

**Village of Whitehouse
Village Council Meeting As A
Committee of the Whole
Village Hall, Whitehouse, OH
January 21, 2025 – Immediately Following Council Meeting**

CALL TO ORDER – ROLL CALL

Meeting called to order at 7:04pm by President of Council Dave Riggerbach.

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

Council Members Absent: N/A

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

Guests Present: Jen Bingham, Nan Myers, Lance Fuller, Sue & Ron Meeker, Larry & Carolyn Vrooman, Carol Sieka, Angi Sweeney, Nancy Ankenbrandt, Tim Tuohy, Tenley Petersen, Dee Resnick

Motion by Councilwoman Tuohy, seconded by Councilwoman Artiaga to approve the minutes of the January 14th, 2025 Committee of the Whole meetings. 6 ayes

CITIZEN COMMENTS ON COMMITTEE OF THE WHOLE AGENDA ITEMS

Council President Riggerbach asked if there were any citizens present to comment on the Committee of the Whole agenda items. There were none.

GENERAL

Hear a Presentation and Then Discuss A Matter of Private vs. Public Streets in the Rue Du Lac Subdivision

Whitehouse resident Nan Myers of 10307 Rue Du Lac is presenting information on behalf of the Rue Du Lac neighborhood residents. She begins by sharing concerns on current private road. Commented that they have met previously with Village officials. Myers shares that they are asking for the Village to pay \$2500 for the required engineering estimate in order to continue down the path of making Rue Du Lac a public road. There are several reasons why there is current concern including weight issues, possible EMS issues with total road failure, etc. Rue Du Lac is a Cul de sac, turn arounds are not big enough for garbage truck to turn around, they have to back up into the road to do pick up, the residents feel this is a safety hazard. UPS, Amazon, FedEx all have heavy trucks breaking down current road condition. The residents are concerned the road could collapse in some areas as it is already showing some lowering in spots. Concern is also with EMS vehicles, these are heavy vehicles, would struggle to turn around, would have to back in to get into the neighborhood for a fire. Myers comments that most residents are elderly, several EMS calls per year.

Fine asks about any design concepts; told this will be shared later. Myers reminds Council that the ask today is to get approval of \$2500 spend from the Village for an engineering estimate, then the vote to actually spend that amount.

Daugherty shares that the original developer specifically petitioned to be a private road, has been appealed over the years to Planning Commission and Council, appealing to be converted to public street - meaning it would be the ownership of the municipality to maintain, currently all

responsibility is with residents. Mayor asked staff if there was any ideas to come up with that could be workable. Daugherty comments that the thoughts are complex but technically doable. There are a lot of factors that Council would have to arrange. For Whitehouse to pursue any grants for this area, Rue Du Lac would already have to be a public street. Applying and getting grant funds starts to make the concept doable. The concept includes six items. 1. Must have a contract, put in clear terms what Whitehouse and Rue Du Lac HOA is agreeing to; 2. Agree to take it on as a public street; 3. OPWC next open window would agree to make priority going after grant funds, feels it will score high due to the condition of the road; 4. No public funds will be used to repair as it has been private historically; 5. Private citizens/Rue Du Lac residents personal share needs to be decided between the 24 separate properties; 6. Duration of loan portion. OPWC typically awards help/assistance of 50% of project, 25% is full grant money the other 25% is zero percent loans typically around a 10-year term. The other 50% of the project is open to be paid. Options on who is to pay, i.e. loan from Village to HOA is complex but possible; there are elements of the assessment options, but with a quarter of the cost initially taken care of by grants. Daugherty comments they did not spend a lot of time coming up with specific proposal, wanted Council to be aware of what the citizens are asking for to give Council time to think about it. Other options have been discussed and reviewed. Daugherty shares that the Rue Du Lac HOA, through the agreement, would maintain the road until the grant goes through. Artiaga asks how the 50% portion of the project would be spread out, Daugherty comments this is what needs to be decided. Daugherty shares the goal is to get the idea out there, not expecting any decision today.

Riggenbach asks if anyone in the audience has anything else to share/say. There were no new comments. Riggenbach asks Solicitor Heban, what percentage of subdivision residents have to agree to an assessment process; Heban shares that 51% of residents have to agree to assessment and it streamlines the process. Riggenbach asks if we go contract route how does that work, Heban comments that each property would have to consent to a lien on each property for a mortgage, like a bank, there will need to be title work and if not paid there would be foreclosure to get paid. Heban says there are a lot of possible problems with the contract language and this route; he also comments, from a private property, wouldn't want the private mortgage on the house but it is an option. Heban confirms assessment would be preferred path as it is more straightforward. Heban comments that today the Rue Du Lac HOA is asking to spend the \$2,500 on the engineering estimate to see what the total amount of the required road updates is.

Resident Jen Bingham asks what the other private road in Whitehouse is. Daugherty comments it is the senior villas in Whitehouse Square. Yunker asks about the senior villas, is that road up to current code. Daugherty confirms yes.

Riggenbach reiterates that the question at hand is if Council is comfortable in spending the \$2,500 for the estimate in a good faith gesture. Connelly agrees this is reasonable. Others agree.

Motion by Councilman Connelly, seconded by Councilwoman Tuohy to approve spend of \$2,500 for engineering estimate on Rue Du Lac Road. 6 ayes

All Rue Du Lac residents in attendance thank Council for the approval of obtaining the engineering estimate.

Executive Session Regarding Economic Development Matters

Motion by Councilman Yunker at 7:32pm, seconded by Councilwoman Tuohy to enter into executive session regarding ORC 121.22G8 - confidential information related to business strategy and economic development. 6 ayes

Councilwoman Tuohy left the meeting during executive session due to sickness

Motion by Councilwoman Artiaga at 8:38pm, seconded by Councilman Riggensbach to reconvene the Committee of the Whole meeting. 5 ayes

CITIZEN COMMENTS

Council President Riggensbach asks if there are any citizen comments to be heard. There were none.

OTHER BUSINESS

Council President Riggensbach asks if there is any other business to discuss. There was none.

ADJOURNMENT

Motion by Councilman Riggensbach, seconded by Councilman Yunker to adjourn the meeting at 8:39pm. 5 ayes

Respectfully submitted by Nicole Hartbarger, Clerk of Council