

Community Connection

United in Service to our Community:

Butler Township, City of Vandalia, Vandalia-Butler City Schools

Spring 2023



New Grocery Store Coming to Vandalia

Aldi has announced plans to construct a 20,000-square-foot grocery store in Vandalia, at 6415 Miller Ln., just south of Culver's Restaurant.

"It's a deal that's been in the works for a number of years," said City Manager Dan Wendt.

"Our residents have long talked about a desire for an additional grocery store option in town, and we're very excited that Aldi's is the one that landed here," Wendt said. "We developed a relationship with the third party who made a presentation on our behalf to incorporate. They looked at another parcel and ultimately chose this location."

Assistant City Manager Amber Holloway says the finished building will be impressive.

"It's going to be predominantly brick, which will be aesthetically pleasing," Holloway said. "This is a storefront that will fit very well within the building design standards."

The company will begin construction by early summer, with a goal of opening the store before the end of the year.

School District Seeks Earned Income Tax

The Vandalia-Butler City School District is seeking an earned income tax at the May 2, 2023 election. The ballot issue contains a 1% school district earned income tax for a term of five years which would generate funding to address the deficit balance that the district faces in year three and beyond of the five-year forecast.

The Board of Education does not take the decision to request earned income tax funds lightly and discussed many options during public sessions. Several factors were considered including the district's demographics, the current approved property tax levies, and the impact of a property tax versus an earned income tax on the taxpayers before certifying the ballot issue to the Montgomery County Board of Elections.

See page 2 for frequently asked questions about the ballot issue and cost comparisons.

Coming Soon

April 10

VBCSD new student and kindergarten enrollment begins online

May 13

Vandalia Sweet Treats Fest, Vandalia Art Park, 4-8 p.m.

May 19

Butler High School Memorial Program, Student Activity Center, 1:30 p.m.

May 22

Butler High School Graduation, Student Activity Center, 7 p.m.

May 25

 – Last day of school

June 3

Art Park Opening Day, Vandalia Art Park, 11 a.m.

June 22

Vandalia Police Open House, Vandalia Police Dept., 5:30-7:30 p.m.

July 3

Star Spangled Celebration, Vandalia Sports Complex, 7-10 p.m.

July 21

Air Show Parade, National Road to North Dixie Drive, 7-9 p.m.

July 23-24

Air Show, Dayton Intl. Airport



School District Ballot Issue: Frequently Asked Questions

When was the last time Vandalia-Butler requested new operating funds?

Vandalia-Butler City Schools was on the ballot for new operating funds with a property tax in 2013.

What is an earned income tax and how does it differ from municipal income tax and property tax?

A school district earned income tax is earmarked specifically for school districts and is based on the amount of income the taxpayer earns. Municipalities collect tax from both residents and non-residents working within the municipality and levied on businesses, whereas the school district income tax is on individual earned income only. School district earned income taxes are collected from individuals who live within the school district boundaries.

A school district earned income tax accounts for fluctuations in the taxpayer's earnings such as hours worked, job loss and inflation because only income that is earned is taxable. Property value has no bearing on the school district earned income tax and the amount the taxpayer is responsible for with a property tax does not fluctuate based on income gain or loss.

The senior citizen population drawing social security, retirement and pension payments are exempt from the school district earned income tax because those forms of revenue are not considered "earned income."

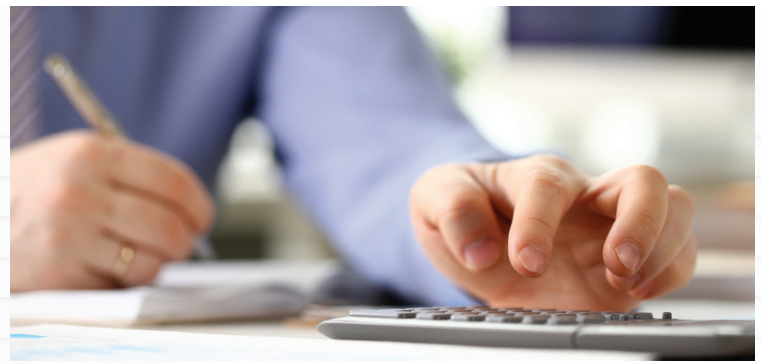
Are any incomes exempt from the earned income tax?

Because only earned income is taxed, several incomes are exempt including retirement pensions, social security benefits, disability and survivor benefits, annuities/IRA distributions, capital gains and child support.

If passed, what will the earned income tax fund?

With the passage of a school district earned income tax, the district would use funds to help with day-to-day operations, school safety, and initiatives that have been implemented throughout the strategic plan including reduced classroom student to teacher ratios, middle and high school electives, STEM courses, elementary specials including full-time art and music, and mental health and counseling services.

Additional information about this ballot issue is available on the school district's website. Please visit www.vbcasd.com/board-of-education/school-district-earned-income-tax-faqs.



What is the cost comparison of a school district earned income tax versus a property tax?

The Ohio Department of Taxation calculated and certified that 9.19 mills would be needed in property tax millage in order to generate the equivalent in school district earned income tax. The district is seeking a 1% School District Earned Income Tax; however, below is the comparison if the district were to seek the equivalent in property millage and also looking at the average Ohio adjusted gross income.

School District Earned Income Tax Per Year

Based on the **Average Ohio Adjusted Gross Income of *\$59,522** with a 1% income tax rate.

Cost Per Year = \$595.22

Cost Per Month = \$49.60

Cost Per Week = \$11.45

**Source: Ohio Department of Taxation Summary of Income Tax Returns by School District, Tax Year 2020.*

Equivalent Property Tax Per Year

The cost per year if the district were to request a property tax of 9.19 Mills based on the Ohio Department of Taxation calculation.

Based on the **Average Property Value/Occupied Home of *\$163,613** at 9.19 Mills.

Cost Per Year = \$526.26

Cost Per Month = \$43.86

Cost Per Week = \$10.12

**Source: Montgomery County Auditor's Office; Average Home Value and Millage Calculation*

Garage Sale Weekend Returns to Vandalia

Garage sale sellers and buyers, mark your calendars for Vandalia's Garage Sale Weekend, May 18-21.

Starting in mid-April, Vandalia and Butler Township sellers only may register their sales with the city. A free interactive map showing sale locations and items for sale will be available online after May 17.

To register or access the map, please visit vandaliaohio.org/garagesale.



Vandalia ohio
small city. big opportunity.





Honoring Those Who Served

The city of Vandalia, Butler Township and the Vandalia-Butler Chamber of Commerce are partnering to provide local residents an opportunity to recognize an individual who has served in the U.S. Armed Forces – Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force, Reserves or National Guard.

Commemorative banners, each featuring a photo of the veteran being honored, will be displayed along Dixie Drive (designated Veterans Parkway), from Elva Court to Stop Eight Road.

The cost of each banner is \$100, payable at the time of application.

For eligibility details or to apply, please visit vandaliaandbutlerchamber.org/vandalia-butler-veterans-banner-program.

Meet the New Chamber President/CEO

Nick Kavalaszkas has been named president and CEO of the Vandalia-Butler Chamber of Commerce. For the past 13 years, he has served as vice president of operations in minor league baseball.



Nick and his wife have two children. They've lived in Vandalia for the past decade and have been active in the school district as well as community and sports organizations.

Welcome aboard, Nick!



Learning about Government, First-Hand

On March 21, Butler High School students took over local government and the school district for Youth in Government Day. Here, the township administrator for the day, Lauren, presents a certificate to township fiscal officer for the day, Drake.

Zoning Commission Denies Sudachi Gateway Proposal

In 2021, Butler Township, Vandalia-Butler School Board and SLM3 Properties released their joint concept plan for redeveloping 20 acres, which is centered at North Dixie and Sudachi drives and includes the 15-acre site of the former Murlin Heights School.

The concept plan, known as Sudachi Gateway, provides guidance to developers interested in building on the parcel. It also recognizes a designated wetland area and recommends a cohesive blend of residential and neighborhood commercial uses.

Pride One Construction and Horizon Line Development were the first to submit a plan for the 15-acre school property. The proposal included a request to rezone the property from a local commercial service designation to a planned mixed-use development that would include 1.3 acres of commercial uses fronting North Dixie Drive and 13.6 acres of triplex and duplex residential rental units with private streets, walking trails and a clubhouse.

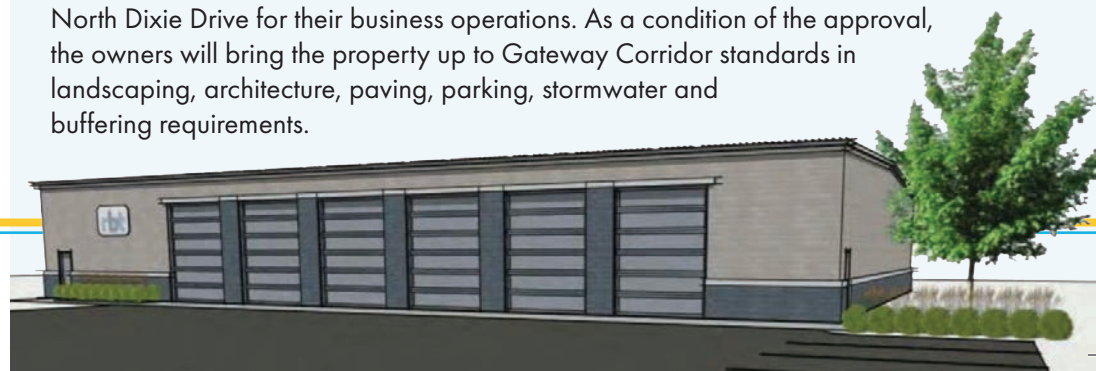
On March 21, the Butler Township Zoning Commission recommended denying both this rezoning request and preliminary plan. Butler Township Trustees will vote on the proposal on April 25.

Ultimate Shine Car Wash

McBride Dale Clarion planning firm submitted a request to rezone the properties at the corner of York Plaza and Miller Lane for a proposed car wash in Benchwood Station. The Ultimate Shine Car Wash is a 6,100-square-foot building with a 157-foot automatic car wash tunnel. The Zoning Commission recommended approval of the rezoning and a preliminary plan. Butler Township Trustees will vote on the rezoning on April 25.

Reinhard Boring Technologies

Reinhard Boring Technologies, a leader in horizontal boring, has received township Board of Zoning Appeals (BZA) approval, to build a 14,000-square-foot facility on North Dixie Drive for their business operations. As a condition of the approval, the owners will bring the property up to Gateway Corridor standards in landscaping, architecture, paving, parking, stormwater and buffering requirements.





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Meeting Scheduled for Well-Testing Project

In 2020, the Ohio Department of Health informed Butler Township that sampling of drinking water from public water systems at the Aullwood Farm Discovery Center had detected contaminants known as PFAS (per- and polyfluoroalkyl substances). PFAS, a group of manmade chemicals used in many consumer goods, can enter a drinking-water source through runoff, spillage or leakage into the soil. For the past three years, the township has been working with residents and partnering agencies to determine the extent of the contamination and offer solutions.

In January 2022, the township entered into an agreement with Montgomery County for technical assistance to develop a program to test private wells. In July, the county hired Bennett & Williams Environmental Consultants Inc. to administer the sampling program and develop a contingency plan that would assist residents in identifying water-treatment options and potable-water



alternatives. The firm tested 154 private wells for residents in the Recommended Testing Area, who registered for the sampling program.

As the program's final phase, a public meeting will be held where Bennett & Williams will present a summary of the sampling results; the latest PFAS regulatory changes; and an analysis of existing,

future, and potential public water lines. Affected residents are welcome to attend, even if they chose not to have their well tested. Here are the details:

Well-Testing Results Presentation

When: Thursday, April 13, 6-8 p.m.

Where: Butler Township Meeting Hall, 3780 Little York Rd.

The contingency plan, details about PFAS and health-effects information can be found on Butler Township's website at [butlertownship.com/administration/township-videos/water-contamination-issue](https://www.butlertownship.com/administration/township-videos/water-contamination-issue).