



March 28, 2025

WHITEHOUSE COUNCIL AGENDA

April 1, 2025

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 708107151#. 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, April 1, 2025, 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 citizens' 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: Sr. Cheryl Darr, Lial
- IV. Pledge of Allegiance
- V. Adoption of Minutes of the March 18, 2025, Council Meeting
- VI. Adoption of Bills Dated March 28, 2025 and the Addendum bills dated April 1, 2025
- 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 TMACOG Meeting
 - C. Report on the March 13, 2025 Charter Revision Commission Meeting
- IX. Report of the Mayor
- X. Report of the Clerk of Council

- XI. Report of the Municipal Administrator
 - A. Request Authorization for Legislation to Transfer Certain Funds for Accounting Purposes
 - B. Operations Report Summary
- XII. Report of the Law Director
 - A. Request Authorization for Consideration of Planning Commission Recommendation on Request for Zoning Change
- XIII. Report of the Department Heads
- XIV. Citizen Comments on Agenda Items
- XV. Ordinances
- XVI. Resolutions
 - A. **Resolution 02-2025:** Authorizing the Finance Director of the Village of Whitehouse to Transfer Certain Funds for Village Accounting Purposes; Formal Verification of Said Transfer
- XVII. Council Comments
- XVIII. Citizen Comments
- XIX. Adjournment

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

Meeting called to order at 6:34 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 Mike Hill, Police Chief Allan Baer, Fire Chief Jason Francis, Clerk of Council Nicole Hartbarger

Guests Present: Karen Gerhardinger, Jeff Heaney, Bob Kimball, Nan Myers, Jacob Barnes, Stephen Bond, Jim Thomas, Tim Tuohy

Council Prayer was given by Pastor Stephen Bond, Community of Christ Lutheran Church

Mayor Bingham comments that they are reserving the right to enter into Executive Session at the end of the agenda to discuss a matter of Economic Development.

Motion by Councilman Connelly, seconded by Councilwoman Tuohy to approve the minutes of the March 4th, 2025 Council meeting. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Connelly to approve the bills totaling \$37,262.99 dated March 14th, 2025, and the Addendum bills totaling \$130,228.91 dated March 18th, 2025 and the January 2025 Financial Statements. 6 ayes

PERSONS TO APPEAR BEFORE COUNCIL

Mayor Bingham asked if there were any people to appear before Council.

Request for South Fork Duathlon on May 21st, 2025

Deputy Administrator Hartbarger shares that no one is here to speak but staff has reviewed the proposal with the host, and all are in support and agreement.

Motion by Councilman Riggensbach, seconded by Councilman Fine to approve the request for the South Fork Duathlon to be held on May 21st, 2025. 6 ayes

Request for Whitehouse Multi-Sport Festival on June 21, 2025

Deputy Administrator Hartbarger shares that no one is here to speak but staff has reviewed the proposal with the host, and all are in support and agreement.

Motion by Councilman Riggensbach, seconded by Councilwoman Tuohy to approve the request for the Whitehouse Multi-Sport Festival to be held on June 21st, 2025.

Jacob Barnes will Provide an Update on Village Wide Zoning Status

Barnes shares that it is a pleasure to be here in front of Council, just a few comments to share at this time. He shares his thanks to Council for implementing Go-Gov, this has been amazing for collaboration and real time details – has been extremely beneficial. All are still learning nuances to the program but has been very helpful. Explains that Go-Gov is a cloud-based program being utilized for enforcement and tracking of issues and complaints – much faster and all can access the same information. Fine comments that it is the same software being used for the Whitehouse app. Barnes comments this is the time of year when violations pop up with warmer weather – will handle as they come in being firm but fair. Wants to thank the Mayor for taking a lead in economic development projects and discussions in the Village.

Barnes asks if Council has any questions. Tuohy asks if there is an active list of complaints and zoning violations being monitored. Barnes confirms that there is in Go-Gov; Hartbarger says it is also shared in the operations report packet.

COMMITTEE REPORTS

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

Report on the February 27th, 2025 Tree Commission Meeting

Connelly shared that they started by approving meeting minutes from January 2025 meeting. They completed a tree ordinance review, will bring suggestions to next meeting. Nine trees have recently been removed. They will be working with the Village to post information on their Facebook page. James waiting on schedule visit details from the American Bloom group. Connelly shares the story walk project is moving along for installation in the spring. Elliott shared details of his recent visit to a Council meeting. Several members are attending the Tree City USA event. The Commission is coordinating Arbor Day event with third grade teachers. Resident engagement for tree planning is a priority, materials will be distributed.

Report on the March 11th, 2025 Committee of the Whole Meeting

Riggenbach shares that two separate executive sessions were held regarding pending litigation and then economic development. No citizen comments were shared.

Report on the March 13th, 2025 Charter Revision Commission Meeting

Yunker shares at the request of the chairman, the meeting report being postponed until the April 1st Council meeting.

Report on the March 18th, 2025 Public Hearing

Riggenbach shares that those in attendance heard comments from developer Charlie Grass and residents in the area of the property. Additional comments and question and answer time was heard.

Report on the March 5th, 2025 TMACOG Meeting

Fine shares that the Access Ohio plan was reviewed. There was no quorum at the meeting so additional comments and topics were rescheduled for March 20th.

REPORT OF THE MAYOR

Bingham shares that the Open House for library is upcoming on Wednesday from 5:30-7pm; Metroparks and Lucas County Library team will be here to answer questions and listen to comments. No formal presentation. He shares that the community survey results are online and on the app for residents to review.

Bingham shares that on the Swan Creek Ditch Project, they are waiting for Commissioner to get back to reschedule meeting. Mayor, Daugherty and Hartbarger met with Bernie Moreno and staff; meeting was very positive, and they plan to help research funding solutions to help with issues. Bingham shares they will continue to work with state and federal partners to lower the burden on tax payers and the Village budget. Hoping the County picks up the lead on this planning, not just Whitehouse pushing.

Bingham shares that Coffee with Mayor and Council went well, great discussions with citizens in attendance.

Sgt Andy Eckert Memorial Bridge ceremony is planned for May 8th, 2025 at 6:30pm. Easter Egg hunt will take place on March 29th, there will be no bounce houses due to size and liability. There will be face painters, balloon animals and the egg hunt with crafts. Next planning meeting is scheduled for March 25th at 6:30pm for final planning.

Bingham shares that Station Day at Village Hall is planned for Friday May 2nd, waiting on confirmation of time. Kid Mayor and Council is planned for Friday May 9th, reaching out to Judge Hazard for his involvement. The Cherry Fest trailer has been reserved, Artiaga suggested kid mayor and kid council joining the council on the float for the parade. The Memorial Day event is scheduled for May 26th at 10am, put on by the American Legion at Veterans Memorial Park.

Bingham shares there was one recent zoning complaint for 11025 Waterville Swanton, Jacob Barnes has been made aware and is handling.

REPORT OF THE CLERK OF COUNCIL

Mayor Bingham asked for any items to report from Clerk of Council Hartbarger. There were none.

REPORT OF THE MUNICIPAL ADMINISTRATOR

Mayor Bingham asks Administrator Daugherty for any items to report. Daugherty shares there are no report topics at this time knowing it was going to be a full meeting, unless Council has questions for him. There were none.

REPORT OF THE LAW DIRECTOR

Mayor Bingham asks Solicitor Heban for any items to report. He shares the topic for discussion is the zoning request that was discussed during the Public Hearing.

Discussion on Process of Proposed Zoning Change

Heban shares that at the next Council meeting there will be an ordinance presented to accept or reject, he will write it up to allow to go three readings but can go less as an emergency if so chosen. Planning Commission rejected the zoning change request. Ordinance will be written to accept no recommendation of Planning Commission with a yes vote from Council, or to override the Planning Commission recommendation to approve the requested change with a no vote from Council.

Riggenbach comments that he has more questions. He acknowledges it is a change from the original request. He does confirm the legislation change is for not requesting the same change more than once in a short time, i.e. R3 with the first request and then R3 again with the current request; but amended to allow for a different or changed zoning request such as the original request being R3 and now the request is R2-PUD. Riggenbach acknowledges the reduction in houses this time around but do need to review the housing density. Does see positives and negatives to the proposed zoning change. He comments that he looks forward to the three full readings as the request continues to be discussed over the next month and a half.

Tuohy asks if 70 feet is a normal lot. Grass asks normal compared to what. Tuohy shares that people keep saying they don't want long skinny lots where you can touch between houses; Grass confirms that the 70 feet is similar to Oak Brook lots. Going back to conversation about long, skinny lot, Yunker shares lots on Temperance are 75 feet on average and Oak Brook is 73-90 feet wide on average. This seems to be one of the biggest concerns for the community as it has been brought up repeatedly. Tuohy also appreciates the compromise. Grass comments there are some places where you can go smaller, but if you make a lot too narrow no homeowner will buy it; Whitehouse Meadows off Heller Road is a PUD zoning, at 60 feet. Grass shares that he came up with 70 feet for this new development so they can build slightly larger/wider houses.

Fine acknowledges comment from Riggenbach about the water issue. He says he is wrestling with the topic of density, has worked on some calculations. He comments there are two ways to think about density, first is how many houses on the parcel and second is when you go into neighborhood how close do you feel houses are to each other which gets into how big the lots are. Feels the PUD does make for a very dense neighborhood. Not sure if that type of density is what we want in that area. Yunker clarifies one thing on Fine's grid, ordinance for R2 side yard is 10 feet.

Connelly shares he does not have a lot of substantial detail to add. It is important to see the effort to compromise. He also shares it is important for people to show up and voice their

concerns, looks forward to the first ordinance reading where there will be something to act on.

Yunker seconds comments already heard. He appreciates the proposed drawing as Grass is under no obligation to present a drawing – but mindful to realize that drawing can be changed at any time as long as things fall within the scope of R2 PUD if the zoning change request is passed. Yunker comments the minimum lot width is 45 feet, would make sense for such small width on a Cul de sac; PUD makes it so there is essentially a zero lot line situation as long as still 10 feet between houses – this is a concern. He sees how difficult it can be to protect exposures to neighboring properties when there is a house fire; going with PUD zoning and small side yards can impact safety if there were to be a residential fire. Some communities have special building requirements where zero lot lines are allowed; they do have to have special construction on the side walls to withstand fire. Yunker asks Fire Chief Francis if there is anything like this in place on new construction with closely built houses in Whitehouse. Francis will review zoning code and come back. Grass confirms 15 feet between houses, 7.5ft on each side yard.

Artiaga comments when Grass first came with discussion on the original R3 request, compromise was thrown around a lot. She understood that R2 would be the compromise, not the R2 PUD which is quite different. Asks Grass when denied R3, why was R2 ok as a compromise then but today it is not financially feasible. Grass comments he shared back in October that he would investigate making it an R2 zoning, but did not explicitly say that it would be an R2. The PUD allows it to be financially feasible. Artiaga asks if decided to change to R2 PUD, can the drawings change after this zoning change is approved – Heban confirms Council is just voting on zoning change, Grass would still have to go to Planning Commission with the final development approval.

CITIZEN COMMENTS ON AGENDA ITEMS

Mayor Bingham asks 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. There were none.

RESOLUTIONS

Mayor Bingham asked Solicitor Kevin Heban for any resolutions to be reviewed or voted on. There were none.

OTHER ITEMS DISCUSSED

Department Heads

Public Works Director Mike Hill shares that the storybook trail in Whitehouse Park will be worked on soon.

Police Chief Baer shares that monthly stats have been provided. Baer shares that the Citizen Police Academy starts next month, asking Mayor to be keynote speaker on the last day.

Fire Chief Francis comments that stats were provided for month of February. He shares that the fire dept is starting to do spring clean-up on trucks, will also start seeing trucks on apron in front of the building for hose testing. They have over 12,000 feet of fire hose to test and can only test 800 ft at a time.

Mayor comments that Chief Francis took him around last week to review the recent hazmat spill that occurred. Clean up is progressing well; Francis confirms that they will be on site for another two weeks.

Council Comments

Fine shares his thanks all for coming out tonight to share their public comments on the zoning change request.

Artiaga asks Public Works Director Hill about bulk pick up; Hill confirms it is a dumpster drop off at the public works building, from 8am-4pm Friday and 8am-12pm Saturday.

Tuohy comments she is open for residents to share concerns if they did not want to speak publicly tonight.

CITIZEN COMMENTS

Mayor Bingham asks if there are any citizen comments to share. There were none.

STATE OF THE VILLAGE ADDRESS

Mayor Bingham begins his address by thanking Council, staff and residents. He says that community spirit makes Whitehouse a special place to live. The past year was focused on how we operate behind the scenes, updating Village charter including election laws, finalizing staff promotions based on new organization chart, established finance committee, created a more business friendly environment focusing on boosting local economy. He shares there is a proactive approach to pulling in new businesses including Adventure Distillery, Whitehouse Bakery and Coffee Shop, Acapulco, Flybar and ODOT leasing office space across from Buzz Restaurant. Bingham comments that economic growth is key, but not possible without the engagement of residents. There was increased input from residents by using ballot issues to hear resident voices. Looking forward to many things including working on the new library, engaging residents through survey and in person events, kid mayor and kid council events. Bingham shares they want to ensure Whitehouse is a beautiful and enjoyable place to live by recently adding the disc golf course, pedestrian bridge, and upgraded ballfield fencing. He comments on the Village supporting Cherry Fest and Farmers Market, summer concerts, and the Christmas festival. Bingham comments there is commitment to ensuring safety of all residents; reintroduced police bike patrols, Safety City for young residents, Police and Fire citizen events, and over \$870k in grants for Police and Fire upgrades. Bingham comments goals for 2025 include bringing a pharmacy back to Whitehouse, reducing costs to taxpayers, increasing grant revenue, compromise and find solutions when disagreements on issues occur. He says there will be financial challenges and

Regular

March 18,

25

anticipate a budget deficit as early as next year. He comments that the work we do today will leave a lasting impact for years to come.

Motion by Councilman Connelly, seconded by Councilwoman Tuohy at 7:25pm to enter into an executive session regarding ORC 121.22G8, confidential info regarding business strategy for economic development. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Riggenbach at 8:05pm to reconvene the Council meeting. 6 ayes

ADJOURNMENT

Motion by Councilman Riggenbach, seconded by Councilman Yunker to adjourn the meeting at 8:06pm. 6 ayes

Duly Appointed Clerk of Council

Mayor

COUNCIL BILLS

3/28/2025

VENDOR	DEPARTMENT	AMOUNT	TOTAL	DESCRIPTION
Amazon	Police	\$27.33		Supplies
Amazon	Parks	\$259.50		Supplies
Amazon	Fire	\$157.23	\$444.06	Supplies
AT&T First Net	Fire	\$430.54		Cell Phones
AT&T First Net	Administration	\$92.25		Cell Phones
AT&T First Net	Parks	\$108.47		Cell Phones & Tablet
AT&T First Net	Maintenance	\$45.98		Cell Phones
AT&T First Net	Streets	\$108.48		Cell Phones & Tablet
AT&T First Net	Water	\$158.39		Cell Phones & Tablet
AT&T First Net	Sewer	\$158.39	\$1,102.50	Cell Phones & Tablet
Bain Enterprises	Parks	\$174.00	\$174.00	Signs
Bon Secours Mercy Health	Fire	\$1,171.72	\$1,171.72	EMS Supplies
Certified Tax Refunds	Tax	\$33,142.39	\$33,142.39	Tax Refunds
Cintas Corp	Parks	\$11.17		Uniform Service
Cintas Corp	Maintenance	\$11.17		Uniform Service
Cintas Corp	Streets	\$11.17		Uniform Service
Cintas Corp	Sewer	\$11.17		Uniform Service
Cintas Corp	Water	\$22.34	\$67.02	Uniform Service
Jam Small Engine Services	Fire	\$56.64	\$56.64	Fuel
Maguire Iron	Capital Project	\$390,612.28	\$390,612.28	Water Tower Project
MASI	Water	\$99.90	\$99.90	Water Sample Analysis
Memorial Professional Services	Administration	\$168.00	\$168.00	Promedica EAP
Menards	Maintenance	\$166.84		Supplies
Menards	Parks	\$150.55	\$317.39	Supplies
Ohio Compost	Sanitation	\$1,093.75	\$1,093.75	Quarterly Contract Payment
Ohio Gas Company	Police	\$254.80		Natural Gas Charges
Ohio Gas Company	Fire	\$223.22		Natural Gas Charges
Ohio Gas Company	Maintenance	\$1,139.97		Natural Gas Charges
Ohio Gas Company	Parks	\$41.50		Natural Gas Charges
Ohio Gas Company	Lucas County ALS	\$223.22	\$1,882.71	Natural Gas Charges
Ohio Peace Officer Training	Police	\$1,000.00	\$1,000.00	Training
Ram Exterminators LLC	Maintenance	\$42.00		Bug Spraying
Ram Exterminators LLC	Lucas County ALS	\$38.00	\$80.00	Bug Spraying

VENDOR	DEPARTMENT	AMOUNT	TOTAL	DESCRIPTION
Steve Rogers Ford	Police	\$1,465.32	\$1,465.32	Vehicle Repair
Traffic Stop Uniform Supply	Police	\$1,304.80	\$1,304.80	Uniform
Triotech	Administration	\$199.00	\$199.00	IT Services
Vance Outdoors	Police	\$7,143.00	\$7,143.00	Taser Supplies
		\$441,524.48	\$441,524.48	
			YES	

CHARTER REVISION COMMISSION, VILLAGE OF WHITEHOUSE
MINUTES FROM MEETING HELD MARCH 7, 2025

13

Meeting was called to order at 5:36 p.m.

Attendance

Commission Members:

Robert Casaletta
Phillip Whaley
Larry Yunker, Council Representative
~~Dan Rauch – Absent~~

Others in attendance:

Jordan Daugherty, Village Administrator
Josh Hartbarger, Deputy Administrator
Kevin Heban, Village Solicitor

Election of Officers for 2025

Nominations and voting held for the following:

Chairman – Robert Casaletta
Vice Chairman – Larry Yunker
Secretary – Phillip Whaley

Meeting Minutes from March 7, 2024 reviewed and approved unanimously.

Review of 2024 Charter Revisions

1. Commission members had no comments concerning 2024 charter revisions.

Items for Discussion

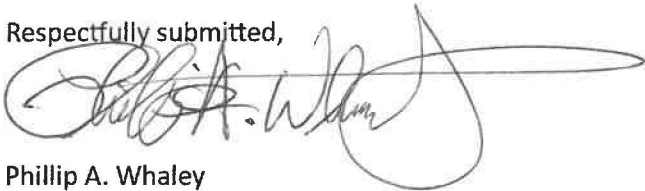
1. No changes were identified by the Village Law Director.
2. No changes were identified by the Charter Revision Commission.
3. Solicitor Heban submitted a request from Village Council to review a proposed charter revision to enact term limits for elected Village Council members. (Suggested language attached to these minutes).
 - Proposed language was passed out to those in attendance.
 - Larry Yunker indicated Council's desire to add the Office of Mayor for consideration of term limits as well.
 - Robert Casaletta stated that the question of term limits had come before the Commission previously and, after discussion, it was decided to not recommend a charter revision to enact term limits.
 - Phillip Whaley agreed with Robert's assessment.
 - Larry Yunker stated that Council did not desire to limit residents to only two terms in a lifetime, but, limit them to two consecutive terms in the same office and allowing them to again hold office after sitting out a term. The reason being that new people may be more inclined to run for office to fill the empty seat.
 - Phillip Whaley indicated that, in the past, residents could earn PERS credit after 10 years in public office which was an attraction to running for office multiple times in a row. That provision has changed significantly and may not be the attraction that was in previous years.
 - Phillip Whaley indicated that a charter revision like this may be better voted on by itself without other revisions on the ballot so it does not have an effect on passing other, more administrative, revisions.
 - Larry Yunker stated that we may want to shorten the sit out period between terms to 2 years rather than 4.

- Larry Yunker asked if there was a cost to the Village to put the issue on the ballot. Kevin Heban stated that there was a cost. Larry did not support putting the issue on the ballot as a stand-alone issue if it would cost the Village money to do it.
- Kevin Heban reminded the Commission that there would be a significant number of revisions necessary in the next 5 years, assuming that the Village becomes a city after the next census count in 2030.
- Larry Yunker indicated that current Council also discussed passing legislation to enact term limits instead of making it charter language.
- Jordan Daugherty suggested that the Commission should make their recommendation to Council regardless.
- Robert Casaletta called a vote on recommending a revision for term limits as drafted in the suggested language.
- Vote results:
 - o Phillip Whaley – No to limits
 - o Robert Casaletta – No to limits
 - o Larry Yunker – Yes to limits
- Jordan Daugherty indicated that he would put the issue of term limits on the April 1, 2025 council agenda for discussion. He reminded the Commission that Council can act on our recommendation, change it, or ignore it. If Council asks the Commission to study it further, we will schedule another meeting in 2025.

Adjournment

There being no further business to come before the Commission, the Chairman called for adjournment which was unanimously approved at 6:25 p.m.

Respectfully submitted,



Phillip A. Whaley
Recording Secretary

Approved _____ by Charter Revision Commission

ORDINANCE NO. 5-2025

**AN ORDINANCE AUTHORIZING A ZONING CHANGE
FOR CERTAIN PROEPTY LOCATED WITHIN THE
VILLAGE OF WHITEHOUSE**

WHEREAS, an application has been made to change the zoning classification for the real estate located at 11320 Archbold-Whitehouse Road, Whitehouse, Lucas County, Ohio (the “property”); and

WHEREAS, the Village of Whitehouse Planning Commission has reviewed the Zoning Change request for the property; and

WHEREAS, the Planning Commission has held a public hearing on the proposed Zoning Change; and

WHEREAS, the Planning Commission had a tie vote and therefore does not recommend that the Zoning Change be approved; and

WHEREAS, the Council of Whitehouse has also held a public hearing on the proposed Zoning Change; and

WHEREAS, Council has carefully considered and vetted the proposed change.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, THREE-FOURTHS (3/4) OF ALL MEMBERS ELECTED THERETO CONCURRING, THAT:

Section 1. The recommendation of the Planning Commission rejecting the Zoning Change is hereby accepted.

Section 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the Village of Whitehouse and the State of Ohio.

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

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

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2025.

Mayor

ATTEST:

Duly Appointed Clerk of Council

Solicitor

RESOLUTION NO. 2-2025

A RESOLUTION 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 AND DECLARING AN EMERGENCY.

WHEREAS, it is the recommendation of the Administrator, of the Village of Whitehouse, Lucas County, Ohio, that the Village administratively transfer certain funds between duly established accounts within the Village of Whitehouse, Lucas County, Ohio, accounting system; and

WHEREAS, this Council is desirous of implementing said transfers and hereby approving same:

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

SECTION I: That the Administrator of the Village of Whitehouse, Lucas County, Ohio, is hereby duly authorized and directed to complete and enter upon the accounting records of the Village of Whitehouse, Lucas County, Ohio, the following funds transfers:

AS ATTACHED IN EXHIBIT A HERETO.

SECTION II: It is hereby found and determined that all formal actions with respect to said accounting fund transfers were adopted pursuant to this Resolution in an open meeting of this Council, with full disclosure and approval herein, and the deliberations of this Council and any of its committees that resulted in such fund transfer action were in compliance with all legal requirements as required by Village Charter.

SECTION III: This Resolution 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 inhabitant, and for the further reason that this Resolution is necessary to provide orderly transfer documentation as to the accounting records of the Village of Whitehouse, Lucas County, Ohio; in order that necessary funding for said accounts indicated herein can be completed.

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

VOTE ON EMERGENCY MEASURE: Yeas _____ Nays _____

Adopted and effective April 1, 2025 as an EMERGENCY MEASURE

Mayor

ATTEST:

Duly Appointed Clerk of Council

Kevin A. Heban, Solicitor

EXHIBIT A
April 1, 2025
Transfers

FROM	AMOUNT	TO
General Fund (1000)	\$325,000.00	Lucas County ALS (2902)
Income Tax A (2071)	\$136,700.00	Bond Retire Fund (3101)
Income Tax A (2071)	\$65,284.60	Note Retirement (3401)
Income Tax A (2071)	\$64,331.00	Fire Debt Retire (3901)
Income Tax A (2071)	\$20,000.00	Waterville Street Imp. (4915)
Income Tax A (2071)	\$20,000.00	Texas, Bond, Cemetery Resurfacing (4926)
Swanton Street Impr. (4918)	\$6,183.85	Income Tax A (2071)
Sewer Fund (5201)	\$124,000.00	OWDA (5721)
Income Tax B (2073)	\$745,252.09	General Fund (1000)

Whitehouse

Operations Report and Status Update April 1st, 2025

DEPARTMENT UPDATES

Administration-

- Payment Processor for Utility Billing

Police-

- Pythian Donation
- Ridis Management Donation
- Taser Grant Update

Fire-

- EPA Update

Public Service-

- Story Walk Complete
- Cub Scouts Help
- County Loan Oak Ditch Cleaning
- Bulk Item Drop Off Update

SAFETY AND HEALTH REPORT

02-01-25 None

ZONING

04-01-25

1. **Permits (Total Count for 2025):**
 - 6 New Home
 - 17 Contractor Registrations
 - 8 Fence Permits
 - 1 Shed Permit
 - 2 Non-Temporary Sign Applications
 - 1 Pool Permit
 - 1 Garage
2. **Zoning Cases:** 1 Case turned over to Maumee Courts*
3. **Zoning Report:** (Attached) 2025 Current

COMMUNITY DEVELOPMENT

04-01-25 Special Events

1. Easter Event- March 29th, 2025
2. Summer Concert Series – May 15, June 19, July 17, 2025
3. Arbor Day – May 2nd with a rain date of May 5th
4. 3rd Grade Events – May 2nd Station May 9th Mock Council
5. Memorial Day May 26th 2025
6. Cherry Fest- June 12, 13, and 14th 2025
7. Founders Day – July 2nd, 2025 (Fireworks)
8. Halloween – Friday, October 31st
9. Christmas Event – Saturday, December 6th, 2025

SUBDIVISION DEVELOPMENTS

- 02-13-25** 1. Proposals in planning commission are coming soon.

STREETS

04-01-25

1. **North Texas St. (Lone Oak Ditch to Swan Creek), Bond St., Cemetery Rd (Intersection at SR 64) – 2025 OPWC Street Resurfacing.** To Kleinfelder for Engineering as of January 2025. Advertised in paper for Bid (March 2025). Bid Opening April 3rd at 2pm (April 2025).
2. **Waterville St. Resurfacing – Providence St. to Oak Crossing Lane.** Approved through OPWC/Small Government Funding Program-schedule year 2025. Mill & Fill project. To Kleinfelder for Engineering as of January 2025. Advertised in paper for Bid (March 2025). Bid Opening April 3rd at 2pm (April 2025).
3. **Finzel Road Improvements – Resurfacing 4600’ of Finzel Road from SR64 Roundabout to Anthony Wayne Jr. High School.** This is a Surface Transportation Block Grant (STBG) funded project. Project cost is anticipated to be \$644,730 and grant funding is \$466,180. Project year is 2028.

PARKS & RECREATION

04-01-25

1. **Disc Golf – Public Works Staff** is working with volunteers on construct improvements at Sandra Park to include the disc golf course. Equipment procured. Course 50% completed.
2. **Park Sign & Front Park Design – Reconstruction of Whitehouse Park sign and Landscape design for front of park along Providence St. between St. Louis and Lucas St.**
3. **Story Book Walk – Installation completed March 2025.** Researching ideas on new books.

WATER

04-01-25

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. Start date pushed back to February. Groundbreaking occurred in February 2025. Foundation Poured (March 2025). Site work being completed for steel (April 2025).

WASTE WATER

- 02-04-25**
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. Announced as an intended project for funding through Water Pollution Control Loan Fund for 2025.

STORM SEWER

02-01-25

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. Mayor has been meeting with Lucas County and other Elected officials looking for alternative source funding.

SANITATION

04-01-25

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. Total Residents served for January was 377. March Drop off 189 residents served (206 loads). Recycled 3000lbs of steel (April 2025).

MISCELLANEOUS

02-01-25 None

INCOME TAX AND JEDD/JEDZ

03.18.25 Income Tax (As of January 31, 2024)

a. Whitehouse Income Tax Collections

- i. 2025 = \$338,787.90
- ii. 2024 = \$157,419.37
- iii. Year to Date Comparison = 115.21% Increase

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	4 th Qtr. 2024	YTD
Receipts	\$405,949.07	\$1,670,248.28
Refunds	\$0.00	\$13,264.89
Grants Paid	\$0.00	\$0.00
Expenses	\$0.00	\$4,637.90
Subtotal	\$405,949.07	\$1,652,345.49
STJEDZ Disbursement	\$304,461.80	\$1,239,259.12
Whitehouse Disbursement	\$101,487.27	\$413,086.37

Current Open Cases for Council Report

Priority	Case	Topic	Status	Date opened	Due Date	Address Num	Street
Normal	<u>24-0068</u>	Abandoned Vehicles	Open	12/09/2024	04/11/2025	6531	EASTVIEW DR
Normal	<u>25-0008</u>	Property Maintenance	Open	03/25/2025	04/18/2025	10820	WATERVILLE ST
Normal	<u>24-0066</u>	Property Maintenance	Open	10/10/2024	04/11/2025	10233	Witte Walk
Normal	<u>25-0007</u>	Abandoned Vehicles	Open	03/19/2025	04/04/2025	10650	WATERVILLE ST
Normal	<u>24-0030</u>	Property Maintenance	Open	05/08/2024	03/31/2025	10842	WATERVILLE ST
High	<u>25-0006</u>	Abandoned Vehicles	Open	03/15/2025	04/24/2025	10125	WATERVILLE SWANTON RD
High	<u>24-0006</u>	Property Maintenance	Open	02/01/2024	03/31/2025	6711	GILEAD ST
Normal	<u>25-0002</u>	Collection of Junk or Debris	Open	01/16/2025	04/11/2025	11176	CENTERVILLE ST
Normal	<u>25-0001</u>	Collection of Junk or Debris	Open	01/13/2025	04/01/2025	6833	WESTWYCK DR
Normal	<u>25-0009</u>	Property Maintenance	Open	03/26/2025	04/11/2025	6700	CEMETERY RD