



October 31, 2024

WHITEHOUSE COUNCIL AGENDA
November 5, 2024
6:30 P.M.

The Whitehouse Village Council is encouraging citizens to consider accessing public meetings remotely. You may do so by phone at 1-567-318-0438. You will then be prompted to press the following Meeting ID 960287013#. You may also access the meeting online by going to the Village website at www.whitehouseoh.gov and clicking on the link from the home page. Please make sure you mute your microphone.

Notice is hereby given that the Whitehouse Village Council will meet on Tuesday, November 5, 2024, at 6:30 PM. The meeting will be held in Council Chambers, Village Hall, 6925 Providence St., Whitehouse, Ohio

Welcome and thank you for attending the Whitehouse Village Council meeting. The purpose of the Village Council meeting is to conduct the official business of the Village of Whitehouse and to hear citizen's comments pertaining to items that appear on the agenda and comments for future consideration. We welcome and encourage your participation. If you wish to make a comment, please wait to be recognized then state your name and address for the record. Please make your comments as concise as possible to allow time for others who wish to make comments. The Mayor presides over the Council meeting and has the authority to take the actions necessary to maintain order and proper decorum among those present. Thank you for your cooperation.

- I. Call to Order
- II. Roll Call
- III. Prayer: Shawn Bellner, CedarCreek Church
- IV. Pledge of Allegiance
- V. Adoption of Minutes of the October 15, 2024 Council Meeting
- VI. Adoption of Bills Dated October 31, 2024, the Addendum bills dated November 5, 2024 and the September 2024 Financial Statements
- VII. Introduction of Persons to Appear Before Council
- VIII. Committee Reports
 - A. Report on the Fallen Timbers Union Cemetery District Meeting
 - B. Report on the October 23, 2024 Board of Zoning Appeals Meeting
 - C. Report on the October 24, 2024 Tree Commission Meeting
 - D. Report on the November 4, 2024 Planning Commission Meeting
- IX. Report of the Mayor
 - A. Recognition of Brad Rhodes, Principal of Whitehouse Elementary
- X. Report of the Clerk of Council

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- XI. Report of the Municipal Administrator
- XII. Report of the Law Director
- XIII. Report of the Department Heads
- XIV. Citizen Comments on Agenda Items
- XV. Ordinances
 - A. **Ordinance 16-2024:** Authorizing the Village of Whitehouse, Lucas County, Ohio, to Adopt the Updated Lucas County Multi-Jurisdictional Hazard Mitigation Plan (2nd Reading)
- XVI. Resolutions
- XVII. Council Comments
- XVIII. Citizen Comments
- XIX. Adjournment

CALL TO ORDER – ROLL CALL – PRAYER – PLEDGE OF ALLEGIANCE

Meeting called to order at 6:30 PM by Mayor Rich Bingham.

Council Members Present: Louann Artiaga, Dave Riggensbach, Carrie Tuohy, Steve Fine, Steve Connelly and Larry Yunker

Council Members Absent: N/A

Staff Present: Municipal Administrator Jordan Daugherty, Deputy Administrator Joshua Hartbarger, Solicitor Kevin Heban, Director of Public Services Steve Pilcher, Police Chief Allan Baer, Fire Chief Jason Francis, Council Clerk Nicole Hartbarger

Guests Present: Residents from Public Hearing, Karen Gerhardinger

Council Prayer was given by Sister Cheryl Darr

Mayor Bingham asks to amend the agenda to include an Executive Session at the end of the meeting.

Motion by Artiaga, seconded by Connelly to amend the meeting agenda to include an Executive Session. 6 ayes

Motion by Councilwoman Tuohy, seconded by Councilman Riggensbach to approve the minutes of the October 1st, 2024 Council meeting. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Connelly to approve the bills totaling \$166,563.08 dated October 10th, 2024 and the Addendum bills totaling \$737,874.26 dated October 15th, 2024. 6 ayes

PERSONS TO APPEAR BEFORE COUNCIL

Mayor Bingham asked if there were any people to appear before Council. There were none.

COMMITTEE REPORTS

Mayor Bingham asked if there were any committee reports to share.

Report on the October 7th, 2024 Planning Commission Public Hearing and Meeting

Administrator Daugherty shares there were two pieces to the evening, including a public hearing for the Planning Commission, purpose was to hear from developer Charlie Grass on his plans. The request was for zoning change from S-1 to R-3. Many in attendance from neighboring subdivisions, ultimately the developer and engineer discussed the project, public comment was allowed with concerns about flooding, traffic patterns and others. Chairman reminded this isn't about this particular development plat plan, that is in the future, this is about the zoning change only. After the public hearing the commission meeting came

to order. The Planning Commission voted unanimously to not recommend the change; plan is to reject the R-3 zoning change request.

Report on the October 8th, 2024 Committee of the Whole Meeting

Artiaga shared that the Committee heard comments from resident Rebecca Conklin Kleiboemer regarding term limits on Council topic, asked Council to consider sending this to the voters to make the decision on. Talked about why Council limits were discussed but not the Mayor term limits. It was ultimately decided to send the topic to the charter review commission.

Artiaga comments that the committee talked about spending limits for the Administrator, consensus on reasonable amount of \$30k if do not pass this, it reverts to ORC at \$75k. Emergency situations taken into account to allow for a higher limit if needed.

The group discussed ideas for the council wish list, and gave Council update as to how this topic came about. Different topics were brought up and discussed by each committee member. The committee discussed remaining COVID funds that need to be committed to be spent by the end of this calendar year. Several topics and ideas were brought up by the different committee members.

Other topics included the building across from Whitehouse Inn and the required upkeep along with the property at the roundabout coming into the Village limits.

Report on the October 15th, 2024 Public Hearing

Artiaga shared that the meeting was opened and gave developer Charlie Grass an opportunity to talk about the project. Gave citizens an opportunity to respond with comments and concerns. Administrator Daugherty shares that the Planning Commission suggestion is to reject the current zoning change request.

Riggenbach comments that he doesn't understand the economic impact going from R-3 to suggested R-2, but has heard more against the change to R-3 from the community than being in favor of it. Doesn't believe people are in favor of not developing but R-3 is hard. Tuohy agrees with the Planning Commission and people who live around that area; believes the traffic is an issue, not anyone's responsibility but the Village. She has gone down to the area when the water is flooding. Fine appreciates all the comments from citizens last week and this week along with comment from Grass, does agree with Planning Commission recommendations. Connelly seconds all comments so far, hard to go against Planning Commission. Mayor Bingham shares there was a lot of discussion on changing to R-2 instead of the R-3, some citizens do seem to support this. Yunker agrees given the location of the parcel it would be residential at some point, bigger question for community do you want to see higher or lower density housing – feels the trend has been to go to larger lot sizes and lower density. Feels there are good reasons for this, houses further apart, lower traffic, less on-street parking, etc. He would support the Planning Commission for these reasons and concerns from the constituents. Artiaga echoes all sentiments.

Motion by Councilwoman Artiaga, seconded by Councilman Riggenbach to uphold the Planning Commission decision to reject the zoning change requested. 6 ayes

REPORT OF THE MAYOR

Mayor Bingham begins by sharing that he met with the CEO of FlyBar Inc, moving into the old Ardagh building. Informed about the company, sales area growing, plan on using the entire facility as a distribution center. Mayor, Administrator Daugherty and Deputy Administrator Hartbarger to meet with the CEO to see what can be done to help them have success in Whitehouse. The CEO did apologize for not contacting Village sooner but were trying to keep the purchase quiet and move somewhat low key. Mayor will keep everyone posted.

Bingham shared current survey results 748 have taken, up 4 from previous meeting. 74.3% of respondents have 2 people in the house, with 64-70+ ages. 92% are satisfied with living and working in Whitehouse. Shares that Connelly will be pulling final information, next meeting will have some results shared.

Bingham shares that on the Swan Creek Ditch project, they are meeting with Paula Hicks Hudson this Thursday, Administrator, Deputy Administrator and himself. Will be meeting with other state reps after the election season.

Mayor asks to please direct anyone who has questions about ballot issues for Whitehouse to the Village website – everything is explained. He shares that the Fire Dept awards banquet is upcoming on 10/26 at the Legion. Mayor comments that the grand opening for Adventure Distilling on hold, will let all know when grand opening will be happening as soon as he hears.

Upcoming reminders include the November 2nd coffee with Mayor and Council at The Buzz Diner. Leaf collection starting soon by zones. October 22nd flu shot clinic, open to anyone. October 26th drug take back day from 10a-2p at the Fire Department. October 31st trick or treat in the Village, Village employees will be at the shelter house from 5-6pm handing out hot dogs and then candy. December 7th holiday celebration is 4-7pm in town.

Mayor Bingham shares that he has received no complaints since last meeting. Asks if Council got a chance to look at Heller Road issue; TC Energy has not yet done anything. Tuohy comments did take a look, and things have not been cleaned up as of yet. Pilcher did direct staff to chop weeds down some, did meet representative from ARS over there, nothing growing in area. The plan is to treat as any other empty lot area, did mow from back of Whitehouse Meadows all along sub division up to Heller Road. Pilcher will get update from staff; Yunker comments does look like area around fence and substation was recently mowed.

REPORT OF THE CLERK OF COUNCIL

Mayor Bingham asked for any items to report from Clerk Nicole Hartbarger.

Hartbarger shares that she will be out of town for work during the November 12th committee of the whole meeting and the November 19th council meeting.

REPORT OF THE MUNICIPAL ADMINISTRATOR

Mayor Bingham asked for any items to report from Municipal Administrator Jordan Daugherty.

Request Authorization for Legislation Enacting Whitehouse Municipal Code Section 103.02, Contracting Authority, as an emergency

Daugherty shares this topic was reported from Committee of the Whole and now the legislation has been drafted.

Motion by Councilwoman Tuohy, seconded by Councilman Fine to authorize Legislation Enacting Whitehouse Municipal Code Section 103.02, Contracting Authority, as an emergency. 6 ayes

Request Authorization for Legislation Authorizing the Village of Whitehouse to Adopt the Updated Lucas County Multi-Jurisdictional Hazard Mitigation Plan, as an emergency

Daugherty shares the initial version of this plan was shared 4-5 months ago, has come back with 700+ page plan for Council to review. Can slow this down to have a first reading, does not have to be passed as an emergency. The plan originally started several years ago.

Motion by Councilwoman Tuohy, seconded by Councilman Connelly to authorize Legislation Authorizing the Village of Whitehouse to Adopt the Updated Lucas County Multi-Jurisdictional Hazard Mitigation Plan, as an emergency. 6 ayes

Request Authorization for Legislation Authorizing the Finance Director to Transfer Certain Funds for Village Accounting Purposes, as an emergency

Daugherty comments that this is standard procedure, funds have already been appropriated, now authorizing the movement.

Motion by Councilwoman Artiaga, seconded by Councilman Riggensbach to authorize Legislation Authorizing the Finance Director to Transfer Certain Funds for Village Accounting Purposes, as an emergency. 6 ayes

Administrator Daugherty finishes up his report by sharing that Whitehouse received two grants; Council has authorized staff to apply for grants/funding. Did receive \$460k toward Finzel Road resurfacing. Shares work is not in vain on grants that were planned for Weckerly Road, there are new grant funds that were just released. Informed by Marcy Kaptur's office Whitehouse did receive an AFG Grant, Assistance for Firefighters Grant, just under \$300k.

Chief Francis shares that Platoon Chief Miller has begun writing grants and applying for money, this was the very first grant he wrote. Miller put in for air packs, SCBA, \$294k, Whitehouse share is 5%. This will replace a lot of air packs and SCBA pieces. Once the bid process is done it will go before administration. The way the grant works is one air pack per seated position on rigs. Daugherty shares that Council will be asked for authorization to bid. He shares this is a product of looking at the five-year capital project plan that has been approved.

Operations Report Summary

Deputy Administrator Hartbarger gives update on Access Whitehouse app; we have crossed over 700 registered accounts for the app. He comments there is some influx of downloads after standing out at the football games. Hartbarger comments that staff is beta testing the permit section of app, looking for some approval and review feedback.

Hartbarger shares a zoning update from Jacob Barnes, he has moved forward with introducing a property to Maumee Courts: 6711 Gilead Street, the old Dollar General area – going forward with the court system. Tuohy asks can we get a list from Barnes on houses he is currently dealing with and status updates. Hartbarger shares, yes we can start to pull some of that together. Plans to share updates monthly as well.

REPORT OF THE LAW DIRECTOR

Mayor Bingham asks Solicitor Heban for any items to report. There were none.

CITIZEN COMMENTS ON AGENDA ITEMS

Mayor Bingham asked for Citizen Comments pertaining to Agenda items. There were none.

ORDINANCES

Mayor Bingham asked Solicitor Kevin Heban for any ordinances to be reviewed or voted on. Heban shares Ordinances 15-2024 and 16-2024 are ready to be voted on.

A. **Ordinance 15-2024:** Enacting Whitehouse Municipal Code Section 103.02, Contracting Authority (as an emergency)

Motion by Councilman Yunker, seconded by Councilman Connelly to approve **Ordinance 15-2024** to be read by title only. 6 ayes

Motion by Councilman Riegenbach, seconded by Councilman Connelly to approve to suspend the rules and have the second and third reading of **Ordinance 15-2024** by title only. 6 Ayes

Motion by Councilman Connelly, seconded by Councilwoman Artiaga to approve **Ordinance 15-2024** by title only, declaring an emergency. 6 Ayes

Motion by Councilwoman Tuohy, seconded by Councilwoman Artiaga to adopt **Ordinance 15-2024: Enacting Whitehouse Municipal Code Section 103.02, Contracting Authority, as an emergency**. Third reading vote by name. 6 Ayes

B. **Ordinance 16-2024**: Authorizing the Village of Whitehouse, Lucas County, Ohio, to Adopt the Updated Lucas County Multi-Jurisdictional Hazard Mitigation Plan (as an emergency)

Motion by Councilman Riggensbach, seconded by Councilwoman Tuohy to approve **Ordinance 16-2024** to be read by title only. 6 ayes

Fine comments this is a County plan, but there are some actions that do not make sense. One worth discussing is action from previous plan 5 years ago, identify flood prone properties, the 'acquire/demolish' wording. Tuohy asks if it is a mandate, Fine confirms no, not a mandate. Heban comments that this example, would have to declare a nuisance, court process. Fine asks if having the plan helps, if this wasn't in the plan would that make a difference. Hartbarger comments that if in the plan it does help in the regard of applying for funding with issues that do occur.

Fine comments that another issue that came to mind is the County projects around flood prone areas, he says half the Municipalities in the County did not participate in this project, asks for any background on participation or lack of. No details to be shared. Suggests can approve the plan and maybe provide interest in flood mitigation planning. Yunker asks what the urgency on this is, is there any state deadline requirements. Daugherty shares there is no date or deadline expressed, received from the County mid-September and reviewed. Feels comfortable with three readings if need be. Tuohy asks if County wants our feedback – Daugherty says no, confirms it is a rolling document, but has been worked on for a few years – does not hold us to anything but helps on key issues. Fine asks to confirm there are actions in the document for Whitehouse, Francis says yes, there are actions that we do have to take including tornado siren updates.

Motion by Councilwoman Tuohy, seconded by Councilman Connelly to approve to suspend the rules and have the second and third reading of **Ordinance 16-2024** by title only. 5 Ayes, 1 Nay

Motion by Councilwoman Tuohy, seconded by Councilman Riggensbach to approve **Ordinance 16-2024** by title only, declaring an emergency. 4 Ayes, 2 Nays

Heban comments this motion does not pass, there will be a second reading.

RESOLUTIONS

Mayor Bingham asked Solicitor Kevin Heban for any resolutions to be reviewed or voted on. Resolution 15-2024 is ready for council action.

A. **Resolution 15-2024:** Authorizing the Finance Director of the Village of Whitehouse, Lucas County, Ohio, To Transfer Certain Funds for Village Accounting Purposes; Formal Verification of Said Transfer (as an emergency)

Motion by Councilman Connelly, seconded by Councilwoman Artiaga to approve **Resolution 15-2024** to be read by title only. 6 ayes

Motion by Councilman Connelly, seconded by Councilman Yunker to approve to suspend the rules and have the second and third reading of **Resolution 15-2024** by title only. 6 Ayes

Motion by Councilwoman Artiaga, seconded by Councilman Connelly to approve **Resolution 15-2024** by title only, declaring an emergency. 6 Ayes

Motion by Councilwoman Tuohy, seconded by Councilman Fine to adopt **Resolution 15-2024: Authorizing the Finance Director of the Village of Whitehouse, Lucas County, Ohio, To Transfer Certain Funds for Village Accounting Purposes; Formal Verification of Said Transfer, as an emergency.** Third reading vote by name. 6 Ayes

OTHER ITEMS DISCUSSED

Department Heads

Public Works Director Pilcher thanks for update on leaf collection from Mayor, map is posted on website. Maps have also been printed out at the front counter for people to pick up. Pick up begins next Monday. Pilcher shares that the crew is working on winter preparations, snow plows and equipment readying; do have plenty of salt, came in at under \$50/ton. He comments that Whitehouse does also supply AWLS with salt, it is purchased by them from the Village. Putting together budget, came across line item of unlimited refuse pick up. Asks council their wishes for 2025 pick up schedule. Pilcher comments that September pick up was higher at 56 tons, around 90% of households participated, up from normal of 75%. Cost per pick up for curb size is around \$10k, compared to \$4k for drop off being done in house. Looking for guidance on how next year should look. Artiaga suggests June for curb side after garage sales in town. The mayor confirms 2 curb side, June and September, 2 drop off, March and December.

Police Chief Baer shares that the monthly stats report was sent. KOGS class was very successful, 20 women attended. KOGS shared they have trained over 3,000 women. Attempting to have a young women's class in the spring. The Citizens survey was included in his report as well, 94 responses, 4.23 overall rating. He shares it has provided good guidance. Tuohy suggests a bigger push of sharing the survey to get more responses. Baer shares congrats to Fire Department on their grants. Shares that bullet proof vests last 5 years and did get a \$5k grant to replace several vests that are expiring. Fine shares congrats on the survey results, asks if any responses were surprising. Baer shares there were some complaints on traffic areas, patrolling at night, no big surprises this time, it was similar to last year.

Police Captain Baker shares that he attended the Great Lakes leadership conference with Sergeant Kessinger, great speakers and ideas to implement in Whitehouse.

Fire Chief Francis shares that stats have been provided. Comments that he will plan to provide increase and decrease in run volume. Around 80 people attended the Fire Department open house last Wednesday. Thursday is week 3 out of 4 for citizens fire academy. Francis comments that the area fire chiefs a few months ago started talking about training with the EMS system that went away. Previously, people went to the EMS building downtown once a month for trainings but that has gone away. They were talking about ideas with Sylvania Twp but that would cost around \$27k a year. Contacted Four County for training options; firefighter through paramedic came back at \$4k per year. Includes additional required classes and an online training portal for months of June and July. Currently negotiating agreement with them, will go forward in January 2025 with a final total around \$5k. Does also have Providence Twp and Waterville City on board with this training option, will provide consistency across the area. Yunker asks are you continuing to use Fire Rescue 1; Francis comments they will go with a different platform that is a cheaper cost.

Council Comments

Riggenbach shares that he did get the chance to attend the Fire Department open house, great time, stuff for kids to do, learned how to properly put out a stove fire. Comments the station looked top notch, great job. Congrats to Chief Baer on the high rating for police survey.

Tuohy apologizes for missing the last Committee of the Whole meeting, had a family matter to attend to. She comments how nice the bridge looks, has come together very nicely. Commends Chief Francis and team for open house, was nicely done.

Connelly asks to confirm who took the grant course and immediately got grant funding. Chief Francis confirms it was Platoon Chief Joe Miller. Connelly shares congrats to him, great return on investment. Asks balance in community fund, Daugherty estimates around \$5k. Suggests looking to donate some for upcoming food drives. He shares his thanks to Sister Cheryl for joining the meeting to share prayer. Charter Committee term limit recommendation asks do we have to request a date for information to come back. Heban comments he thought it was after election when ballot decisions come back, will add the term limits to that list of items to review. Artiaga shares that she has discussed the topic with Rob Casaletta who is chair of the commission. Connelly shares that he is meeting Friday with Mrs. Blakely at the high school for tree commission open position, asks Daugherty if anything can be put on the application; Daugherty comments this is an honorary position and it can say anything.

Yunker thanks all members of community who attended the public hearing, great to see the involvement. Comments that charter review committee last meetings were short a member, wanted to let Mayor be aware. Mayor asks Daugherty to reach out to Daniel to see if he still would like to be involved.

Artiaga shares thanks to Pilcher and maintenance department for fixing up area by The Buzz. She comments there is a light out around Texas Street, very dark wondering how to get these replaced. Pilcher shares that he will work on having night shift police start reporting any that are out. It is at Toledo Edison convenience to replace.

CITIZEN COMMENTS

Mayor Bingham asked if there were any Citizen comments to be heard. There were none.

Motion by Councilwoman Tuohy, seconded by Councilman Connelly to enter in to an executive session regarding ORC 121.22(G)(8) to consider confidential information related to the business strategy of an application for economic development at 7:45pm. 6 ayes

Motion by Artiaga, seconded by Tuohy to reconvene the council meeting at 8:08pm. 6 ayes

ADJOURNMENT

Motion by Councilwoman Artiaga, seconded by Councilman Connelly to adjourn the meeting at 8:09pm. 6 ayes

Duly Appointed Clerk of Council

Mayor

COUNCIL BILLS
10/31/2024

VENDOR	DEPARTMENT	AMOUNT	TOTAL	DESCRIPTION
Amazon	Administration	\$121.28		Supplies
Amazon	Maintenance	\$35.94		Supplies
Amazon	COVID Funds	\$11,165.31		Computers
Amazon	Fire	\$545.26	\$11,867.79	Supplies
AT&T	Fire	\$70.51	\$70.51	Phone Service
AT&T First Net	Fire	\$340.73		Cell Phones
AT&T First Net	Administration	\$92.23		Cell Phones
AT&T First Net	Water	\$49.89		Cell Phones
AT&T First Net	Sewer	\$49.89	\$532.74	Cell Phones
Atlantic Emergency Solutions	Fire	\$1,819.10	\$1,819.10	Vehicle Maintenance
AW Heating & Cooling	Maintenance	\$169.00	\$169.00	Furnace Maintenance
Better Business Bureau	Administration	\$375.25	\$375.25	Accreditation Dues
Certified Tax Refund	Tax	\$52,743.79	\$52,743.79	Tax Refund
City of Toledo Utilities	Water	\$85,012.62	\$85,012.62	Water Usage
ESO	Fire	\$6,468.75	\$6,468.75	Annual Subscription
Four County Career Center	Fire	\$90.00	\$90.00	CPR Cards
Jason Francis	Fire	\$2,000.00	\$2,000.00	Tuition Reimbursement
Johnson Controls Security Solutions	Maintenance	\$821.92	\$821.92	Quarterly Alarm Fee
Jones & Henry	Sewer	\$6,855.00	\$6,855.00	Sewer Rehabilitation
Kleinfelder	Capital Project	\$6,534.51	\$6,534.51	Texas, Bond & Cemetery Resurfacing
Lucas County 911 RCOG	Police	\$43,789.10		Dispatch Fees
Lucas County 911 RCOG	Fire	\$43,789.09		Dispatch Fees
Lucas County 911 RCOG	Life Squad	\$43,789.09	\$131,367.28	Dispatch Fees
MASI	Water	\$92.05	\$92.05	Water Sample Analysis
Memorial Professional Services	Administration	\$168.00	\$168.00	Promedica EAP
Menards	Maintenance	\$40.00		Supplies
Menards	Parks	\$40.00		Supplies
Menards	Streets	\$90.00	\$170.00	Supplies
Mercy St. Vincent	Fire	\$31.33	\$31.33	Medications
Mike Hill	Police	\$19.12	\$19.12	Employee Reimbursement
Mirror Newspaper	Administration	\$4,020.00	\$4,020.00	Legal Notice-Ballot Issues
NOMMA	Administration	\$300.00	\$300.00	Membership Dues
ODP Business Solutions	Police	\$131.25		Office Supplies

VENDOR	DEPARTMENT	AMOUNT	TOTAL	DESCRIPTION
ODP Business Solutions	Fire	\$179.78	\$311.03	Office Supplies
Ohio Gas Company	Police	\$15.40		Natural Gas Charges
Ohio Gas Company	Fire	\$11.23		Natural Gas Charges
Ohio Gas Company	Maintenance	\$46.13		Natural Gas Charges
Ohio Gas Company	Parks	\$81.55		Natural Gas Charges
Ohio Gas Company	Life Squad	\$11.22	\$165.53	Natural Gas Charges
OIAA	Administration	\$50.00	\$50.00	Registration for TCA
OTCO	Water	\$1,320.00	\$1,320.00	Training Classes
Paul Wielinski	Water	\$59.99	\$59.99	Employee Reimbursement
Perrysburg Pipe & Supply	Water	\$129.70	\$129.70	Meter Fittings
Ram Exterminators LLC	Maintenance	\$42.00		Bug Spraying
Ram Exterminators LLC	Life Squad	\$38.00	\$80.00	Bug Spraying
Reliance Oxygen & Equipment	Fire	\$304.45	\$304.45	Oxygen
Selking International	Streets	\$1,487.42	\$1,487.42	Parts
Service Organization	Administration	\$21.25	\$21.25	FSA Service Fee
Speck Sales	Sanitation	\$750.64	\$750.64	Tires
Technichem	Sewer	\$828.00	\$828.00	Lift Station Cleaners
Thomas R. Boggs II, D.O.	Fire	\$10,300.00	\$10,300.00	Medical Director Contract
Toledo Fence & Supply	Parks	\$745.50	\$745.50	Fencing Parts
Traffic Stop Uniform Supply	Police	\$914.45		Uniforms
Traffic Stop Uniform Supply	Life Squad	\$320.00	\$1,234.45	Uniforms
Triad Technologies	Streets	\$292.18	\$292.18	Parts
Triotech	Administration	\$210.00	\$210.00	IT Services
US Bank	Police	\$165.77		Copier Charges
US Bank	Fire	\$157.04		Copier Charges
US Bank	Maintenance	\$252.89	\$575.70	Copier Charges
Winter Equipment	Streets	\$1,023.02	\$1,023.02	Parts
		\$331,417.62	\$331,417.62	

**VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
October 23, 2024**

Board members present: Mike Walters, Dennis Kennedy, Bob Kimball and Joe Bublick. Also present were Josh Doyle, Cody Gable of DGL Consulting Engineers, Deputy Administrator Josh Hartbarger and Zoning Clerk Jennifer Herman.

The Board of Zoning Appeals (BZA) meeting was called to order by Mike Walters at 6:03 p.m.

No Minutes were presented for review. These will be provided at the next meeting.

Second item was to review Appeal #2-2024, RF Asset LLC. Mr. Doyle explained this was finishing the parking lot to improve where parking is in grass and stone now. He indicated that it would include green space and curbing with better directional flow. Mr. Walters indicated there were two items for review. One over a gas line easement area and another over the State Route 64 overlay area. Mr. Doyle showed some more details of the layout of the area. Mr. Doyle described the current parking issues and wants to increase the appeal and safety of the lot. He explained that he was just asking for a small (2 foot) variance in the gas easement. The other encroachment would be about 10 feet into the State Route 64 overlay easement. Dennis Kennedy asked on the elevation of the lots by the ditch. Mr. Doyle said no, it will be graded for appropriate drainage. He also asked on existing draining which will remain (2 catch basins). Mike Walters asked about the public entrance. My Doyle explained it will remain the same. Dennis Kennedy ensured 53 parking spaces were sufficient. He also asked at the vehicle entrance to the lot. Mike Walters asked about cleaning the ditch. Mr. Doyle stated that he would clear the ditch and make it look better. He also spoke on the spec house at the front. He could change the driveway from the parking lot to Finzel Road. Mike Walters asked if the property was sold, would it be disclosed to the next buyer. My Doyle indicated he would. Mr. Doyle thanked the body for the flexibility to meet early.

A motion was made by Dennis Kenedy and seconded by Joe Bublick to approve both variances. Motion passed. All Ayes.

A motion to adjourn was made by Bob Kimball and seconded by Dennis Kennedy. Motion passed. All Ayes. The meeting was adjourned at 6:20 pm.

Respectfully submitted,
Joshua Hartbarger
Deputy Administrator, COO

Whitehouse Tree Commission (TC) Minutes
Meeting of October 24, 2024

Attendance: Diane DeYonker, Christine Manzey, Laurie Mauro, Amy Schultz, Michelle Tippie, Elliot Tramer, Steve Connelly (Council rep), James Forrest (Public Services rep)

The meeting was called to order by Vice-Chair Amy Schultz at 7:35 p.m.

The minutes of the September 26, 2024 meeting were unavailable and will be voted on at the November meeting.

Old Business:

- A. Tree City USA renewal and 2024 Growth Award: Elliot reported that he met yesterday with Jill Gundy, who informed him of Sheri Luedtke's recent accident. Jill will move forward with the renewal application, since she has done it many times now, and will contact members of TC if she needs our help and Sheri is not available to provide it. Elliot provided Jill with materials for the growth award application; accomplishments worth 15 points are being submitted.
- B. Tree Inventory: Five TC members spent multiple hours in the community this fall updating a portion of the tree inventories done (mostly) in 2009. So far about 35% of approximately 1600 residences in Whitehouse have been surveyed. The updates will be provided to the Village GIS person via Steve Pilcher for entry into an electronic street tree database. Hard copies are also being put into binders for deposit in the TC cabinet. In response to Elliot's query to Mr. Pilcher for clarification of the limits of public rights-of-way, a map is being prepared for future guidance.

James reported that 44 new trees were ordered, 25 from Woody Warehouse and 19 from North Branch. 27 are replacements; the rest are for new residential developments. James also mentioned that the tree recommendations he requested from TC last month for Field, Logan, and Heller Streets have been provided and were satisfactory. Finally, he will check to see if his office has any Biltmore sticks that would facilitate measurement of tree DBH during our surveys.

- C. Forms and documents. Nothing new to deposit this month.
- D. Facebook ideas. Nothing new to report.

New Business:

- A. School intern program: Steve has met with teachers and a few interested students at Anthony Wayne High School. Teachers have been very cooperative, and we hope to have both Junior and Senior students involved to provide continuity for the program, numerous opportunities for involvement of intern/s were discussed.

- B. Story Boards: Council has approved the use of Covid funds for the project. TC will select the books. Chris mentioned criteria for book length (no more than 20 pages).
- C. Elliot brought up the need for new, younger TC members. TC suggested that postings soliciting applications for membership could be placed on the electronic sign, bulletin boards next to the playground in the park, on our web site, and in the Mirror newspaper. Steve will inquire about any legal considerations, etc. It is assumed that applicants must live in the 43571 zip code area; TC also felt that we should require a brief resume stating the applicant's background and why they wish to become a TC member.

The meeting was adjourned at 8:20 p.m. (moved Diane DeYonker, second Steve Connelly)

Respectfully submitted,

Elliot Tramer

ORDINANCE NO. 16-2024

AN ORDINANCE AUTHORIZING THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, TO ADOPT THE UPDATED LUCAS COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, AND DECLARING AN EMERGENCY.

WHEREAS natural, human-caused, and technological hazards can affect the Village of Whitehouse; and

WHEREAS significant structural, historical, and economic losses could result from an occurrence of a natural, or technological hazard event; and

WHEREAS undertaking mitigation projects during pre-disaster periods could decrease the total losses the Village of Whitehouse incurs as a result of said hazard occurrences; and

WHEREAS the Village of Whitehouse Council has a strong interest in reducing losses from future hazard occurrences; and

WHEREAS the hazard mitigation plan is a federal and state requirement to maintain eligibility for hazard mitigation funding, and, by that requirement, must be updated a minimum of every five years; and

WHEREAS a cooperative, joint effort is a proven, efficient way to plan for and reduce hazard susceptibility in all government jurisdictions in Lucas County, Ohio; and

WHEREAS, the Village of Whitehouse Council has partnered with the county to update the existing *Lucas County Multi-Jurisdictional Hazard Mitigation Plan* in an effort to further identify, define, and characterize the hazards affecting the Village of Whitehouse as well as to continue identifying and prioritizing projects that could lessen hazard vulnerability.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, and three-fourths (3/4) of all members elected thereto concurring:

SECTION I: That the Village of Whitehouse, Lucas County, Ohio hereby approves and adopts the Lucas County Multi-Jurisdictional Hazard Mitigation Plan.

SECTION II: The Mayor and Administration of the Village of Whitehouse, Lucas County, Ohio are hereby directed and authorized to execute said Plan.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council and that the deliberations of this Council and any of its committees that resulted in such formal actions were in compliance with all legal requirements as set forth by the Charter of the Village of Whitehouse.

SECTION IV: This Ordinance is hereby declared to be an Emergency Measure necessary for the immediate preservation of the public peace, health and safety of said Village and its inhabitants, and for the further reason that this Ordinance is necessary to provide for continuing Hazard Mitigation Services for the Village of Whitehouse and surrounding environs.

WHEREFORE, this Ordinance shall take effect and be in full force immediately after its passage and approval.

VOTE ON EMERGENCY MEASURE: Yeas: _____ Nays: _____

FINAL VOTE ON THE MEASURE: Yeas: _____ Nays: _____

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2024.

Mayor

ATTEST:

Duly Appointed Clerk of Council

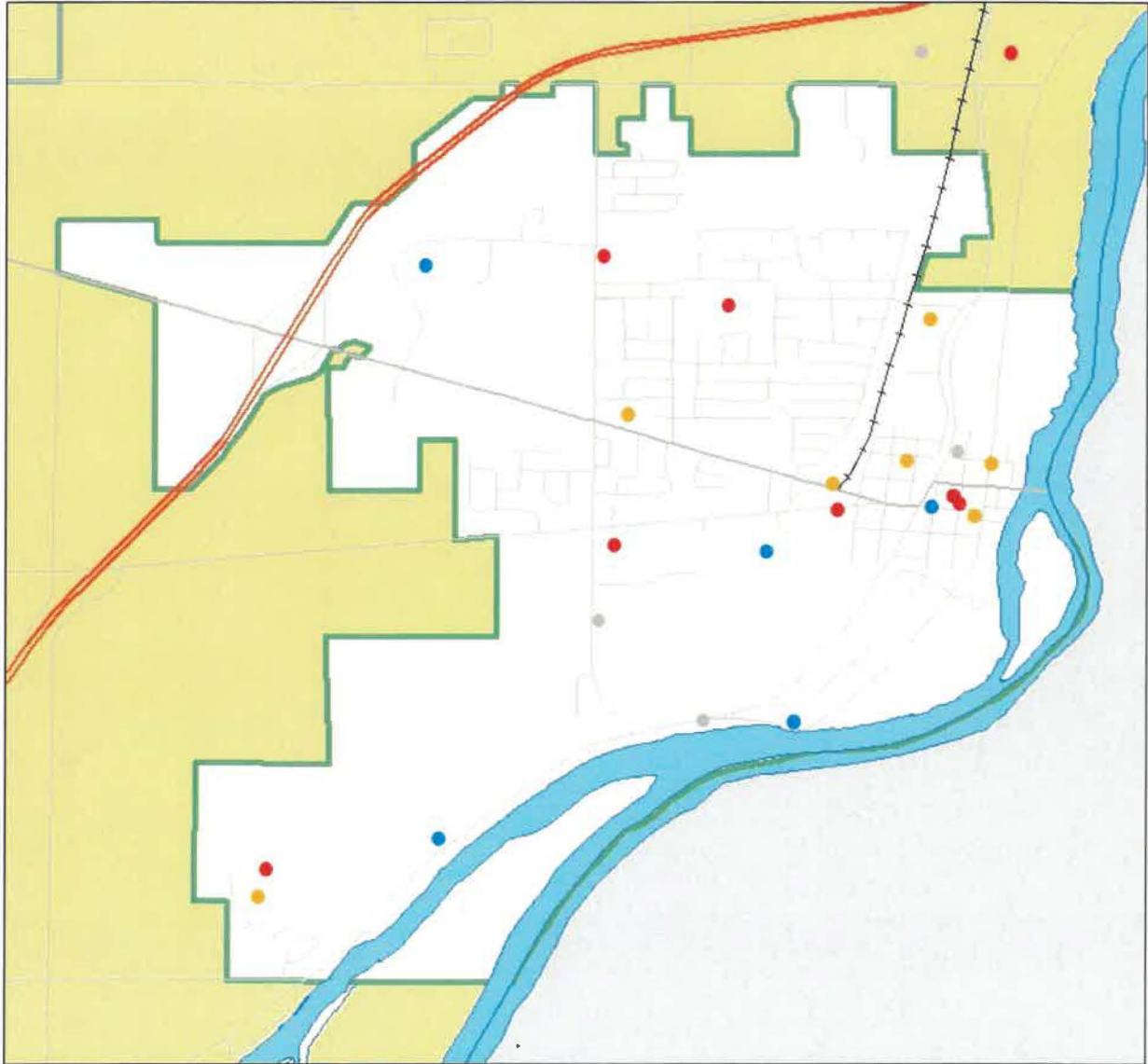
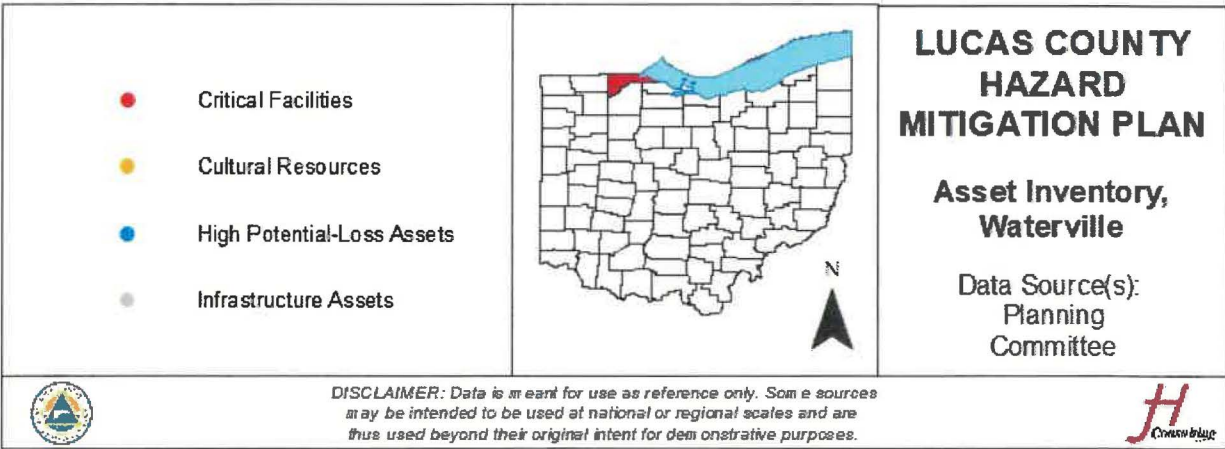
Solicitor

Village of Whitehouse Projects								
Project #	Projects	Priority	Project Time Frame	Status	Cost Estimate	Funding Source	Coordinating Agency	Hazards
WH-1	Evaluate need for new warning siren for tornadoes in new neighborhoods in the village to ensure efficiency.	8	1 year	Ongoing	\$1,500	Local Funding	Village Council	CBRNE-Terrorism Civil Disturbance Dam & Levee Failure Earthquake Flood Hazardous Material Incident Landslide Pandemic Severe Thunderstorm Sever Winter Storm Tornado Wildfire Wind
WH-2	Implement an active shooter plan and training for first responders and appropriate officials. Purchase appropriate personal protective equipment and train village employees on the plan.	3	3 years	Ongoing	TBD	USDHS Local Funding	Village Police	Civil Disturbance Terrorism
WH-3	Identify flood-prone properties; acquire and demolish, elevate, or rebuild with mitigation reconstruction.	3	3 years	Ongoing	TBD	FPM HMGP Local Funding	Floodplain Manager	Flooding

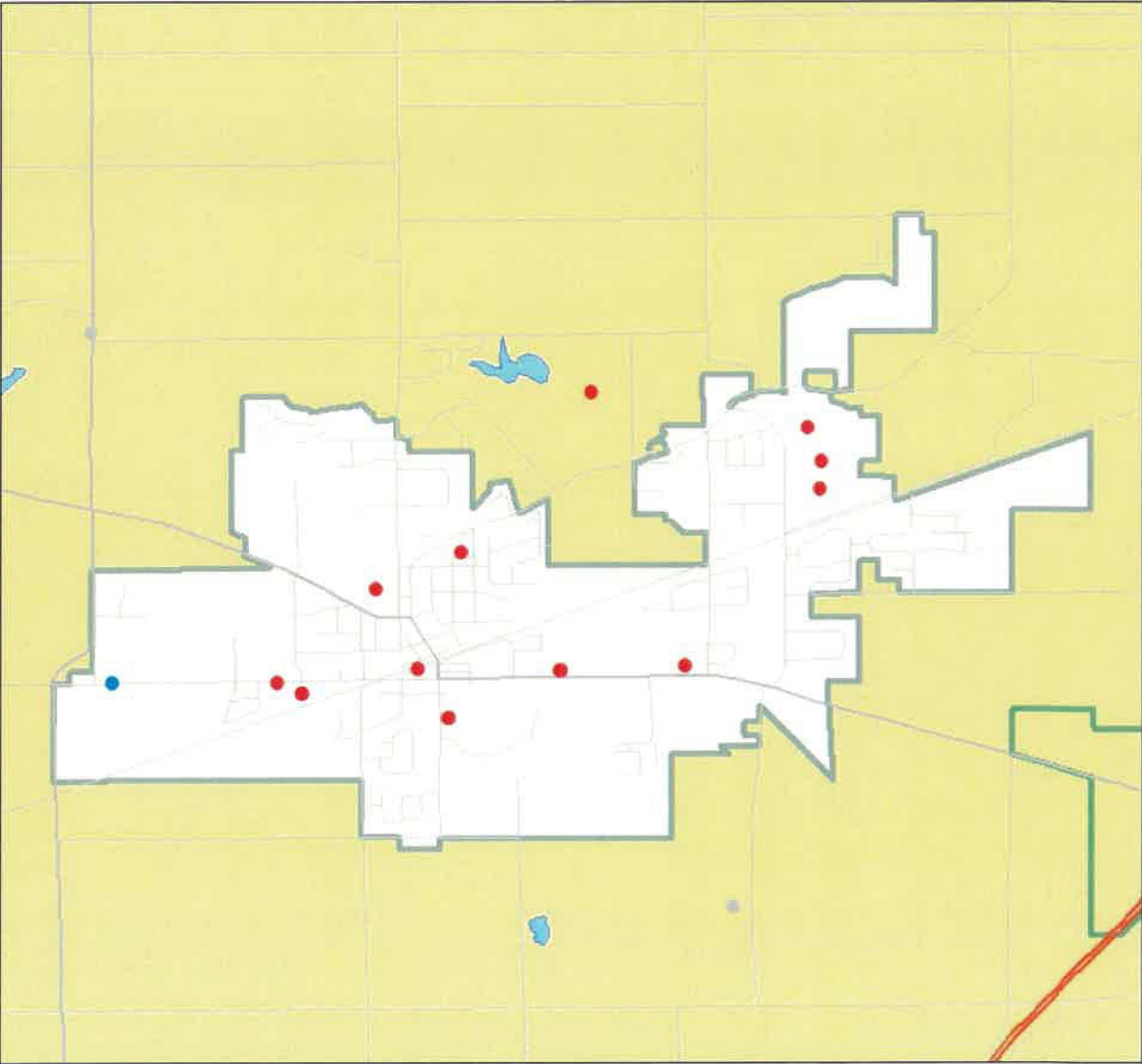
Village of Whitehouse Projects								
Project #	Projects	Priority	Project Time Frame	Status	Cost Estimate	Funding Source	Coordinating Agency	Hazards
WH-4	Identify appropriate locations and build residential and community safe rooms.	7	5 years	Ongoing	TBD	OEMA BRIC Local Funding	Village Council	Tornado
WH-5	Replace the siren on Cemetery Road. Consider upgrading to a siren with voice prompts	10	5 years	New	\$1 million	BRIC CDBG HMGP HSGP	Village Council	CBRNE-Terrorism Civil Disturbance Dam & Levee Failure Earthquake Flood Hazardous Material Incident Landslide Pandemic Severe Thunderstorm Sever Winter Storm Tornado Wildfire Wind

Village of Whitehouse Projects								
Project #	Projects	Priority	Project Time Frame	Status	Cost Estimate	Funding Source	Coordinating Agency	Hazards
WH-6	Provide public education on actions to take following a siren activation	2	5 years	New	Up to \$10,000	CDBG Local Funding	Village Council	CBRNE-Terrorism Civil Disturbance Dam & Levee Failure Earthquake Flood Hazardous Material Incident Landslide Pandemic Severe Thunderstorm Sever Winter Storm Tornado Wildfire Wind
WH-7	Coordinate with the 180th to update information on response following an aircraft crash	3	5 years	New	\$1,500	Local Funding	Village Council	Hazardous Materials
WH-8	Coordinate with the county to obtain easements for storm ditch maintenance	6	5 years	New	TBD	Local Funding FPM	Floodplain Management	Flooding

Village of Whitehouse Projects								
Project #	Projects	Priority	Project Time Frame	Status	Cost Estimate	Funding Source	Coordinating Agency	Hazards
WH-9	Consider adding an additional elevated water tower	9	5 years	New	TBD	BRIC CDBG Local Funding	Village Council	Drought
WH-10	Create and distribute public information on cooling/warming centers available during extreme temperatures	1	2 years	New	\$2,000	Local Funding	Village Council	Temperature Extreme
WH-11	Enhance security at water plant, meter facilities, and water towers by adding security cameras and controlled access to facilities.	10	5 years	New	\$100,000	BRIC USDHS Local Funding	Village Council	CBRNE/Terrorism Civil Unrest



● Critical Facilities ● Cultural Resources ● High Potential-Loss Assets ● Infrastructure Assets	 N	LUCAS COUNTY HAZARD MITIGATION PLAN Asset Inventory, Whitehouse Data Source(s): Planning Committee
	<i>DISCLAIMER: Data is meant for use as reference only. Some sources may be intended to be used at national or regional scales and are thus used beyond their original intent for demonstrative purposes.</i>	



VILLAGE OF WHITEHOUSE

November 5, 2024

ADMINISTRATION

11.05.24 Income Tax (As of September 30, 2024)

a. Whitehouse Income Tax Collections

- i. 2024 = \$2,838,120.69
- ii. 2023 = \$2,906,135.28
- iii. Year to Date Comparison = 2.34% Decrease

b. MTJEDD

Date	2 nd Qtr 2024	YTD (3 rd & 4 th Qtr. 2023, 1 st & 2 nd Qtr. 2024)
Receipts	\$229,690.79	\$1,366,687.09
Refunds	\$32,901.15	\$66,122.68
Grants Paid	\$0.00	\$503,323.00
Subtotal	\$196,789.64	\$797,241.41
Maintenance Fund	\$19,678.96	\$79,724.14
Retainage Fund	\$1,967.90	\$7,972.42
Net Tax Revenues	\$175,142.78	\$709,544.85
MTJEDD Disbursement	\$131,357.09	\$532,158.64
Whitehouse Disbursement	\$43,785.69	\$177,386.21

c. STJEDZ

Date	3 rd Qtr. 2024	YTD
Receipts	\$437,115.89	\$1,264,299.21
Refunds	\$0.00	\$13,264.89
Grants Paid	\$0.00	\$0.00
Expenses	\$0.00	\$4,637.90
Subtotal	\$437,115.89	\$1,246,396.42
STJEDZ Disbursement	\$327,836.92	\$934,797.32
Whitehouse Disbursement	\$109,278.97	\$311,599.10

02-19-19 2. Safety and Health Report: Last lost time injury was January 14, 2019

ADMINISTRATIVE ACTIVITIES

COMMUNITY DEVELOPMENT

SUBDIVISION DEVELOPMENTS

02-20-24 1. **Savanna Lake Plat 2** – All utilities completed. Construction of street underway. Construction completed-awaiting Toledo Edison to install electrical utility.

STREETS

11-05-24

1. **Pedestrian Bridge** – A TMACOG funded tap project to install a 10' wide path along the north side of SR 64 between Whitehouse Square Blvd. and Finzel Rd. project includes a 14' wide pedestrian bridge over Blue Creek. – Construction year 2023. 80/20 Grant. Engineers Estimate \$652,000. Grant \$521,600. Conducted ODOT Field Review on 4-27-21. Design Engineering Completed. Legislation for ODOT Bridge Inspection. Project out to bid. Bid over Engineers estimate – bids rejected. Will rebid. Out to bid. Bid opening date – 4/20/23. Bid Over Engineer's Estimate. Will need rebid. Out to bid - bid opening date 9/21/23. Bid awarded to Geddis Paving & Excavating in the amount of \$845,000.00. Construction started 3/1. Anticipated substantial completion-August 2024. Project 95% completed.
2. **Swanton Street Reconstruction** – Total Reconstruction of Swanton Street, from Maumee to Texas St. This is in the OPWC project pipeline for FY 2024. Plans completed. Bid completed – Low Bid B&J Concrete and Construction - \$226,774.25. Construction started May 8, 2024. Project 98% completed.
3. **North Texas St. (Lone Oak Ditch to Swan Creek), Bond St., Cemetery Rd (Intersection at SR 64)** – 2025 OPWC Street Resurfacing
4. **Waterville St. Resurfacing** – Providence St. to Oak Crossing Lane. Approved through OPWC/Small Government Funding Program-schedule year 2025. Mill & Fill project.

PARKS & RECREATION

11-05-24

1. **Providence St. Plazas at Wabash Cannonball Trail** – Reconstruction of both East & West plazas to include a pop fountain area. Plans in engineering – under Council review. Postponed until 2026.
2. **Disc Golf** – Public Works Staff is working with volunteers on construct improvements at Sandra Park to include the disc golf course. Equipment procured.

WATER

11-05-24

1. **Elevated Storage** - A new .5MG Water Tower is currently in the design engineering phase. Design engineer is Poggemeyer Design Group. Grant awarded for construction of new .5 MG Elevated Water Storage Tower - \$1,874,138.00. Plans to OEPA for review. Bid opening-July 12th. Apparent low bidder-Maguire Iron for \$2,753,000. Awaiting award. Awarded to Maguire Iron. Anticipated to start mid-November.

WASTE WATER

08-20-24

1. **Sanitary Sewer Trunk Main** –Working with Jones & Henry Engineering on the installation of a sanitary sewer trunk main to be constructed to replace current force mains and sewage pumping stations which are nearing the end of their useful life and needing replaced. Wrapping up plans to submit to OEPA. Easement acquisitions underway. Awarded to Mark Shaffer's Excavating & Trucking for \$2,486,185.00. Construction Spring 2021-Project started March 2021. Presently on hold-delay in material acquisition. Material acquired-construction has

resumed. Cemetery Rd closing July 26th for 35 days. Cemetery Rd. & Wabash Cannonball Trail are open. Currently constructing final connections at Logan and Field Ave. All underground construction completed. Earth work & pavement restoration is underway. Final clean up completed. Awaiting project closeout.

2. **Sanitary Sewer Collection System Evaluation** – Contacted with Jones & Henry to review sanitary sewer inspection data and make recommendation for future maintenance efforts. Recommendation to perform cast in place sectional liners and rehab manholes. Estimated project cost \$1,050,456.00. Council approved project for Water Pollution Control Fund nomination. Jones & Henry to make application – Fall 2024.

STORM SEWER

08-20-24

1. Staff working with Lucas County Engineer to move forward petition process for the maintenance of Swan Creek to include all of the Swan Creek Watershed west of I-475 in Lucas County. Petitions to be filed with Lucas County. Ditch petition hearing to begin Spring 2021. Petition Filed. First reading held 12-2-21. Approved by unanimous vote to continue with determining the need for ditch maintenance and costs. Expected to take 24 months to gather information. Lucas County Representatives will be at Whitehouse answering ditch petition questions on July 30, 2024 – 4-8 p.m. Final Hearing is August 6, 2024 at 2 p.m. at the Lucas County Commissioners. Hearing postponed. Recessed to July 15, 2025.

SANITATION

11-05-24

1. Established 2025 bulk drop off/curbside dates. The drop off dates will be January 3rd-4th & 10th-11th, March 21-22. The curbside pickup dates will be June 28th, September 27th.

MISCELLANEOUS

11-05-24

1. **Building Permits:** 11 new homes as of 10-31-24.

08-20-24

2. **Public Works:**
 1. Leaf Collection
 2. Sewer Flushing & Manhole Evaluations
 3. Storm Water Inspections – Outfalls & Asst. Management
 4. Tree Trimming
 5. Sandra Park Improvements

Boards and Commissions

A. Board of Zoning Appeals

1. Pending approval of October 23, 2024 meeting minutes
2. Currently no submissions requiring meeting

B. Charter Revision Commission

1. Pending approval of March 7, 2024 meeting minutes

- C. Fire Dependency Board
 - 1. Pending approval of January 10, 2024 meeting minutes
- D. Planning Commission
 - 1. Pending approval of October 7, 2024 meeting minutes
 - 2. Upcoming Public Hearing and Meeting scheduled for October 7, 2024
- E. Records Commission
 - 1. Pending approval of June 4, 2024, meeting minutes
 - 2. Pending 2025 Reorganization Meeting
 - 3. Pending Review of Records Set for Destruction in 2025
 - 4. Pending Review of Records Policies
- F. Tree Commission
 - 1. Pending approval of October 24, 2024 meeting minutes

Council Committee of the Whole

- A. Economic Development
- B. Finance, Audit & Investment
- C. Franchise, Lands & Buildings
- D. Parks & Recreation
- E. Public Services Committee
- F. Personnel & Safety
- G. General