

Whitehouse

May 9, 2025

Meeting Notice
Village Council Meeting As
A Committee of the Whole
May 13, 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 as a Committee of the Whole on Tuesday, May 13, 2025, at 6:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Review and Approval of the April 15, 2024 Committee of the Whole Meeting Minutes
- IV. Citizen Comments on Committee of the Whole Agenda Items
- V. **General**
 - A. Discuss Next Steps for Project Targets/New Revenue with Kleinfelder
 - 1. **Supporting Information** – PowerPoint Slides (Exhibit A)
 - B. Update & Discussion on Capital Projects
 - 1. **Supporting Information** – Project Spreadsheet (Exhibit B)
 - C. Update & Discussion on Council Rules
 - 1. **Supporting Information** – Council Rules (Exhibit C)
- VI. Citizen Comments
- VII. Consider Other Business as Appropriate Under the Village Charter
- VIII. Adjourn

**Village of Whitehouse
Village Council Meeting As A
Committee of the Whole
Village Hall, Whitehouse, OH
6:00 April 15th, 2025**

CALL TO ORDER – ROLL CALL

Meeting called to order at 6:00pm by President of Council Dave Riegenbach.

Council Members Present: Carrie Tuohy, Larry Yunker, Steve Fine and President of Council Dave Riegenbach

Council Members Absent: Louann Artiaga and Steve Connelly

Staff Present: Administrator Jordan Daugherty, Deputy Administrator Joshua Hartbarger, Public Works Director Mike Hill, Clerk of Council Nicole Hartbarger

Guests Present: Karen Gerhardinger, Nan Myers and Jill Gundy

Motion by Councilman Yunker, seconded by Councilman Fine to approve the minutes of the April 8th, 2025 Committee of the Whole meetings. 6 ayes

CITIZEN COMMENTS ON COMMITTEE OF THE WHOLE AGENDA ITEMS

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

FINANCE

Review of Health Insurance Proposals with Recommending Action

Administrator Daugherty shares that the insurance renewal is May 1st; he has prepped Council as much as possible. Ben Otley from Risk Strategies is here to share details and updates. Daugherty comments that Hartbarger detailed out information in the memo that is included in the packet. Paramount is who Village has been with for over 20 years with one year exception. Recommendation is included, but Otley is the expert on the two options that have been reviewed.

Ben Otley with Risk Strategies presents. He shares that he has been working with the Village since 1997. He comments they are an independent agent, they represent a lot of insurance companies but work for the Village by soliciting proposals – the process starts 120 days before renewal but after all the details come back it is a tight turnaround time. He says that the Village has used Paramount since 1997 with one year exception in 2018; Paramount was able to win business back at -22% rate for 2019. They are good at negotiating every year. Otley shares the average increase with Paramount is 4.4%, 2 years with big decreases 2013 and 2019, they have been a long time partner; they have provided in recent years wellness tools and protections. He says with their current proposal they will be including a \$2,500 wellness fund to enhance the program that is currently being done. Otley comments that the dental plan has a .11% decrease on average over the years since around 2005. Current Paramount dental rates are lower than current with Guardian. Otley shares that the initial renewal with Paramount came back at +36%, the information in the meeting packet says +17.6%, but as of today the increase and final proposal is down to +12.9% increase – without sharing any competitive data or quote details to Paramount.

Otley shares the Paramount Dental plan increase is around +8%; rates will be lower than in 2005. Vision is no increase, still under a rate guarantee. Life insurance is not up for renewal until October.

Side Car Health is the other competitor, initially +8% increase over last year; they did include a second year rate cap at +9%. Very different type of company compared to Paramount. Side Car Health does not have a network of providers; members can go anywhere. The app included shows where members can put a medical requirement in and map will provide price at different providers in the area. Pre-check providers are included, this includes ProMedica, benefit will be as stated on the benefit schedule. If a provider is found that is lower in cost, the member is incentivized and money is added to their benefit account to use later in the year in the event they have to go to a higher cost provider. If at the end of the benefit year there is money left in the benefit account, it ends up getting paid out to the member through payroll and added to W-2 income. Plan design is slightly richer than plan today, the current is a \$750 deductible. This plan has \$750 deductible for single family member out of pocket, including prescription drugs. The way the claims are paid, members are given a debit card with cash loaded – they go into provider with information on what that provider will be charging, card is swiped, and provider is paid that day. If the visit is subject to \$750 deductible the member has 90 days to true up with Side Car. Members can choose providers that cost more if they want, if they do that the \$750 deductible could be more because they will be paying an additional amount above the standard fee. Larger items, surgeries, etc. will be pre-arranged and pre-negotiated, money will be wired to provider instead of the debit card option. Otley states that prescription drugs are included in this option. Otley passes out a few slides to visualize the newer option. Slide 2 shows they have on average 15% lower premiums than other providers, and the average renewal rate is 6%. The next slide shows options in going to different providers for the same prescription – members would be armed with that information with the different costs. The next slide shows an example of MRI service and the idea that members can see different cost options around their area. The next slide describes pre-check provider concept; they do not have to ever pay more than the out-of-pocket deductible. Side Car tries to provide transparency and up front pricing to members before any visits. The next slide shows comparison of plan designs between Paramount and Side Car.

Otley shares that the recommendation from Risk Strategies is to accept the Paramount renewal for this year and work toward educating members on the new concept of Side Car. Tuohy comments on how good the \$750 deductible is, she sees much higher elsewhere. Tuohy suggests if we look at Side Car in the future, we will have to start review and training halfway through the year prior to making a change. Daugherty comments that staff are happy with either decision. He confirms recommendation with Paramount but use the immediate time to educate on the new option. Tuohy comments employees deserve the lower deductible option and transparency. Otley comments that Side Car is newer to the market and it is getting better on educating new members. Riggensbach confirms the recommendation of Paramount and to start teaching on Side Car for 2026. Fine comments that it will be interesting to hear at this time next year what the employees think about the two different types of insurance options. Yunker asks about prescription drugs for Side Car where the slide indicates list where the cost is different by location, do they also give any indication on what is covered. Otley confirms yes, the different costs will show the total amount due for that drug.

Motion by Councilman Fine, seconded by Councilwoman Tuohy to recommend the proposed Paramount renewal as recommended by Risk Strategies. 4 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 from Council members. There was none.

ADJOURNMENT

Motion by Councilman Fine, seconded by Councilwoman Tuohy to adjourn the meeting at 6:29pm. 4 ayes

Respectfully submitted by Nicole Hartbarger, Clerk of Council

Whitehouse

Recommendations of Project Targets Village Council & Administration Work Session

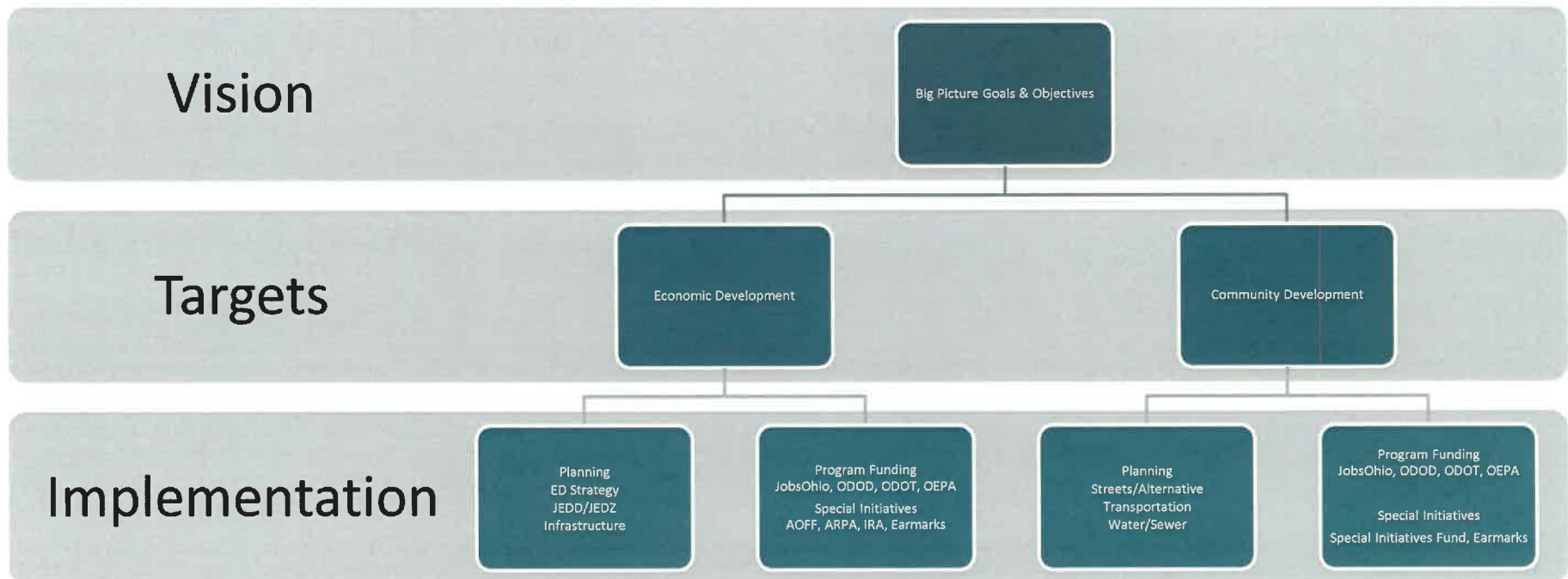
May 13, 2025



Village of Whitehouse Grant/Loan Project Financing Services



Recap: Grant/Loan Project Financing Approach



Recommendation of Targets

Downtown Development

- Attract Commercial/Office
- Restaurants/New Small, Local Businesses
- Enhance Vibrancy/Downtown Activity
- Connectivity

SR 64 Corridor Development

- Implementation of SR 64 Corridor Study
 - “What” from study do we prioritize?
- Attract Commercial/Office
- Public Infrastructure Improvements
- Village-owned Acreage near Roundabout – New Development Opportunities?
- Waterville Twp. JEDD Expansion

Community Identity

- Where is Whitehouse today and what does Whitehouse want to Become?
- Design Community Brand and Integrate into Projects/Improvements
- Multi-Use Paths/Walkability/Connectivity

Economic Development: Foundational Approach



Bringing it all Together

- Pedestrian Bridge #1 Success
 - Identified the need
 - Created partnerships
 - Designed the project
 - Secured the funding (\$900,000)
- SR 64 Pedestrian Bridge
 - Village of Whitehouse – Lucas County – Metro Parks – ODOT
 - Pursue the funding (planning and design/construction)
 - Incorporate Village Identity and weave identity into future multi-modal/connectivity and downtown projects – create continuity and brand



Wrap Up & Next Steps

Jamie Beier Grant

Principal Professional

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Greg Telecky, P.E.

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Capital Project Funds

Active Projects

Project Name	Budget	Actual Cost (As of 5.9.25)	Balance
New Water Tower (4930)	\$ 2,658,300.00	\$ 533,023.38	\$ 2,125,276.62
Texas, Bond & Cemetery(partial) Resurfacing (4926)	\$ 640,000.00	\$ 16,912.51	\$ 623,087.49
Waterville Street Resurfacing (4915)	\$ 628,759.00	\$ 30,627.58	\$ 598,131.42

Committed Projects

Project Name	Budget	Actual Cost (As of 5.9.25)	Balance
Road Crack Seal (4906)*	\$ 11,500.00	\$ -	\$ 11,500.00
In-House Beautification (4909)*	\$ 30,000.00	\$ -	\$ 30,000.00
LED Lights Conversion (4902)	\$ 80,000.00	\$ -	\$ 80,000.00
Village Park Improvements, Streetscaping & Sign (4942)	\$ 235,000.00	\$ -	\$ 235,000.00

Proposed Projects (To Be Discussed At Meeting)

Project Name	Proposed Budget	Actual Cost (As of 5.9.25)	Balance
Whitehouse Park Entrance Improvements	\$ 185,000.00	\$ -	\$ 185,000.00
SR 64 Corridor Hardscape/Beautification	\$ 50,000.00	\$ -	\$ 50,000.00

* Annual Budget Item

ORDINANCE NO. - 2012

**AN ORDINANCE ESTABLISHING RULES GOVERNING THE CONDUCT
OF THE COUNCIL OF THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY,
OHIO, AND DECLARING AN EMERGENCY.**

WHEREAS, this Council finds it is necessary to enact revised and updated rules for the conduct of the government of the Village of Whitehouse, Lucas County, Ohio.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, three-fourths (4/6) of all members elected thereto concurring:

SECTION 1. That Ordinances Nos. 13-70, 5-75, 3-80, and 4-87 shall be and hereby are repealed in their entirety.

SECTION II: That the following shall serve as the index to the rules:

RULE 1	Meetings
RULE 2	Holiday meetings
RULE 3	Presiding committee officers
RULE 4	Standing committees
RULE 5	Schedule of business
RULE 6	Conducting discussions
RULE 7	Receiving motion when question is before council
RULE 8	Handling motions for reference to committee
RULE 9	Motions to reconsider
RULE 10	Motion to take from the table
RULE 11	Motion to postpone indefinitely
RULE 12	Motion for the question
RULE 13	Motion to amend
RULE 14	Motion on question of privilege
RULE 15	Motion that matter be taken from committee
RULE 16	Majority defined; three-fourths defined
RULE 17	Amending resolution or ordinance
RULE 18	Approval of ordinances or resolutions
RULE 19	Village solicitor
RULE 20	Special hearings before council
RULE 21	Roberts Rules of Order
RULE 22	Amendments

SECTION III: Except as otherwise provided by law or specifically waived by Council, the following are hereby adopted and enacted as the rules of order of the Council of the Village of Whitehouse:

RULE 1 – Meetings.

Meetings of the Council of said Village shall be held on the first and third Tuesday of each month at 7:00 o'clock pm.

RULE 2 – Holiday meetings.

When any regular meeting of the Council falls due on a legal holiday, the Council shall meet in regular session on the day following, and at the place and hour fixed by the rule governing the same.

RULE 3 – Presiding committee officers.

The president of the Council shall preserve order and decorum and confine members in debate to the question. He/she may in common with any other member call any member to order who shall violate any of the rules, and shall, when in the chair, decide all questions of order, subject to any appeal to the Council on the demand of two members. On such appeal there shall be no debate, but the member making the appeal may briefly state his/her reasons for the same, and the presiding officer shall have the same right to a similar statement.

RULE 4 – Standing committee.

Council shall organize itself in committees as it deems necessary

RULE 5 – Schedule of business

The schedule of business for conducting meetings of Council shall be as follows:

(A) Roll Call. Roll call of members to determine if a quorum is present. Absent councilmen/women should be excused by motion for cause.

(B) Minutes. Reading and approval of minutes of the previous meeting, and correction of errors of omission or commission therein, if there be any.

(C) Introduction of persons appearing before Council. Introduction of delegations or citizens wishing to appear before Council.

(D) Reports from the Mayor, Administrator, Department Heads, Engineer, Treasurer and other public officials. The report of the Mayor and Treasurer should be in writing when necessary, and any other reports from public officials should also, whenever possible, be in writing.

(E) Reading of communications. Should any communication call for Council action which cannot be immediately taken, it should be referred to the appropriate committee by the presiding officer. Should there be any question about the committee to which any matter should be referred, Council can, by majority vote, refer the matter to any committee.

(F) Second reading of ordinances and resolutions.

(G) Third reading of ordinances and resolutions and disposition thereof.

(H) Reports of committees. Since most matters coming before Council require some investigation and study, the Council shall refer such items to committees for investigation and report. The committees may then call meetings of their members and make such investigations as they deem necessary.

1. In writing. Reports of committees should be in writing when practicable and signed by the chair of the committees. Three is the usual number appointed to comprise a committee. Minority reports may also be presented, if desired, either written or oral.
2. Standing committees. Standing committees are those which are permanent in their functions, but they may have a change in membership from one Council to the next. (See Rule 10 for the standing committees of council.)
3. Contents of reports. Petitions, ordinances and resolutions presented to Council may be referred to the proper committee for study and report. A committee report may include therein recommendations for approval of a number of items including approval of ordinances or resolutions which deal with the matters referred to the committee. As it is possible that some members of Council may approve of some items and disapprove of others, at the request of any member of Council, a separate vote shall be taken on each item presented by the committee report.
4. Legislation referred to committee. When ordinances and resolutions are to be prepared, Council shall by majority vote, request their preparation by the Solicitor. When they are prepared, they may be referred to the committee concerned with the subject matter of the ordinance or resolution. The committee will then report out the ordinance or resolution at the next Council meeting. Council may accept or reject any committee report, in whole or in part. The Village Solicitor has the responsibility of preparing legislation in the manner prescribed by law. The committee to which legislation is referred shall not concern themselves with the fulfillment of legal requirements. They will only determine whether the subject matter has been fully covered. For instance, the finance committee may request that certain salary increases be granted. Council may approve such request and vote to have the Solicitor prepare the legislation needed to effect such increase. The legislation would be referred to the finance committee to determine whether all the approved increases are included.
5. Voting on legislation. Ordinances and resolutions shall always be voted upon separately, even though the committee report urging approval of such legislation may be adopted

unanimously. The voting of such legislation shall be entered by the Clerk in writing in the minutes as “aye” and “nay” together with the names of members of Council voting “aye” and those voting “nay.” Every member present shall vote on any question on the call of the “yeas” and “nays” unless excused by the request of the Solicitor or unanimous consent of the Council, and any member not being excused, who refuses to vote on any question when the yeas and nays are being taken, shall be deemed guilty of contempt of the Council, and may for such contempt be censured by a majority vote of the Council.

6. Seconding of motions. Each motion shall be seconded before further action thereon.

7. First reading of ordinances and resolutions. When committees report out ordinances, these can be set aside and given a first reading at the end of the committee reports. Thus, all ordinances will be given a first reading at one time. Resolutions, unless permanent in nature, may be voted upon immediately, or acted upon at the same time as the ordinances.

8. Second reading of ordinances; emergency ordinances. When an ordinance is presented, it shall be read and, if it is not an emergency ordinance it should be set aside for second reading at the next meeting. If it is an emergency ordinance, requiring immediate action, the presiding officer should after it is read by the Solicitor, entertain a motion to suspend the rules and read the ordinance by its title only for the second and third readings. If a majority (three-fourths) of the members approve the motion, the Clerk will then read the ordinance by its title only for the second and third readings. After a member moves for passage, a vote will be taken. If a super majority (five-sixths) approves the passage of the ordinance, it shall be signed by the clerk and sent to the Mayor for his/her signature.

9. Clerk to enter vote in the minutes. The Clerk shall enter in the minutes the vote on all ordinances and resolutions, together with the names of those voting “aye” and those voting “nay.”

(I) New Business. The presiding officer shall call for new business. In this category may be considered ordinances and resolutions which require immediate action. This may occur where certain action cannot wait for the referral and consideration by committee. An instance may be the transfer of monies from one fund to another to pay an urgent account or salaries. Another instance may be the issue of bonds, and the passage of legislation to meet a deadline. Any other ordinance or resolution which, for any reason, need not be referred to committee may be presented at this time.

1. Reference to committee. Any new business brought before Council should be referred to the proper committee, if such referral is deemed necessary or proper. If such referral is not needed, and the matter can be disposed of quickly, then such action should be taken at once.

When communications are read, earlier in the meeting, they may if necessary be referred to committee immediately after being read by the clerk. Prolonged argument, discussion, and debate shall be avoided. If the matter under consideration requires investigation and study, or is of such a nature that long discussion may be provoked, it shall be referred to committee promptly by the presiding officer.

2. Reference to council of the whole. There are times when a matter will be referred to the Council of the whole. This is a meeting of the entire Council as a committee, but instead of the usual presiding officer being in charge, the President pro tem will preside. Referral to this committee may take place at the direction of the majority of Council or when a major situation or problem arises on which it is felt that every member of Council should express him/herself. Debate or discussion in the regular meeting would consume too much time, and interfere with the regular order of business. Referral to some committee will restrict consideration and study of the problem or question to only the committee members, usually three in number. Council of the whole will sit as a committee, and discuss the questions as a group, and receive the views and opinions of all the members. (Subjects which might be referred to committee of the whole at the discretion of the majority of Council are inadequate parking, salary increases, pensions, etc.) The committee of the whole shall be governed by the rules of Council in its deliberations. The committee will report its recommendations or findings to council, upon the vote of a majority of the committee. This report shall be in writing and signed by the President Pro Tem. If the committee believes that further study or investigation is indicated, it may recommend to Council that the matter be referred to a certain committee. If the question deals with finance, it may recommend that the matter be turned over to the finance committee. Any report of this Council of the whole must be voted upon, just as in the case of any other committee report.

RULE 6 – Conducting discussions.

No member shall speak more than once upon any subject, until every member choosing to speak shall have had an opportunity to be heard, not more than twice upon any subject, nor for a time longer than five minutes, without leave of Council upon a majority vote.

RULE 7 – Receiving motion when question is before council.

When a question or a proposition is before the Council or under debate, or when a motion has been made, no motions shall be received except the following:

- (a) To adjourn.
- (b) To table the motion – lay it aside until later.

- (c) To request that discussion end, and that any motion being considered be voted upon. (Call for the question, as it is usually called.)
- (d) To postpone any action on a motion until some stated future time.
- (e) To refer the proposal to a standing or special committee.
- (f) To amend the main motion.
- (g) To postpone any action for an indefinite time.

These motions shall have precedence in the order in which they are arranged. Motions listed as (a), (b), (c), above shall be decided without debate.

RULE 8 – Handling motions for reference to committee.

When a motion is made for reference of any subject to a standing committee, and it is moved to substitute therefor a select or special committee, the question of reference to a standing committee shall be put first.

RULE 9 – Motions to reconsider.

A motion to reconsider a subject that may have been acted upon favorably must be made before adjournment of that session of Council. A motion to reconsider any other subject may be made not later than the next regular meeting after such action was taken. A motion to reconsider may be made only by any member who voted on the winning or prevailing side. A motion to reconsider shall be in order at any time except when a motion on some other subject is standing.

A motion to reconsider, being laid on the table, may be taken up and acted upon at any time when the council is engaged in the transaction of new or miscellaneous business.

No motion to reconsider shall be made more than once on any matter or subject, and the same number of votes shall be required to reconsider the action of Council, as was required to pass or adopt the same.

RULE 10 – Motion to take from the table.

A motion to take from the table shall be in order when that order of business is being transacted in which such matter to be taken up was laid upon the table, or under the head of new or miscellaneous business, and such motion shall be decided without debate, provided the mover may be permitted to state briefly his reasons for the motion.

RULE 11 – Motion to postpone indefinitely.

If a motion to postpone indefinitely is carried, the principal question shall be declared lost.

RULE 12 – Motion for the question.

The motion shall be in the form, “Call for the question?” or similar language. It shall be admitted only when motioned and seconded by members, and until decided shall preclude further

debate on all amendments and motions. If the motion for the question is demanded on an amendment, it shall apply only to the amendment. If the motion for the question is carried, the main question shall be put without further debate.

However, if the motion for the question is carried, but before it is actually put in execution, the motion to which it is directed may be tabled.

RULE 13 – Motion to amend.

A motion to amend may contain but one amendment. An amendment once rejected may not be moved again in the same form.

RULE 14 – Motion on question of privilege.

Questions of privilege shall be:

First: Those affecting the rights of the Council collectively, its safety, dignity, and the integrity of its proceedings.

Second: The rights, reputation, and conduct of the members of the Council individually, in their capacity as such members.

A question of privilege shall have precedence over all questions except a motion to adjourn.

RULE 15 – Motion that matter be taken from committee.

When any ordinance, resolution, petition, or other matter has been referred to a committee, and said committee fails, within a reasonable time, to report or to offer a valid reason for its failure to report, any member of Council shall have the right to make a motion that such ordinance, resolution, petition, or matter be taken from the committee to which such matter has been referred; that the same may be laid before Council for action. Such motion shall be decided without debate, provided that the member making the motion may state his reason briefly for the motion.

RULE 16 – Majority defined; three-fourths defined.

Whenever the term “majority” is used herein, unless otherwise expressly indicated, it shall be held to mean a majority of those elected to Council; likewise, whenever a three-fourths or five-sixths vote is indicated, it shall mean three-fourths or five-sixths of the members elected to council, pursuant to the provisions of ORC 731.44.

No ordinance shall be passed by Council without the concurrence of a majority of the members.

RULE 17 – Amending resolution or ordinances.

It shall be in order to amend a resolution or ordinance at any time, however, any amendments after a second reading must be reviewed and read at the next subsequent meeting before a vote and final action on the legislation is taken.

RULE 18 – Approval of ordinances and resolutions.

Every Ordinance and Resolution duly passed by this Council shall be signed by the Mayor and Clerk-Treasurer prior to being effective and duly posted according to law. Failure to sign such Ordinance or Resolution shall not constitute a veto of same.

RULE 19 – Village solicitor.

The Village Solicitor shall, when requested by any member of Council, give a verbal opinion on any question of law concerning Village affairs, in open council, but he may if he deems the matter of importance take a reasonable time to submit his opinion in writing. He shall not be required to draw any ordinance or resolution except upon a majority vote of the members.

The Village Solicitor, when requested by the chairman of a committee to which any ordinance or resolution has been referred, shall assist in the examination of such ordinance or resolution.

RULE 20 – Special hearings before Council.

Upon written request or petition of any elector or taxpayer of the Village, and by the affirmative three-fourths (3/4) vote of elected council members; a special public hearing may be ordered by this Council on any matter pending before this Council. Said special public hearing shall be at such time and place designated by the Mayor. No special hearing held pursuant to this rule shall be scheduled during any regular or special meeting of this Council.

RULE 21 – Roberts Rule of Order.

In the absence of any rule upon the matter of business, the Council shall be governed by “Roberts Rules of Order.”

RULE 22 – Amendments.

These rules may be amended or altered or new rules adopted by a vote of the majority of all the members elected at any meeting of the Council, on the report of a committee to which the subject has been referred at a previous meeting.

SECTION IV: That all ordinances or parts of ordinances inconsistent herewith shall be and hereby are repealed.

SECTION V: This Ordinance is hereby declared to be an emergency measure necessary for the public peace, health and safety of the Village and its inhabitants and for the further reason that said ordinance is necessary to provide for orderly and proper meetings of the Council of said Village.

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

Vote on Emergency Measure:

Yeas: _____ Nays: _____

Effective Date: _____

Angela J. Kuhn, Mayor

ATTEST:

Susan Miller, Clerk