

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

Council Members Absent: Larry Yunker – excused by Mayor

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, Clerk of Council Nicole Hartbarger

Guests Present: Joseph Bublick, David Prueter, Tim Tuohy, Rev Warren Clifton, Bob Desmond, Jennifer Herman, Jill Gundy, Mike Hill, and Sharon Hill

Council Prayer was given by Reverend Warren Clifton, Hope United Methodist Church.

Motion by Councilman Riggengbach, seconded by Councilwoman Tuohy to approve the minutes of the February 18th, 2025 council meeting. 5 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Connelly to approve the bills totaling \$146,974.18 dated February 28th, 2025, and the Addendum bills totaling \$60,620.50 dated March 4th, 2025. 5 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 Fallen Timbers Union Cemetery District Meeting

Councilwoman Artiaga reports that the January meeting was canceled due to illness and the February meeting was held on February 24th. Total revenue of \$7,954, expenses of \$39k+ and cash balance of \$240,585 was reported. In 2024, there were 33 deeds sold; in 2025 1 deed sold so far. In 2025, there has been 6 interments so far, half of these cremations; cremations more than doubled over last few years. The group voted to give the Sexton access to a credit card to avoid personal spending and expenses requests. They are finalizing verbiage for signs for all parks along with spraying plans by GSI. March 24th is the next meeting.

Report on the March 3rd, 2025 Planning Commission Meeting

Administrator Daugherty shares that meeting minutes are currently being compiled. A public hearing occurred, prior to the Planning Commission meeting where a request for zoning change that was previously before the Commission and Council in October of last year was set to be reviewed. Charlie Grass petitioned the Commission for change from S1 to R2. The public hearing was attended by neighboring residents to the lot in question. Lots of questions were asked regarding what the development is going to look like. Planning Commission meeting followed that included the matter of the zoning request change. No action taken at the public hearing. Planning Commission assembled and heard the matter formally, the Commission's job is to make a recommendation to Council; this meeting included more commentary from the public. The Commission decision was not unanimous, but there was a motion to accept the request from S1 to R2 PUD as requested, seconded with two yes votes – four in attendance in total so the motion failed; no prevailing recommendation to Council as it was tied 2-2. A letter went out today sharing that before the March 18th Council meeting there will be another public hearing, with no action. Daugherty coordinated with Solicitor Heban and legislation will be prepared to be used as necessary. Mayor Bingham comments

that this public hearing and Planning Commission meeting was well attended. Tuohy asks what the codes are for confirmation of understanding, this was explained briefly. The Planning Commission meeting packet has deeper explanations and there is also details on Village website. Riggenbach asks for time of public hearing; Daugherty says we can do 6 pm, half hour before Council meeting.

REPORT OF THE MAYOR

Appointment of Mike Hill as New Public Service Director

Mayor Bingham comments that one of the best things he gets to do as Mayor is to appoint people to positions that they have worked for over the years. Mayor shares that it is a pleasure to appoint Mike Hill to position of Public Service Director, replacing Steve Pilcher upon his upcoming retirement. Mayor shares Mike history as a 24 year employee and how he has worked his way up including obtaining several certifications. Mayor shares that he is supported in this appointment by Pilcher, Administration and Staff in the Public Works Department.

Motion by Councilman Riggenbach, seconded by Councilwoman Artiaga to approve appointment of Mike Hill to the position of Public Service Director. 5 ayes

Swearing in of Mike Hill to Public Service Director by Mayor Bingham. Hill says thank you to Mayor and Council for their support, commenting that he has big shoes to fill in Pilcher's absence; shares that a lot has been accomplished by Pilcher.

Update on library, the soil samples and bio hazard study was completed on time. Plans are progressing according to schedule. Mayor shares there will be an open house here at Village Hall on March 19th from 5-7pm, this not a formal presentation, but representatives will be here to answer questions.

Bingham shares that the community survey results report is online and on the Village app.

Mayor shares that the Swan Creek Ditch project, recent meeting has been rescheduled. Mayor, Riggenbach and staff did meet with Senator Gavarone; she is having her staff look into grants that may be sustainable and she did suggest contacting Senator Bernie Maren's office. The group is meeting with that team on March 10th.

Mayor reminds all that Coffee with Mayor and Council is upcoming on Saturday, March 15th from 8:30-10am. The Sgt Andy Eckert memorial bridge ceremony is set to take place on May 8th. Easter Egg Hunt will be March 29th at 10am, hunt at 11am; next meeting for planning is tomorrow. Station Day at Village Hall is coming up - waiting on finalized day; kid Mayor and Council at the school will be shortly following that event, will be reaching out to Judge Hazard for involvement. Cherry Fest parade trailer is reserved. The Memorial Day event is May 26th at Veterans Memorial Park; Artiaga believes it is at 10am.

Bingham shares that the State of the Village address will be given at next Council meeting.

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.

Request Authorization to Advertise for Bids for the 2025 Street Resurfacing Project

Administrator Daugherty comments there are a few items listed in packet; Council should now be familiar with this bid process. Summary has been included. If in agreement, looking for authorizing tonight.

Motion by Councilwoman Tuohy, seconded by Councilman Riggenbach to authorize administration to Advertise for Bids for the 2025 Street Resurfacing Project. 5 ayes

Daugherty shares that he has in front of council physical copies of finalized year end reports along with January 2025, working on finalizing quarterly reports; asks them to contact him with any questions.

Riggenbach requested getting the current Village Charter updated online; Daugherty comments this is being gone through and finalized to be prepped to upload by end of this week. Upcoming charter meeting on March 13th at 5:30pm.

Open house on March 19th with Metroparks and library representatives; asking all to get the word out for citizens to attend and be able to have an impact on this project.

Daugherty shares that he and Councilman Fine had a good meeting and would like to give update on aggregation. Fine shares that the team has identified three aggregation councils in the state, two offer fixed rates which is ideal. They have talked to both of these fixed rate options; they will be comparing contract offerings and then come back to Council with the comparison and summary. Daugherty comments focus will be on what is the best rate, waiting for that summary and comparing apples to apples will be best. One is predominately Northwest Ohio, the other is more Central Ohio – do generally provide same functional services, but there are value differences. The goal is hopefully to be fully implemented by the end of this calendar year. Fine comments that it will take so long because there will have to be two public meetings and then the state has steps to complete. Riggenbach asks if it looks like in June we will be asked to approve the service; Daugherty says this is a good first goal but could be sooner; new rates should be set and available before May. Riggenbach confirms this is an ‘opt out’ process for the residents; confirms that this is the case and it is an easy opt out process.

Operations Report

Deputy Administrator Hartbarger shares that the Lucas County Auditor will be here March 12th from 12-7pm.

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 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

Fire Chief Francis shares a few updates. Comments that he reviewed statistics from 2024 which had 994 runs total, 80% EMS, 20% Fire with 11% overlapping; 94 times on two calls at the same time, 6 times on three calls at the same time. Most calls at same time were nine; two house fires, multiple wires down, included mutual aid from Waterville.

Police Chief Baer shares that the Police Department received a \$4k+ grant for body armor. Baer has ready the 2024 police dept annual report; will be sending pdf version of the report to Council and whoever else would like to review. Let Baer know if any questions. Mayor confirms it is posted on Village website.

Public Works Director Pilcher shares that the public service crew recently had a water main break that was taken care of quickly; speaks to how well the team works together. They have worked on clearing brush around new pedestrian bridge. Bid process for the two projects coming up will be bid during end of March and will open in early April with a recommendation from Kleinfelder on what way to go.

Council Comments

Councilman Fine expresses appreciation for Pilcher, thanks for many years of service and going above and beyond many times.

Councilman Connelly seconds comments made by Fine about Pilcher; thanks for years of service and dedication.

Councilman Riegenbach shares that he received services from Police Department and Public Works this week, shares how great they were – patient and understanding Police Officers, and Public Works did great fixing fire hydrant. Grateful that we have the team we do in Village.

Administrator Daugherty shares that we will be celebrating Pilcher at his retirement party but does feel it is important to publicly reflect on his top-level professional service during his time with the Village. Daugherty has worked with Pilcher side by side for 18 years, has seen him transform Whitehouse; has never sought credit for his work. Given of himself many times. Have never witnessed him compromise integrity no matter what the situation. At a loss because of losing him as a person but he has done a great job mentoring Mike Hill into his position. The Mayor shares Whitehouse would not be what it is today without Pilcher.

CITIZEN COMMENTS

Mayor Bingham asks if there are any citizen comments to share.

Charlie Grass in attendance, developer looking for the requesting the Planning Commission to update the lot designation to R2. He felt there is some merit after yesterday's Planning Commission meeting to share drawings though they are not necessitated for those meetings, but wanted to share for clarification. Factual and numbers based. Wants to show how compromise has been made since the last request back in October which was an R3 request. Hands out printed drawings to show old request vs new/updated request. Pointing out several areas on drawings; lots went from 46 previously in the development to 39. Comments that Westwyck was an R3 designation. R2PUD yields 2.052; basically 2 houses per acre versus the 3 houses per acre in Westwyck. Size of retention pond has increased significantly. Includes just shy of 5 acres of green space. Will provide a lake view to Lone Oak residents. Lots have become deeper in the new plan; it puts more distance between these new homes and the homes on Lone Oak. Grass comments he hopes this helps for review and to get any questions answered. Tuohy comments houses in front, then lots will be back yard to back yard; Grass confirms this understanding, with green area and pond in between. Riegenbach confirms reason for PUD is shrink frontage to 70ft; Grass says yes this is part of it, R2 is minimum 90ft frontage, switching to PUD allows you to adjust the frontage, side yard and set back while not increasing density. Fine asks about east of the pond, there is a designation of 'ST'; Grass confirms this is storm pipe that will carry rain water from this area to the retention pond. Fine asks about ditch and floodway on either side; Grass shows area of ditch and explains that flood way runs bigger than ditch and you cannot, nor would he, build in the floodway. Fine asks about drainage tiles on property now; Grass comments when infrastructure goes in these will be cut and not necessary. Tuohy thanks for bringing the detailed info to Council.

ADJOURNMENT

Motion by Councilman Connelly, seconded by Councilman Riegenbach to adjourn the meeting at 7:25pm. 5 ayes

Duly Appointed Clerk of Council

Mayor