



June 9, 2022

Meeting Notice  
Village Council Meeting As  
A Committee of the Whole  
June 14, 2022  
6:30 p.m.

Due to the coronavirus (COVID-19) pandemic, Whitehouse Village Council is urging citizens to access public meetings remotely. You may do so by phone by dialing **1-567-318-0438**. You will then be prompted to press the following Meeting ID **635995669#**. You may also access the meeting online by going to the Village Website at [www.whitehouseoh.gov](http://www.whitehouseoh.gov) and clicking on the link from the home page, **please make sure that you mute your microphone.**

Notice is hereby given that the Whitehouse Village Council will meet as a Committee of the Whole on Tuesday, June 14, 2022 at 6:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Review and Approval of the May 10, 2022, Committee of the Whole Meeting Minutes
- IV. Citizen Comments on Committee of the Whole Agenda Items
- V. **Finance**
  - A. Discussion on Council Options Regarding Referendum
    1. **Supporting Information** – Memo from Village Solicitor (Exhibit A)
- VI. **Public Service**
  - A. Discussion on Refuse Bin Storage
    1. **Supporting Information** – Memo from Village Staff (Exhibit B)
- VII. Citizen Comments
- VIII. Consider Other Business as Appropriate Under the Village Charter
- IX. Adjourn

Village Council Meeting As  
A Committee of the Whole  
May 10, 2022  
6:30 PM

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

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

Motion by Richard Bingham, seconded by Mindy Curry to accept the minutes of the April 12, 2022 meeting. 6 ayes

President of Council, Rebecca Conklin Kleiboemer asked for Citizen Comments pertaining to Agenda items. There were none.

#### Public Service

The first order of business was a presentation by Tom Borck from Poggemeyer Design Group on Water Tower Siting Analysis.

- Presently two 250,000 gallon water storage tanks in the Village
- 545,000 gallon/day is average use, peak day in 2019 of 1 million gallons/day, storage should handle peak day demand
- Use depends on time of day (people sleeping)
- Fire flow is 500-1500 gallons/minutes flow rate, pipe main size issue, not an elevated storage capacity issue, improve pipe main flow
- Location options, North Industrial Parkway site is best
- Careful not to drain tanks all the way - depressurization
- Recommended storage would provide one peak day demand in case of emergency, 1 million gallons, currently have 500,000 gallons, need 500,000 gallons
- 250,000 gallon tank \$1,017,500, 500,000 gallon tank \$1,320,000, cost went up 10% from last year, interest rates going up, EPA, OWDA, last years rates were half of now
- TTHM forms as water ages, mixing systems needed to keep water from stratifying, recommend to not go above 1 million gallons
- Storage tank styles
- Dead ends by Bittersweet, by apartments by field, water line in Industrial Parkway, daily terms and location coordinated with the fire department, location didn't provide a noticeable difference
- Looping is required for developments if feasible
- Water service extends outside the Village as well
- Residential Growth, will run out of geography before developing a significant demand increase
- Timeline, depends on supply, one construction season, spring start - winter use, could take 6 Months to get steel

- Painting protects the steel, new tanks coating last 20-25 years, recoats cost less, inside coating needs to be for potable water
- Lifespan of a new tower is 100+ years if maintained, current towers are from 1970 and 1996
- Recovery rate - 2 hours to fill from a low level
- Explore financing through EPA funding, grants are rare, hopefully will not affect the water rate, should finance itself, 0% money for up to 5 years, roll into construction financing 1.66% for 30 years
- 2023 or 2024 project

Motion by Richard Bingham, seconded by Mindy Curry to recommend to Council to authorize the Administrator to seek engineering and specifications for plan preparation and funding options for elevated water storage. 6 ayes

The next order of business was to discuss projects in the pipeline.

- Larger pipe mains for reserve capacity for residents and the Fire Department
- Second bid opening on April 8 for Industrial Parkway resurfacing and undersized main on Field Avenue, no bids received the first time, prices very high for materials, Bids \$521,000 - \$150,000 over engineering estimates, bid to be done without the water main to be done later, Few contractors and little material available, usually would have gotten 6-8 bids, busy Contractors, labor shortages
- Bid again early June, OPWC money, can come in under and do less work, rebid without the water line
- Could look at bidding water lines with the water tower

Motion by Rebecca Conklin Kleiboemer, seconded by Richard Bingham to recommend to Council to reject current bids for resurfacing Industrial Parkway and the main on Field Avenue and to authorize the Administrator to advertise for bids for the resurfacing of Industrial Parkway.

The next item discussed was the Pedestrian Bridge.

- Federally funded grant project, acquisition of right of way, roundabout lighting, capital fund

The next item discussed was resurfacing 2023.

- Gilead from Waterville to Lucas
- Lucas Street
- Blue Creek Gardens
- Lucas County - parts of Dutch Road
- OPWC Project reconstruction of Swanton Street, 2024 approved, will work with the church

The next item was discussing potential projects.

- Small quarry dock access
- OPWC Project Nomination - FY 2025 (Texas Street resurfacing)

- OPWC Project nomination - FY 2026 (Cemetery Road resurfacing with drainage Improvements) \$250,000

The next order of business was updates on new requirements regulating storm water discharges by Small Municipal Separate Storm Sewer Systems (MS4s)

- Catch Basin cleaning program
- Decant Facility (aka Dump Station)
- Weekly inspections of individual construction lots to ensure compliance with stormwater regulations
- Annual Outfall inspections
- Stormwater utility mapping
- Asset Management Program
- Consideration of future Stormwater Utility

Next other Public Works activities were discussed:

- Sidewalk extension on Texas Street connecting Oak Pointe SD and the Preserve SD
- Community Garden, soil added and storm sewer installation
- Pavilion Sound system has been contracted with Torrence Sound
- Street Lighting changeover to LED - Toledo Edison

Other items discussed:

- Downtown Streetscape, Arbor Park beginning in June, will work with Cherry Fest
- Shelterhouse renovations, renditions from the architect, kitchenette space, counter, sink fridge, seating, tables, flexible, not picnic tables, make the building look like it belongs
- Project considerations, revenue atmosphere, current projects are committed to, can turn away money, hurts future applications, sizable grant for pedestrian bridge
- All MS4s projects are required
- Staff and certifications not required but advantageous,
- Paul Wielinski has taken on additional duties, doing a really good job on asset management and outfall inspections
- Village staff scheduling and dispatch
- Need for more staff
- Complaint driven to look at sidewalks, when due to a street tree or sanitary sewer able to respond within a couple weeks, sidewalks are taken care of as it happens
- Requirements for overhang/canopy for gutter/ice
- Ditches/drainage, respond to notifications, back up to Westwyck
- Horsehoe pits, cornhole pads
- Refuse containers to be placed on the Committee of the Whole Agenda
- Speeding Lenderson to Weckerly, ruts

Motion by Bob Keogh, seconded by Richard Bingham to adjourn at 8:00 PM. 6 ayes

**MEMORANDUM**

**TO: Mayor Don Atkinson and Members of Council**

**FROM: Kevin A. Heban, Village Solicitor**

**DATE: June 9, 2022**

**RE: Referendum**

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Our office has been requested to provide an overview of the Referendum process dealing with the recently filed petition. This communication serves as our written response to this matter.

I. **Pertinent Background Information**

Council passed Ordinance No. 2-2022 on May 3, 2022, which legislation provided for the elimination of the income tax credit, repealing Whitehouse Municipal Code Sections 186.08 and 186.081.

Subsequently, petitions were circulated requesting the Ordinance be repealed. Those petitions were received by the Village and, pursuant to the Charter, were forwarded to the Lucas County Board of Elections for certification of signatures. On June 6, 2022, the Board of Elections provided the Village with correspondence certifying the sufficiency of the signatures on the petitions.

II. **The Next Step**

Section 14.02 of the Village Charter describes the referendum process. With the certification from the Board of Elections, Counsel is required to reconsider the Ordinance, which will occur at the June 21, 2022 council meeting.

At that time, Council can either repeal the Ordinance or, if it does not, the Ordinance shall be submitted to the electorate at the next general election, in this instance, November 8, 2022. The Ordinance will then be voted upon by the voters.

III. **Conclusion**

I will plan on attending the Committee of the Whole meeting to answer any questions that may arise. In the meantime, please feel free to contact me with any questions. Thank you.

## MEMORANDUM

TO: Mayor Donald Atkinson and Members of the Whitehouse Village Council

FROM: Jennifer Herman, Zoning Clerk

SUBJECT: Refuse and recycle bins

DATE: June 7, 2022

At the May 3, 2022, Council meeting a resident brought up the issue of residents leaving their trash and recycle bins out, either after collection day or being stored in the front of the house. This resident believes it is causing an animal problem in his neighborhood of Village Meadows. The resident did email photos of his neighbors he felt were not observing the rules. The photos did not contain any addresses, nor were any provided when the photos were sent.

Tiffany Bachman drove around Village Meadows to see if she could observe anyone with bins stored in front of the house or still out at the curb. Addresses were given to me, and I called those on the list and reminded them of the guidelines regarding the trash and recycle bins. I was able to reach most of the people on the list. They were told complaints had been received about their bins and as a courtesy if they could make sure their bins are not stored in the front of the house or left out by the curb after collection day, it would be appreciated. Most people were friendly when called, one was annoyed about the complaint and said he would try to fix the problem.

I called the Cities of Waterville, Perrysburg, and Sylvania to see what ordinances, if any, they had regarding refuse and recycle bins. I spoke to Melissa at the City of Waterville, and they only have an ordinance for no solid waste in the right of way 24 hours prior to pick-up. I also spoke to Becky, and she said they only have guidelines stating that bins need to be taken back up the same day after collection and they should not be stored in the front of the house.

Perrysburg has guidelines listed on their website for residents to check, but no ordinances are in place.

Tim Burns, Zoning Inspector for Sylvania, said they do have an ordinance stating bins are to be stored inside or not visible from the street, but that ordinance was put in place before the city switched to 95-gallon bins. Now it is getting harder to enforce because the larger bins do not fit in peoples' garages, or they do not have a garage at all. He goes door to door to talk to residents, telling them they need to be inside the garage or on the side of the house and a solution is agreed upon at the time of the visit. Multi-unit condos or apartments without garages, have a common area on the side of the building that bins are stored and they usually put a fence or enclosure around that area.

Respectfully submitted,

Jennifer Herman  
Zoning Clerk

EXHIBIT "B"