

Village Council Meeting As  
A Committee of the Whole  
March 27, 2018  
6:30 PM

ROLL CALL: Richard Bingham, Rebecca Conklin Kleiboemer, Mindy Curry, Bob Keogh, Bill May, and Louann Artiaga. Also present were the following: Mayor Don Atkinson, Administrator Jordan Daugherty, Director of Public Services Steve Pilcher, Clerk Susan Miller, Rob Casaletta, Matt Meeker, Tom Malicki, Jim Owen, Don Flenner, Michael Hollerbach, Craig and Kim Ellis, Josh Torres, John and Julie Cunningham, Nick Lukachek, Jerry Finfera, Jeff Yoder, Karen Gerhardinger, Yvonne Walters, and Jack Witte.

At 6:30 PM President of Council, Bill May called the meeting to order.

Motion by Richard Bingham, seconded by Mindy Curry to approve the minutes of the March 13, 2018 meeting. 6 ayes

President of Council, Bill May asked for Citizen Comments pertaining to Agenda items.

- Economic Development and Land Use plan, chapter 7, State Route 64 corridor, model and Economic Development strategic plan, pathfinding

### General

The first order of business was to hear a Presentation by Tim Bockbrader of the Edge Group on the Draft State Route 64 Corridor

- Control, Preserve, Protect, Enhance
- Gateway
- Randy Melnyk – Generations
- Dublin, Ohio community planning
- Developers will choose to do as cheaply as possible if a plan is not already in place, zoning updates, Parks and Rec Master plan
- Connectivity, Great network of trails and greenspace
- Planning workshops held on State Route 64
- Development policies for riparian corridors with setbacks to ensure future public use
- Gateway sign, wayfinding master plan, downtown streetscape, roundabouts limit number of curb Cuts, bikeway connections – connecting downtown to the school, land use plan TND plan
- Community market analysis – spending habits of the population you have and the population you will have
- Need for condos and townhouses
- Commercial services – what is economically viable – what are people going outside of the Community to get
- Proposed 150 foot setback along State Route 64 corridor, bike path with direct access to Businesses

- Creating a destination, a memorable experience, art in the landscape, daytime and nighttime character, activating downtown with seating, outdoors/recreation/nature, preserve and protect Greenspace along the State Route 64 corridor
- Maintaining the small town feel, no big box stores, lots of retail space broken down
- Request for proposals (RFP) for key piece of property
- If growth and development are going to happen, the Village should be in charge of it, Growth is Inevitable – smart growth, retain the character of Whitehouse
- Whitehouse population statistics
- Limiting access using back roads vs. more curb cuts (Levis Commons), no turn lane to preserve And protect the smaller road
- Riparian corridor – designated buffer from waterways

### Economic Development

The next order of business was a quarterly Economic Development Report by Anthony Wayne Regional Chamber of Commerce (AWRCC) President Josh Torres.

- Quarter one update
- Business model canvas BMC, key performance indicators
- Whitehouse Square, Redesigned TND
- Hertzfeld 64 corridor final drawings and letters of intent
- State Route 64 roundabout possible buyer – medical health campus
- PUR 3 – very exciting
- Relationships equal opportunities
- ExperienceWhitehouse.com link, website refresh, listing available properties, how can we help Link
- ExperienceWhitehouse digital magazine
- Financing incentives to do business in Whitehouse
- Business retention, Expansion, Attraction, Brand Marketing
- Metric path update in second quarter

### Department of Public Services

The last order of business was to review Refuse and Recycling Cart Purchase Options

- Best interest of the Village to waive the competitive bidding
- Rehrig Pacific Company
  - Relationship with refuse vendor
  - Highly recommended for ease of use/working relationship
  - \$58.00 more than lowest bid
- Every house receives one refuse and one recycling bin
- Replacing current bins, collecting previously purchased bins and reselling them
- New bins have RFID system
- No one in Ohio sells carts – national companies
- (2800) 96 gallon totes, (760) 35 gallon totes to be ordered, Village will have extras for new Homeowners and damaged carts
- Commercial accounts were put in contact with ARS

- Ten year warranty on carts, take a picture, keep the cart, it will be replaced
- May 7, 2018 refuse start date
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Motion by Rebecca Conklin Kleiboemer, seconded by Mindy Curry to recommend to Council to waive the competitive bidding process. 6 ayes

Other items discussed:

- Grandiose State Route 64 corridor plan, much of the cost is born by the builder, tax increment Financing is a useful tool, new zoning, huge plan
- Giving the next generation a fundamentally solid municipality that is pleasing to enter
- Byrne, Indiana, a memorable community that had a plan
- Directing the growth of our wonderful community into an aesthetically pleasing community that Looks like a nice place to live
- Roundabouts, the disabled travelling from the nursing home to Dollar General
  - ODOT looks to roundabouts first, safe point of refuge in the island
  - Potential bike trail on both sides of the island
  - Push button red lights
  - TMACOG traffic summit
  - ODOT will do traffic impact studies
- How will riparian rights affect current homeowners?
  - May never get riparian corridors on properties that are already owned
  - Preserving for future developments
- Nexus pipeline meeting, pipeline done by the end of this year, pipeline to be flowing
  - Designated roadways for pipes to travel, 750 people will be working 7:30 – 4:30 seven Days per week
  - Designated route for heavy vehicles
  - Nexus put a \$1,000,000 surety bond for road damage
  - Signs for heavy vehicle route in right of way, federal law supersedes local
- Council members partnering with Jordan on projects, doing some of the homework, moving faster On studies before they are outdated
- Specific recommendations in 2015 land use plan, zoning code updates for SR 64, TND
  - Previous resistance to conforming to color schemes
  - Design Review Board deactivated
- Why is the Village putting millions of dollars in the State Route 64 corridor when there are houses without siding?
  - Zoning clean up is half of the beautification process, zoning inspector is gaining some ground, working with health departments and courts takes time
  - Prosecutions are advancing
  - Cognizant of concerns
  - No downtown inventory

Motion by Bob Keogh, seconded by Mindy Curry to adjourn at 8:42 PM. 6 ayes

Respectfully submitted,

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Susan Miller, Clerk