

Village Council Meeting As
A Committee of the Whole
January 11, 2022
6:30 PM

At 6:30 PM, President of Council Rebecca Conklin Kleiboemer called the meeting to order.

ROLL CALL: Louann Artiaga Richard Bingham, Rebecca Conklin Kleiboemer, Mindy Curry, Bob Keogh, and Dennis Recker. Also present were the following: Mayor Don Atkinson, Administrator Jordan Daugherty, Director of Public Services Steve Pilcher, Planning Administrator Tiffany Bachman, Police Chief Mark McDonough, Fire Chief Joshua Hartbarger, Deputy Fire Chief Jason Francis, and Clerk Susan Miller, and Karen Gerhardinger,

Motion by Richard Bingham, seconded by Mindy Curry to accept the minutes of the December 7, 2022 meeting. 6 ayes

President of Council, Rebecca Conklin Kleiboemer asked for Citizen Comments pertaining to Agenda items.

Finance

The first order of business was to Review Revenue Sources and General Fund Department Proportionate Costs.

- Providing sustainable, quality services
- Previous years added JEDD and JEDZ
- The Village is extremely careful and responsible with funds
- Inflation index 5.7, passed on raises for employees
- Hold off on recommendations, digest information
- Villages control of impacting the number listed in () from 1-5 with 5 being the most control
- 6% of property tax goes to Whitehouse, \$100 property tax - \$6 comes to Whitehouse, makes up 12% of Whitehouse Revenue (3), Property Tax will increase, if it goes over 10 mills it has to go to the voters, who determines the Village gets 6%
- Liquor Permit and Cigarette sales (1)
- Other State and Federal grant (4)
- Fire Contracts, depends on interested parties, have one (3)
- Police, School resource officer (3-4)
- Refuse (5)
- EMS Billing contracts, Fines and Licenses, Building, Inspections, Zoning
- Franchise Fees, Buckeye and Spectrum (5)
- Verizon tower fees listed in miscellaneous
- Interest/Dividends, treasury stock, investments, SJS Investments
- Donations
- Income Tax B, Income Tax that hits the General Fund (4-5), 30% goes to Income Tax A, funds Capital Projects, some debt service, 70% stays in Income Tax B, A and B were 50/50 when Administrator Jordan Daugherty started, maintaining the same level of services with more demand

- 1.5% Village Income Tax rate, Fixed Assets, % of Revenue
- No transfers in Expenses accounts for the jump in expenses in 2022
- .75% credit for people that work out of town (\$588,000), lowering or removing the credit, in 1965 credit was 1%, went to 1.5% about ten years later, Council vote to change the credit, look at surrounding area rates
- Leases (Verizon, Sprint, General's, undeveloped land) listed in miscellaneous, sales of Property, 8+ acres at the roundabout, green spaces
- Next meeting look at what other communities are doing
- Expenses, ensure Safety Services, Police and Fire are 2/3 of General Funds, Park utilizes Seasonal help very well, Administration has gone down, Council matches service credits
- Fire levy goes 100% to the coop, other revenues go to the General fund and then are portioned out
- Lull in building permits, number of buildable lots, Planning Commission, platting, lower density developments
- Bedroom Community Model, people leave metropolitan area, not many people there, high value to cost, Whitehouse had the highest growth rate, households cost more money than they generate, unable to provide the same level of service at the same rate
- Quality schools, low Real Estate, low income tax, people want to be here
- Whitehouse was the lowest property tax in Ohio for years, still one of the lowest
- Other communities changing their tax credits, Village residents who work from home for a company in Toledo don't have to pay Toledo Income Tax in 2022, so far Whitehouse has not been significantly impacted by that but the JEDD and JEDZ have been
- Analysis: If there are no changes the General Fund will erode by 1/4, the next year again by 1/4 and Dispatch fees will begin, we know we have to do something
- Looking for a decision by mid this year, carryover decrease due to: wages increase, 5.7 COLA, future COLAs, Health insurance estimates, dispatch fees, conservative revenue estimates (Estimates are if nothing changes and everything continues, no change in staffing), \$1.2 million carryover is meaningless in these numbers
- Recognized the model of Bedroom Communities and the cost to maintain the level of services
- 55% of residents are 56 years and older, Income tax credit affects those not on Social Security, that's doubling the tax on people with the tax credit, but not on people over 55 who use services, 5.15 mill levy would be needed to recoup the money if it was from property tax
- Vehicle registration fee goes to permissive funds/gas tax, must use on street projects
- EMS has 80% collection rates, write off what insurance doesn't pay, \$27,000 in write offs, 30% Commercial insurance medicare and medicaid
- Either expense needs cut significantly or raise revenues
- Swanton has street lighting assessments
- Looking at adding employees, service department is stretched, primary consideration is basic services, thank you department heads - saved money
- What are future big ticket items, are those manageable in any other way
- It's tough to do the right thing and can receive ire for doing it
- Police mandated with training hours from the state to continue certification, mandated before the training is available, in house training saves money, dispatch training is expensive
- Decision needed by mid year, starting a new revenue stream is difficult, ballot process

Other items discussed:

- Administrator Jordan Daugherty is in the final steps of his dissertation research, surveying the Whitehouse population, inviting the community to participate, post on social media to encourage participation, has been working on his doctorate for 3 years, 1/3 of the way through the dissertation, needs to be done by mid June, Graduation in August
- Wish List, get through financials first

Motion by Bob Keogh, seconded by Richard Bingham to adjourn at 8:01 PM. 6 ayes

Respectfully submitted,

Susan Miller