

Village Council Meeting As  
A Committee of the Whole  
March 8, 2022  
6:30 PM

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

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

Motion by Dennis Recker, seconded by Richard Bingham to accept the minutes of the February 8, 2022 meeting. 6 ayes

Finance

The first order of business was to discuss Revenue Sources.

- Long term solution
- Phase I stabilization, 5-10 year plan, present focus, around \$500,000 needed
- Phase II future/long term funding plan, planning for the City of Whitehouse
- 10 mill cap is exhausted, anything from here will go to the voters
- Target timeline, decision no later than midsummer
- Exhibit A listing the options
- Bedroom community, income tax is a collective fee for services that makes services equitably available, bedroom communities eventually decide to increase revenue or decrease costs/services
- Income tax credit doesn't make sense in a bedroom community
- If residents are going to pay more, make sure the problem is solved, the Village charges what services cost
- Leary of using multiple sources to solve Phase I, recommendation to eliminate the income tax credit
- Thank you Administrator Jordan Daugherty for putting this together, it is very easy to understand
- Cannot make this retroactive to the previous year, can make it retroactive to the beginning of the year, recommend making it take effect next year, allows residents to make budgetary decisions, quarterly estimates would reflect this next year
- More than 50% of residents receive the tax credit
- Impacts less people, meets the stability goal
- If everything remains the same, it will get us through the next 5 years, possibly a few more years, will not take us into city hood
- Dispatch, healthcare, other costs
- Other communities that have eliminated the income tax credit
- Other communities have large businesses, commercial tax base
- Keeping the community the way residents want, zoning, lot size, density, the community says it would like things a certain way, that has a cost
- Doing nothing would diminish administration, public services, community planning, degradation of improvements, safety services would stay intact
- Councilman Richard Bingham likes Option 4A, has confidence citizens will vote for it

- Residents like amenities, 1975 was the last increase, residents are not used to increases, in 3-4 years we will know more and work out what is needed
- If we are going to the voters for an income tax increase, it would be better to ask for the \$1,000,000 and fix the problem
- It does not make sense to give a credit for people that work outside of the Village and raise taxes on people that live inside of the Village, why give a tax credit for people working outside of the Village and still getting all of the amenities, giving a credit to people receiving full services
- If it goes to the ballot and it fails, raising through the smaller increments will be more difficult, Whitehouse has one of the lowest income tax rates, it's amazing what we do without resources
- 13 municipalities with no income tax credit in Northwest Ohio
- Other communities rates and credits, difficult to compare because no community has the same factors, doing what's best for our factors
- Everyone getting reciprocity is paying taxes somewhere else
- All agree on the confidence of the people, revenue is needed to continue services, not supporting a property tax increase, concern for people on fixed incomes, our rate is on the lower end, others with low rates have huge industrial bases
- Council can create stabilization, 5 years will educate us, Phase II will need to be done or the Village will be in a deficit spending mode, every year after 1975 shows the Village pushed it as far as they can
- Voters voted 1.5% rate, Council voted the income tax credit
- Council member/Preferred Option, Louann Artiaga 4A, Richard Bingham 4A, Rebecca Conklin Kleiboemer 2C, Mindy Curry 2C, Bob Keogh 2C - but if going with 4 do 4B, Dennis Recker 2C
- Citizen input, public hearings, 3 full readings, not passing as an emergency

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

- Rob Casaletta, Option 2 tax year 2023 is the best option right now, maintain current level of service and achieve stability, look at ways to make more efficient and extend profit, 8 months to educate the public, the public will accept it if they are informed
- Richard Bingham and Dennis Recker will not be present for the April Committee of the Whole meeting

Motion by Dennis Recker, seconded by Mindy Curry to recommend to Council to authorize the Administration to remove the Income Tax Credit, Option 2C. 4 ayes, 2 nays Richard Bingham, Louann Artiaga

The Council meeting on March 15, 2022 will be at 5:00 PM.

Motion by Richard Bingham, seconded by Bob Keogh to adjourn at 7:54 PM. 6 ayes

Respectfully submitted,

Susan Miller  
Clerk of Council

**The Village of Whitehouse  
Revenue Creation Analysis  
To be implemented no later than January 2024**

**NOTE:** \*Stabilization Target: \$500,000 of new General Fund revenue  
\*Enhancement Target: \$750,000-\$1,000,000 of new General Fund revenue  
\*Whitehouse has maxed out its 10 mil inside voted cap. Any additional millage must be voted (put on ballot)

<b>Option 1: Property Tax Levy</b>	
*Stabilization Target: \$500,000 of new General Fund revenue	
*Enhancement Target: \$750,000 of new General Fund revenue	
Voted Millage	
\$500,000	4.5
\$750,000	6.5
Equates to approximately \$140/\$100,000 in property valuation per year.	
Example: Annual tax on \$250,000 property would be approximately \$350 at 4.5 mils and \$558 at 6.5 mils (per year).	

<b>Option 2: Income Tax Credit Reduction and/or elimination (not on ballot)</b>	
	<u>Additional Revenue</u>
(A) .25% Income Tax Credit (ITC) reduction	\$ 194,000
(B) .50% ITC reduction	\$ 390,000
(C) .75% ITC reduction (full elimination)	\$ 585,000

<b>Option 3: Income Tax Increase (ballot required), no ITC reduction</b>	
	<u>Additional Revenue</u>
(A) .25% Income Tax rate increase	\$ 540,000
(B) .50% Income Tax rate increase	\$ 1,075,000

<b>Option 4: Combination of Income Tax Increase (ballot required) and ITC (not on ballot) reduction</b>	
	<u>Additional Revenue</u>
(A) .25% Income Tax rate increase, .25% ITC reduction	\$ 734,000
(B) .25% Income Tax rate increase, .50% ITC reduction	\$ 930,000

<b>Option 5: Combination of Property Tax levy (ballot required) and ITC (not on ballot) reduction</b>	
	<u>Additional Revenue</u>
(A) 2.25 mil levy & .50% ITC reduction	\$640,000
(B) 2.25 mil levy & .75% ITC elimination	\$835,000
***Example: Annual tax on \$250,000 property would be approximately \$175 at 2.25 mils.	

<b>Recommendation:</b> Phase One-Elimination of ITC in 2022; Phase Two-Meet semiannually and consider long term funding.
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