

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 Riggengbach, 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 Riggengbach 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 Riegenbach, 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 Riggenbach 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