young, entrepreneurial companies through business incubators.
- ▼ 6.1.5: Promote purchasing preferences for locally produced goods and services in the city and anchor institutions.
- ▼ 6.1.9: Use tax incentives to attract, retain, or expand businesses in targeted industry sectors.
- ▼ 6.1.10: Provide direct financial assistance, such as local bonds, grants, or loans, to attract, retain, or expand businesses in targeted industry sectors.
- ▼ 6.2.1: Identify potential redevelopment opportunities along major corridors based on size of property, current condition, and location.
- ▼ 6.2.2: Create a portfolio of incentives for potential redevelopment of key properties.

Identity

- ▼ 2.1.2: Promote the city's location as a transportation hub (e.g., Dayton Airport, I-75 interchange with I-70) and its attractiveness as a place with access quality schools, a solid employment base, and a regional park system.
- ▼ 2.1.4: Create public-private partnerships that provide programming events and activities in public spaces throughout the city.

Land Use

- ▼ 3.1.1: Adopt regulatory strategies that permit or incentivize increased residential and employment densities and diverse uses in the Focus Areas or areas identified for compact, mixed-use development.
- ▼ 3.1.2: Require build-to lines for commercial and residential structures in Focus Areas identified for compact, mixed-use development.
- ▼ 3.1.3: Adopt advanced parking strategies in transit-served areas (e.g., Dixie Drive and the National Road) and other Focus Areas identified for compact, mixed-use development.
- ▼ 3.1.5: Use regulatory and design strategies to encourage compatible infill and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where public transit or

transportation alternatives exist.

- ▼ 3.2.2: Concentrate higher density development at major intersection nodes or centers and locate more compact mixed-use development along corridors.
- ▼ 3.4.1: Use regulatory and design strategies to encourage compatible infill and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transportation alternatives exist.
- ▼ 3.4.2: Educate residents and community groups about the importance of infill and redevelopment and design strategies for compatible neighborhood development.
- ▼ 3.4.4: Provide financial incentives to encourage infill and redevelopment.
- ▼ 3.4.5: Perform proactive zoning enforcement and vacant lot cleanup or maintenance to improve the attractiveness of a redevelopment or blighted area and to deter crime.
- ▼ 3.4.6: Target local infrastructure improvements to underserved and blighted areas to revitalize redevelopment and catalyze private investment.
- ▼ 3.5.1: Adopt Focus Area Plan for Downtown Vandalia.
- ▼ 3.5.2: Prepare overlay zoning district for Downtown Vandalia that includes form standards for both public and private realm improvements.
- ▼ 3.5.6: Improve restaurant and entertainment options at key nodes.
- ▼ 3.5.7: Build infill housing, including housing for seniors, incorporating a greater variety of housing types.

Mobility

- ▼ 4.1.6: Incentivize mixed-use development with reduced shared parking requirements.
- ▼ 4.3.1: Adopt regulations that allow building at higher densities, by emphasizing the form of development over use, at existing transit stops and adjacent to bicycle lanes and paths.
- ▼ 4.3.2: Locate compact, mixed-use development along the city's major corridors and at key intersections at the periphery of existing residential neighborhoods.

Housing

- ▼ 5.1.1: Develop a comprehensive housing strategy to identify, among other things, where multi-family (e.g., owner-occupied condominium) living is in demand and can be increased accordingly.
- ▼ 5.1.2: Amend or rewrite zoning regulations to allow for higher densities, narrower lots, smaller setbacks, and higher floor area ratios to help encourage a range of housing options (e.g., accessory dwelling units, attached single-family dwelling units, townhouses, duplexes, triplexes).

- ▼ 5.1.4: Support housing for seniors and “step-up, step-down” housing for those new to the community or undergoing a lifestyle change.
- ▼ 5.1.5: Analyze the housing product types not currently available in the region and determine where those products could be feasibly developed.
- ▼ 5.2.1: Promote the long-term retention of housing through maintenance.
- ▼ 5.2.3: Support rental property owners and tenants in maintaining safe, code-compliant rental properties through continued enforcement of codes, the use of grants, and other incentives.
- ▼ 5.2.7: Develop programs to assist property owners with external property renovations.

SAMPLE SCOPE OF SERVICES

The City of Vandalia seeks the best fit for pursuing and achieving the goals of the 2020 Vision Vandalia Comprehensive Plan and [Citywide Policy Goals](#) set by the Vandalia City Council. The City will rely on the applicant to propose an appropriate work plan that may include the following tasks and milestones:

Sample Phase I: Data Collection / Compilation and Research

- ▼ Define the competitive marketplace for each of the real estate product (land use) types identified.
- ▼ Evaluate the competitive supply of land use types using available public record sources to define the approximate magnitude of each use group.
- ▼ Identify residential and owner/renter occupancies.
- ▼ Quantify percentages of indigenous market demand being met (e.g., the methods employed measure economic activity which may, or may not, correlate to occupancy rates in the study area(s) for retail spaces and restaurants).
- ▼ Correlate data with available information from the public records to estimate the supply of real estate for each major land use group.
- ▼ Research the market in each of the identified major product types and estimate the current supply and demand balance for each type.
- ▼ Obtain a range of demographic information for the competitive market area and utilize this data to determine the possible rates of future absorption based on current unmet demand and projected growth.
- ▼ Correlate the information generated above with information provided by the public officials in the community.
- ▼ Define the range of potential real estate products (land uses) in the study area that should be successful in a reasonable time.

Sample Phase II: Primary Market Research, Data Analysis and Correlation

- ▼ Participate in a limited number of meetings (in person and / or via teleconference) with public officials to comprehend the local market and to understand the competitive factors that enhance or detract from the study area (e.g., kickoff, key stakeholder meetings to gain insight into perceptions of subject corridor and future development opportunities, significant milestone meeting with staff, review meeting, presentation of key findings to City Council and community).
- ▼ Combine results of meetings with the demographic information and other data developed in Phase I to analyze and to refine list of possible real estate products (land uses) down to a list of products that have a high probability of market success.

- ✓ Analyze market information to estimate the magnitude of demand for products that could be developed to serve each of the identified market segments.

Sample Phase III: Documentation and Presentation of Results

- ✓ Participate in staff meeting(s) at appropriate project milestone(s) to ensure that City officials are kept abreast of study progress and to enable every opportunity to provide input. Incorporate proposed kick off, staff milestone meetings in proposed budget, to obtain and to review data and analyses, to present findings and to offer recommendations.
- ✓ Compile the data and analyses into study document, including the results of the market analyses, for the recommended land uses for the use of City staff.
- ✓ Conduct final review meeting with City staff to review the study document at a time to be arranged upon completion of the analysis.
- ✓ Make a presentation of key findings to City Council, in-person, at a time to be arranged after completion of the analysis.

SUBMITTAL REQUIREMENTS:

Submittals should be clear, concise, and prepared in the recommended format so they can be evaluated in an objective manner by the Selection Committee. The submittal should provide the Selection Committee with an understanding of the firm's ability to undertake and complete the proposed project in a thorough and timely manner.

These guidelines are intended ensure consistency in format and content of submittals that are prepared by responding firms. In addition to other required submittals in this RFQ, the submittal should contain the following information:

1. Summary Statement – Provide a brief statement that summarizes the qualifications of the consultant in relation to the unique and general requirements of this project.
2. Proposed Project Team Organization and Qualifications – Provide a chart that identifies the roles of each of the key individuals involved in each phase of the project and the geographical location where the work will be performed. Provide resumes for all key individuals on the proposed project team outlining qualifications, education and specific experience and expertise related to parks and recreation planning and design. List current work commitments to other projects or activities in sufficient detail to indicate that individuals assigned to the proposed project will be able to meet time commitments. Personnel indicated as assigned to the project must be actively engaged in completion of the tasks. Any change of personnel after the RFQ is submitted or after award of the contract must be approved by the City Manager before the change is made to assure consistent expertise throughout the term of the project or any signed contract may be deemed in breach.
3. Proposed Project Team Performance on Past Projects – Provide information on similar market studies that demonstrate the consultant's ability to accomplish a project involving communities that have characteristics similar to the City of Vandalia. Provide sample final report documents (i.e., links to downloadable files). For each project identified, provide the following information: Community, Agency, Project Description, Cost, Date Completed, Special Elements, Team Members' involvement and References for each project listed, including name, address, telephone, and email addresses.
4. Team Roles and Responsibilities – Provide a description of the roles and responsibilities of the consultant's Project Team members and how the Team will work together to achieve the objectives of the project. Explain internal policies and procedures related to work quality control. Describe experience with appointed and elected officials, citizens, special focus groups and facilitating public information gathering meetings. List and describe any potential

conflicts of interest.

5. Proposed Project Schedule – Provide a schedule that includes individual phases as applicable. The proposed project schedule shall list important dates, times and locations of meetings and submittals. Identify internal methods that will be used for project schedule control.
6. Proposed Project Approach/Project Understanding – Outline the tasks, any special approaches, and the plan for completion. This should include a narrative that presents the services the firm would provide detailing the methodology, deliverables, and client meetings to be provided. Innovation and alternatives to the scope proposed here are welcome.
7. Local Knowledge – Describe firm's knowledge of the local area and criteria that needs to be considered in the market feasibility study.
8. Include sample graphs, charts, photos, and conceptual renderings typical of those that would likely be relevant to a final report for a similar market feasibility study.

The ideal submittal will demonstrate the ability of the responding firm to generate a market feasibility study that meets the goals and objectives articulated herein. The successful candidate firm will have experience crafting similar studies for similarly situated cities and will have a demonstrated track record of successful projects in the public sector.

The City will evaluate all RFQ submittals and will select the firm deemed most qualified and may enter a contract for the Job Creation and Revitalization Area #1 Market Feasibility Study. In making the determination, the City may schedule one-on-one interviews with the firms, if deemed necessary. The City reserves the right to request further documentation or information and to discuss an RFQ submittal for any purpose to answer questions or to provide clarification. The City reserves the right to reject all RFQ submittals and to conduct studies or other investigations, as necessary, to evaluate the RFQ submittal and complete interviews with any or all candidate firms as part of the evaluation phase.

RFQ submittals may not be changed, amended, or modified after such time as the City declares, in writing, that a particular stage or phase of its review of the responses has been completed or closed.

METHOD OF SOLICITATION

Notice will be published in the Daily Court Reporter and released on the City of Vandalia website (www.vandaliaohio.org).

SELECTION PROCESS

The City of Vandalia seeks to conduct a market feasibility study and will select a consultant based on what the Selection Committee determines to be the best value – not necessarily the lowest estimated proposal. Vandalia projects the total budget for this market feasibility study to be a maximum of \$50,000.

The selection of a qualified firm under this RFQ will be based on the City's determination that the selected firm is qualified to prepare a Job Creation and Revitalization Area #1 Market Feasibility Study. The City reserves the right to accept or to reject any or all respondent proposals based on the City's sole determination of its own best interests and needs.

RFQ CLARIFICATION

Respondents shall provide any questions concerning this RFQ via email to Michael Hammes, AICP, City Planner, at mhammes@vandaliaohio.org at least 5 days before the submission deadline established herein. Answers to such questions will be communicated to all respondents at least three business days prior to the response deadline noted herein. All questions and answers will be distributed using the email address each applicant provides.

The Selection Committee will be composed of the City Manager, Assistant City Manager, and City Planner. The Selection Committee will review the statements of qualifications, interview applicants, and will recommend a firm to be selected to City Council for consideration to authorize the City Manager to negotiate and to enter into a contract for the Job Creation and Revitalization Area #1 Market Feasibility Study.

DIRECTIONS FOR SUBMISSION

Respondents shall submit one (1) electronic copy of RFQ Statement of Qualifications and supporting documentation in PDF format (or another suitable electronic format) to mhammes@vandaliaohio.org prior to 4:00 pm on April 21, 2023. It is not necessary to send hard copies.

DISPOSITION OF SUBMITTALS

Submittals become the property of the City of Vandalia, are subject to applicable laws pertaining to public records, and are disposed of according to City's records retention policies.

NON-DISCRIMINATION AND EQUAL OPPORTUNITY

Applicant agrees to comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps and the Americans with Disabilities Act of 1990; (d) the Age Discrimination Act of 1974, as amended (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§ 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in any specific statute(s) applicable to any Federal funding for this Agreement; and (j) the requirements of any other nondiscrimination statute(s) which may apply to this Agreement.

CONCLUSION

This request for qualifications does not commit the City of Vandalia to award a contract or to pay any costs incurred in the preparation of proposals to this request, or to procure contract services. The City of Vandalia reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified responding firm, or to cancel in part or in its entirety the Request for Qualification, if it is in the best interest of the City of Vandalia.

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MY andalia^{ohio}

Request a "vacation house check."

Report property maintenance issues in an instant.

Report a pothole in seconds! Snap a photo and the app lets us know exactly where to send the crew!

Ask a question or submit a general comment.

It's your direct access line to the City!

Download the My Vandalia app today!



2023 Cassel Hills Swim Season is Upon Us!



Cassel Hills Swimming Pool Weekly Admission Schedule



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
11:30 am - 7:30 pm Members and Residents ONLY	11:30 am - 7:30 pm Members and Residents ONLY	11:30 am Members + Residents Admitted 12:30 pm Non-Residents Admitted	11:30 am - 7:30 pm Members and Residents ONLY	11:30 am Members + Residents Admitted 12:30 pm Non-Residents Admitted	11:30 am Members + Residents Admitted 12:30 pm Non-Residents Admitted	11:30 am Members + Residents Admitted 12:30 pm Non-Residents Admitted

NEW ADMISSION POLICY FOR 2023!

Member and Resident Only Days - Every Sunday, Monday and Wednesday, pool admission will be limited to CHP Members and Vandalia Residents, each of whom may bring up to three non-resident paying guests.

Non-residents who purchase a membership will be admitted on Member/Resident Only days.

General Admission Days - Tuesday, Thursday, Friday and Saturday will be General Admission Days. Any person paying the daily admission fee will be admitted until maximum capacity is reached.

On General Admission days, CHP members and residents will be admitted beginning at 11:30 am. Non-residents will be admitted at 12:30 pm.

PROOF OF RESIDENCY will be required for admission. A "Resident Card" may be obtained by visiting the front desk of the Vandalia Recreation Center. Bring State-issued ID or a utility bill with a Vandalia address and a valid ID.



Scan the QR Code for the 2023 Cassel Hills Pool Members and Visitor's Guide.

2023 Cassel Hills Pool: Membership Rates

Category	Resident & Taxpayer	Non-Resident
Family	\$169	\$249
Dual	\$149	\$219
Youth (3-17)	\$79	\$119
Adult (18-54)	\$99	\$149
Senior (55+)	\$79	\$119

IMPORTANT!

Beginning April 10, 2023, Season Passes for Cassel Hills Swimming Pool will go on sale at the Vandalia Recreation Center!

A limited number of Non-Resident passes will be available for purchase.

Cassel Hills Swimming Pool

Vandalia, Ohio



2023 Member and Visitor's Guide

Pass sales begin April 4 at the Vandalia Recreation Center!



vandalia^{ohio}
small city. big opportunity.

Cassel Hills Swimming Pool
1061 Taylorsview Drive
Vandalia, OH 45377
(937) 898-2123



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Welcome to the 2023 Cassel Hills Pool Season! In an effort to improve the pool experience for members and guests, a number of changes will be implemented at Cassel Hills Swimming Pool for the 2023 season. These changes include a new Admission Policy, a new Pool Manager, and an updated Membership Rate structure and Daily Admission fee.

Admission Policy

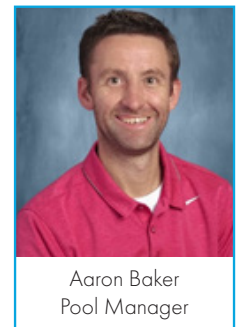
Members of Cassel Hills Pool and Vandalia Resident will have exclusive access to the pool every Sunday, Monday, and Wednesday. Members and Residents are permitted to bring up to 3 paid guests per visit. The easiest way to gain access into the pool on these exclusive access days is to become a member. If you choose to not purchase a membership, then you must prove your residency to gain access. The only way for an individual to be admitted into the pool is to provide a driver's license with a valid Vandalia address or provide a Resident ID card. Resident ID cards can be obtained at the Vandalia Rec Center's front desk by presenting a current state-issued photo ID or utility bill and valid ID. Resident ID cards are free. If you have any questions about acquiring a Resident ID card, call the Vandalia Recreation Center at 937-415-2340.



Tuesday, Thursday, Friday, and Saturday – Open Admission for All

Pool Manager

Our 2023 Manager, Aaron Baker, is a familiar face. Between 2002-2008 Aaron was a Life Guard and an Assistant Manager at the Rec Center and Cassel Hills Pool. Aaron is now a High School teacher at Kettering Fairmont, and a Cross County and Track coach. He is married to a Vandalia-Butler teacher, and they reside in Butler Township with their two children. Welcome aboard Aaron and thanks for re-joining our team!



Aaron Baker
Pool Manager

Membership Rates and Daily Admission Fees

City of Vandalia taxpayers will receive the same Membership Rates as Vandalia Residents. So, if you work in the City of Vandalia, you will be afforded the same Membership Rates as citizens of Vandalia. If you do not live in Vandalia, but you work in Vandalia, you must provide a recent pay stub that has your company name and address along with a valid photo ID to receive the Resident/Taxpayer Membership Rate.

It is important to note that if you are a taxpayer and not a resident of Vandalia, you do not qualify to be admitted in to the pool on Sunday's, Monday's, or Wednesday's.

Updated 2023 rates. It is important to note Membership Rates have not increased since 2014 and Daily Admission Fees have not increased since 2003.

Hours of Operation

Members and residents are permitted to enter at 11:30 a.m. Non-members are permitted to enter at 12:30 p.m.

May 27-August 13.....	11:30am-7:30pm
August 19, 20, 26, 27, September 2, 3	11:30am-7:30pm
September 4.....	11:30am-5:00pm (Soggy Doggy 6-8pm)

Member & Resident Only Days:

Sundays, Mondays, and Wednesdays all season.

General Admission Days:

Tuesdays, Thursdays, Fridays, and Saturdays all season.

Members and residents are permitted to enter at 11:30 a.m. Non-members are permitted to enter at 12:30 p.m.

Special Events:

These events are available and free for CHP members, Vandalia residents, and families of Vandalia-Butler School District.

June 13.....	'Beach Ball Night' and food truck	5:00pm-8:00pm
July 27.....	'Rubber Ducky Night' and food truck	5:00pm-8:00pm
August 10.....	'Patriotic Night' and food truck	5:00pm-8:00pm

Piranhas Swim Meet Date:

Pool will close at 4:30pm for swim meets on June 15, 22, 29.

Memberships:

All memberships are sold at the front desk of the Rec Center. Membership Applications can be accessed on our City's website or at the Vandalia Recreation Center. There will be a limited number of non-resident passes available. Proof of Residency is required at the time of purchase.

Families of more than 6 will be charged an additional \$15 per individual in the same household (Max 10).

Dual Pass consists of any two people residing in the same household, providing proof.

Babysitter Pass available with membership for an additional \$15/babysitter. Babysitter must be 16 years of age.

Pass key FOB's will not be issued without an updated photo!

2023 Cassel Hills Pool: Membership Rates		
Category	Resident & Taxpayer	Non-Resident
Family	\$169	\$249
Dual	\$149	\$219
Youth (3-17)	\$79	\$119
Adult (18-54)	\$99	\$149
Senior (55+)	\$79	\$119

2023 Cassel Hills Pool Daily Admission Rates Cash and Card Accepted	
Age 2 years & under	Free
Age 3+	\$9
	\$6 with proof of residency



Amenities

Cassel Hills Pool provides the perfect place for safe, summertime fun in the sun! Cassel Hills Pool features:

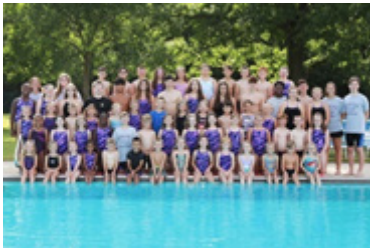
- A heated z-shaped pool with a shallow end and diving well.
- Two diving boards.
- A kiddie pool for young visitors.
- Enjoy delicious snacks at the concession stand run by our local Kona Ice.
- Large grass area with four large Funbrella's and two Funbrella's in the concession area.
- Lawn furniture - lawn chairs are on a first come first serve basis regardless of age. Private lounge chairs are permitted.
- Basketball court.
- Volleyball court.

Kona Ice will once again operate the concession stand!
Open noon-6:00pm. Cash and credit card accepted.



Piranhas Swim Team

The Piranhas are back for another swim season. If you are interested in joining the Piranhas Swim Team visit www.casselhillspiranhas.com or contact the team at casselhillspiranhas@outlook.com



Phone.....937-552-2200
Download the free Rainout Line app to see the status of the pool!

Weekend Pool Rentals Available: Fridays, Saturdays, and Sundays.

Contact Jen at jwebb@vandaliaohio.org or 937-415-2335 for additional information. Also, pool rental information can be found at <https://vandaliaohio.org/241/Cassel-Hills-Pool---Outdoor>. You may also scan the QR Code (right).

Non-Resident / Non-Member	\$450.00:	50 guests max
Resident / Non-CHP Member	\$300.00:	75 guests max
Cassel Hills Pool Member	\$250.00:	100 guests max



Cassel Hills Swimming Pool Rules and Regulations

Violations of rules or any conduct that may endanger or impair the safety of anyone may be cause for permanent expulsion from Cassel Hills Pool at the discretion of the manager, without refund fees.



1. Cassel Hills Pool may close at the discretion of the Manager for the following reasons;
 - ✓ In the event of inclement weather; lighting, thunder, or rain. When lightning or thunder are noticed, the pool will be evacuated for 30 minutes. If lighting or thunder occurs again the 30-minute time limit resets.
 - ✓ If the temperature drops below 70 degrees.
 - ✓ If there are less than 15 people
 - ✓ Water contamination (i.e. fecal accidents, etc.)
 - ✓ Maintenance issues
2. There are NO CASH REFUNDS of any type or refunds/ rainchecks for inclement weather.
3. The City of Vandalia reserves the right to limit access due to safety concerns.
4. Children 8 years of age and younger must be accompanied in the facility by a responsible adult, sixteen (16) years of age or older. Supervising your child/children remains your responsibility at all times.
5. Attire: Clean swimsuits with lining are required. Swimsuits must cover one's bottom, genitals and chest (females).
 - ✓ Acceptable swimwear includes traditional swim trunks, board trunks, Jammers, rash guards and wet suits. Unacceptable swimwear includes street wear, athletic shorts, cut-offs, transparent fabrics, undergarments, bras (including sports bras) and thongs/G-strings.
 - ✓ Inappropriate clothing will be required to be changed or covered up.
6. The following are not permitted within the facility: Horseplay, Running, Spitting, Abusive/Profane Language, Public Display of Affection (PDA), gum, littering.
7. No smoking/vaping except for designated area outside pool grounds.
8. Lawn chairs are a first come first serve basis regardless of age. Private lounge chairs are permitted.
9. Rest Breaks are scheduled on the 15 of the hour for (15) minutes. 17 years of age and under must exit the water. Children four (4) and under may remain in the water with an adult and must be within an arm's length of the adult.
10. No radios or boomboxes are permitted. However, earbuds and headphones are permitted.
11. Groups bringing children to CHP must have at least one adult per every five children over the age of 4 years of age and are responsible for the supervision of those children. Adults are to be in proper swim attire and must directly supervise the children poolside.



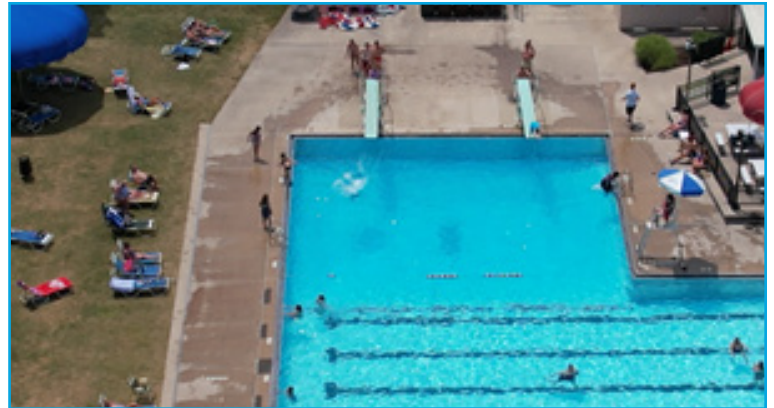
12. All life vests must be U.S. Coast Guard (USCG) approved. We provide USCG approved lifejackets at no charge. Patrons may utilize their own USCG approved life vests for use at the facility.
13. Inflatable items are not permitted.
14. Toys are permitted with lifeguards' approval and with patron's safety in mind. All diving toys **MUST BE SOFT**.
15. Do not distract Lifeguards from their duties.
16. Obscene tattoos must be covered.
17. Cameras are permitted in the pool area for IMMEDIATE FAMILY USE ONLY.
18. Coolers are permitted. Management has the right to inspect coolers. There is no alcohol and glass permitted.
19. Any person who appears to be under the influence of alcohol or drugs will be refused admittance at the discretion of the Manager.
20. Wheelies, skate boards and/or any small wheeled devices are not permitted.
21. Any person having an infection/contagious disease or open sore may be refused admission to the pool at the discretion of the Manager.
22. Any person that is bleeding or experiencing diarrhea is not permitted in the water. A person with diarrhea must wait 2 weeks after symptoms end before returning to the pool. Pathogens of concern may still be shed up to 2 weeks following the end of symptoms.
23. Infants/children who are not toilet trained and adults who are incontinent must wear a swim diaper covered with a bathing suit. If the diaper becomes soiled, the person must exit the pool immediately, take or be given a shower with soap, and be wearing a clean swim diaper and suit before re-entering the pool. Diapers may not be changed while on the pool deck.
24. Only service animals are permitted in the facility.
25. Patrons wishing to leave and return on the same day must have their hand stamped prior to leaving.
26. Do not sit, hang on, or play on the ropes, lane lines and pool ladders.
27. Diving is permitted in designated areas only.
28. Be cautious with your valuables. The City of Vandalia is not responsible for your personal items.
29. Any person caught stealing personal or City property will be permanently expelled from Cassel Hills Pool. In addition, the City of Vandalia may pursue legal prosecution to the fullest degree possible.
30. To assist in keeping pool water clean and clear, please shower prior to entering the water to remove oils and dirt.



Cassel Hills Swimming Pool Rules and Regulations (Cont.)

Diving Boards

1. One person permitted on the board at a time. The next diver must wait on deck until the board is clear.
2. Before diving, make sure all area is clear of swimmers/divers and that the previous diver has made it all the way to the ladder.
3. Dive straight off end of board. Do not jump towards the wall.
4. The following dives are not permitted in the diving well;
 - ❌ Double springing/competitive diving
 - ❌ Springing from a seated position
 - ❌ Hanging from the board
 - ❌ Cartwheels
 - ❌ Handstands
5. After diving, swim directly to the nearest ladder and exit the pool immediately.
6. Parents/Guardians are prohibited from catching a child jumping off the diving boards.
7. Flotation devices are not permitted on the diving boards or in the diving well.
8. The manufacture's weight limit is 250 pounds.



Kiddie Pool

1. You must be shorter than forty-eight (48) inches in height to enter the pool; the only exception is siblings that are playing with younger children, not playing on their own.
2. Swim diapers are required for all non-potty trained children. Regular diapers are not permitted.
3. Running is not permitted.
4. Toys are permitted in this area. Caregivers are expected to assist their child to play safely.
5. Parents are required to be in the Kiddie Pool area with their child(ren)

Cassel Hills Pool rules are subject to change without notice. Cassel Hills Pool rules will be amended when deemed advisable for the protection of the health, safety, and enjoyment of all patrons.





SwimSafe - Aquatic Staffing Services

The City of Vandalia entered into an Aquatics Staffing Services Agreement with SwimSafe Pool Management, Inc., in 2020. As part of the Agreement, SwimSafe provides comprehensive pool management, including staffing and supervision of Cassel Hills Pool and the Vandalia Recreation Center Pool. The City's expectations are that SwimSafe provides a safe environment that affords visitors the opportunity to enjoy a positive swimming experience. If you recognize anything that our City's Parks & Recreation Department should be aware of, we encourage you to contact our Recreation Superintendent, Jeff Kreill.

The City is committed to providing safe and meaningful recreational opportunities to our residents and visitors and your feedback is vital to our mission.

Recreation Superintendent: Jeff Kreill, 937-415-2339 jkreill@vandaliaohio.org

SwimSafe's Head Manager: JP Hader, 513-919-4164 jp@swimsafepool.com



Cassel Hills Swimming Pool
1061 Taylorsview Drive
Vandalia, Ohio 45377

(937) 898-2123

March 30, 2023

Michael Williams
Executive Director
Ohio Power Siting Board
180 East Broad Street
Columbus, Ohio 43215-3793

Prairie Flyer Project
OPSB Case# 23-145-EL-BGN
Vandalia Ohio

Mr. Williams:

I am the City Manager for the City of Vandalia, Ohio. It is my understanding that Prairie Flyer Energy Storage LLC (“Prairie”) anticipates filing an application with the Ohio Power Siting Board (OPSB) for a Certificate of Environmental Compatibility and Public Need for an Energy Storage Facility Located in the City of Vandalia, Ohio.

The project is an 85-megawatt utility-scale battery energy storage facility at a site bounded in part by residential and commercial properties and less than 0.1 miles from Interstate-75.

I am charged with protecting the City from any proposed land uses that will be harmful to the area. I believe that Prairie’s proposed facility will in fact be detrimental to the City of Vandalia and its residents.

Prairie states in its public correspondence that the “general purpose of the facility is to provide peak power and power quality support to ensure the grid remains within parameters necessary to provide reliable and stable energy to consumers.” The project website at prairieflyer.com provides that the project will be “supporting the local economy”. What is noticeably absent from the materials released by Prairie is the fact that the consumers Prairie speaks of are not necessarily those in Vandalia, or even Montgomery County or State of Ohio. There is little to no benefit to the City of Vandalia with respect to this project as the City is funded in large part by local income taxes and there will be insignificant employment from this facility. Based on information provided to date, I see nothing showing that the proposed facility is consistent with any regional plans for expansion of the electric power grid of the electric systems serving the region or even the State of Ohio.

Prairie's proposed use for this location is not permitted in the Vandalia Zoning Code. This Code was put in place to protect the residents from potentially dangerous land uses. Prairie's proposed use falls within the use category that the City's Zoning Code is seeking to prevent. The use is also inconsistent with the City's adopted comprehensive land use plans and could present negative impacts on future developments.

There has been much controversy surrounding battery storage facilities. Despite their rising popularity, these facilities have raised numerous safety concerns for the welfare of the communities and environment where these facilities are stationed. One of the large concerns is the stranded energy which has led to many reported fires. There is also concerns with thermal runaway and off-gassing, which occur when the battery cell is overheated and causes the release of flammable and toxic gases directly into the environment. Battery failures can also result in explosions. The proximity of this location to residences, businesses and the interstate highway is very concerning to the City of Vandalia given an event at this site would require a quick capture and tie-up all available local first-responder resources. Further there is a lack of first-responder training, knowledge and pre-planning experience for this use in the Southwest Ohio Region.

At a minimum, based on the known risks of this type of use, and in order to comply with the 2021 International Fire Code - Energy Storage Systems (ESS), the facility would need to: install NFPA compliant smoke/fire detection in each ESS storage structure/storage unit; install NFPA compliant gas detection systems in each ESS storage structure/storage unit; provide Off-Site monitoring for Gas and Smoke detection systems in all ESS units; install compliant explosion (deflagration) protection in each ESS structure/storage unit; install Manual/Dry suppression and standpipe systems throughout the facility; provide Emergency Stops for each ESS unit as well as the entire facility; provide approved Pre-Incident Plans in writing, accompanied by site training 3+ days annually; provide local expert liaisons to the regional first responders and local fire departments; and provide the Knox Rapid Entry system for emergency access.

Even with these fire code provisions in place, as noted in the August 2, 2022 International Association of Fire Chiefs Bulletin, events involving ESS can be extremely dangerous. The off gassing will create a hazardous atmosphere, so much so that firefighters must stay out of the vapor cloud and not rely on gas monitors. The recommended safe distance for incidents at large commercial systems is at least 300 feet. At this location there are existing businesses and residential properties within this distance and just beyond that is the Interstate. Of further concern is that Vandalia fire division utilizes and relies on thermal imaging cameras (TIC). However, due to the construction of these units, the TICs may not give true thermal conditions, putting our fire fighters at risk.

It is my understanding that the site will have electric transmission lines which will generate electromagnetic fields (EMF). As I am sure you know, there are some concerns associated with exposure to EMF and its effects on human health. It appears that the transmission lines for this site will be within 100 feet of occupied structures.

Prairie is requesting the OPSB categorize Prairie as a Major Utility Facility under O.R.C. 4906.01. I struggle with how a battery energy storage system can be considered a "major utility facility". Under the Ohio Code, a major utility facility means an "electric generating plant and associated

facilities designed for, or capable of, operation at a capacity of fifty megawatts or more; an electric transmission line and associated facilities of a design capacity of one hundred kilovolts or more; a gas pipeline that is greater than five hundred feet in length, and its associated facilities, is more than nine inches in outside diameter and is designed for transporting gas at a maximum allowable operating pressure in excess of one hundred twenty-five pounds per square inch.”

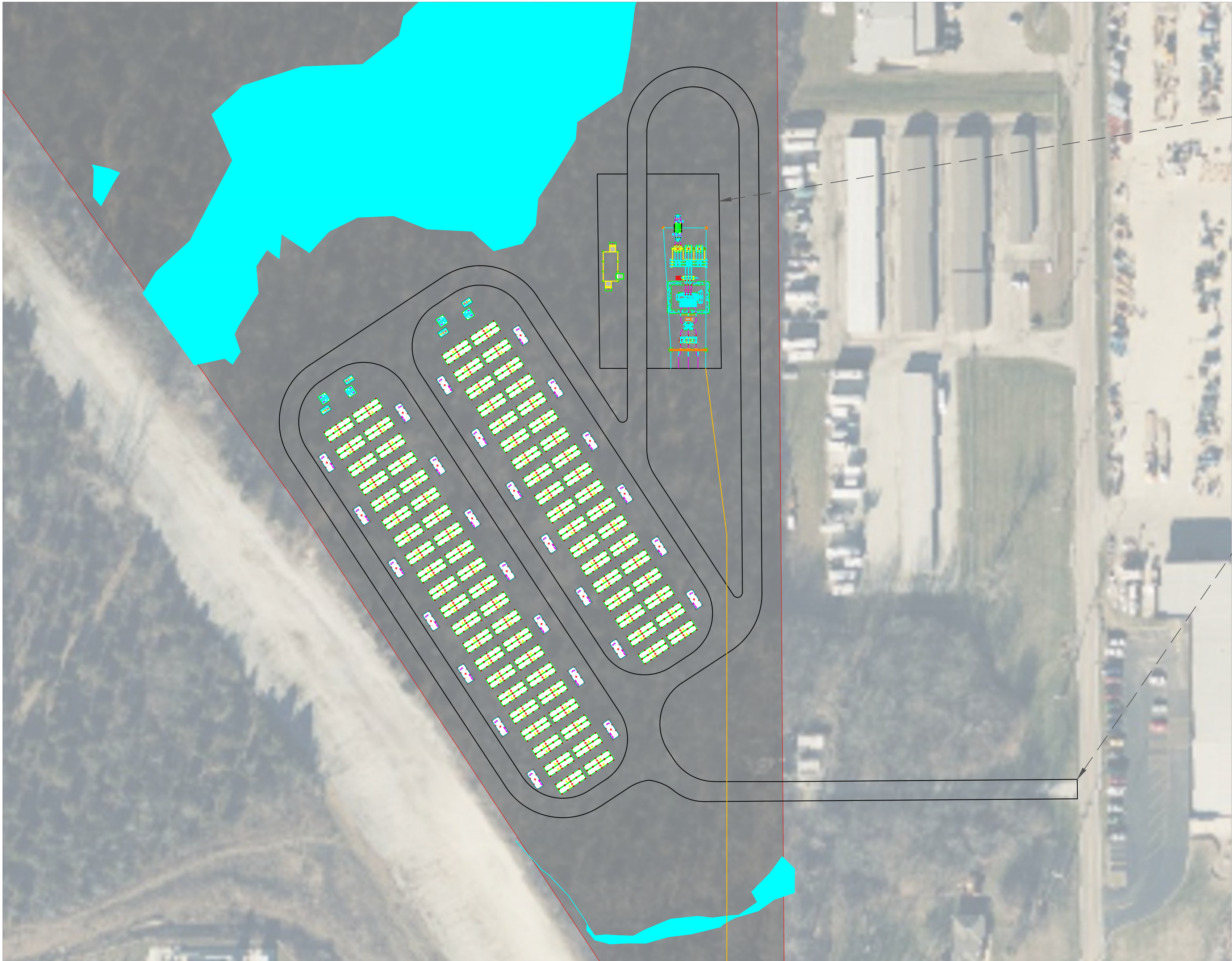
If Prairie is certified as a Major Energy Facility from the OPSB, they will have the statutory authority under O.R.C. 4906.13 to preempt the City’s local zoning use restrictions as to location and/or design of the facility. This is basically allowing a company that is not a public utility to usurp our home rule authority and get around the City’s law protecting its citizens and property under our zoning code. I believe that an ESS located within the jurisdictional area of a municipal corporation will be the first of its kind that has come before the OPSB. There simply are not sufficient regulations in place for the board to authorize the development of this site within the jurisdiction of a municipal corporation like Vandalia.

This facility will not serve the public interest, convenience, and necessity. As such the City may intervene in the adjudicatory hearing. Please provide me with notification of the applicable filing deadlines and hearing dates.

Sincerely,



Dan Wendt,
Vandalia City Manager

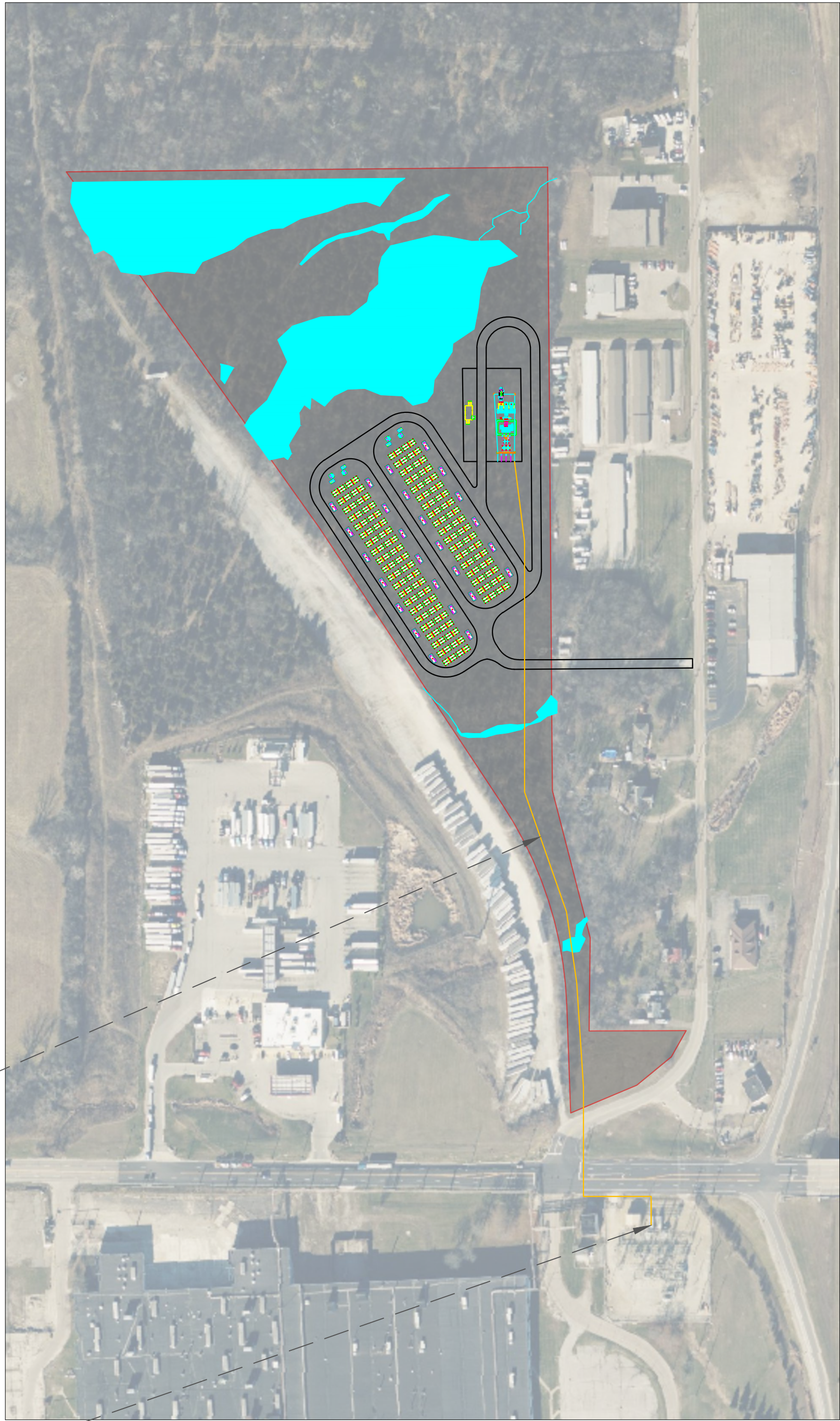


PROJECT
SUBSTATION -
110MVA

PROJECT ACCESS
ROAD DRIVEWAY
ENTRANCE

GENERATOR TIE-LINE
APPROX 0.4 MILES

POINT OF
INTERCONNECTION



85 MW, 4 HOUR VANDALIA ENERGY STORAGE
FACILITY

SUNGROW ST2752UX-US - QUANTITY	156
SUNGROW SC4000UD-US - QUANTITY	26
APPROX. OPERATING ACREAGE	6.0000

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION

NO	REVISION DESCRIPTION	DRAWN	RVW	DATE
1	JP_VANDALIA_GA_INITIAL_CONCEPT	SK	SK	4/11/22



ENGINEERING RECORD		DATE
DRAWN	SK	4/11/22
DESIGNED	SK	4/11/22
CHECKED	SK	4/11/22
APPROVED	SK	4/11/22

VANDALIA GENERAL
ARRANGEMENT

DWG NAME: JP_VANDALIA_GA_1.00

REV 1