

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

Meeting called to order at 6:30pm by Mayor Rich Bingham.

Council Members Present: Louann Artiaga, Dave Rikkenbach, Steve Fine, Steve Connelly and Larry Yunker

Council Members Absent: Carrie Tuohy – excused by Mayor Bingham

Staff Present: Municipal Administrator Jordan Daugherty, Deputy Administrator Joshua Hartbarger, Solicitor Kevin Heban, Police Chief Allan Baer, Fire Chief Jason Francis, Clerk of Council Nicole Hartbarger

Guests Present: Nan Myers, David & Sharon Pruetter, Dee Resnick, Randi Holley, Carol Sicha, Tenley Petersen, Sister Cheryl Darr

Council Prayer was given by Sister Cheryl Darr of Lial

Motion by Councilman Rikkenbach, seconded by Councilman Connelly to amend the legislation scheduled for this meeting to be read as an emergency. 5 ayes

Motion by Councilman Connelly, seconded by Councilman Yunker to approve the minutes of the July 1st, 2025 Council meeting. 5 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Fine to approve the bills totaling \$138,895.31 dated August 1st, 2025, the Addendum bills totaling \$235,970.31 dated August 5th, 2025 and the May 2025 Financial Statements. 5 ayes

PERSONS TO APPEAR BEFORE COUNCIL

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

Recognition of Boys Baseball State Championship

Mayor Bingham asks for Coach Donnelly to come to join him; he and several other coaches and players are present representing the AWHHS Boys Baseball 2025 state champs. Donnelly shares that this team won 7-3 in the state championship game; they went 25-4 on the season and were ranked second in the state for most of the year. He comments that AW has come a long way in both softball and baseball.

Donnelly thanks all for inviting them, several from the team have come back to join and be recognized. He shares that around 100 kids try out every year, they must pare down to 18 for the varsity team and 22 for tournament roster. Donnelly says he is always proud of the teams, but this year feels different with how hard they worked. He comments there were a few stumbles along the way, but these men represented the community and school to the best of their ability; he hopes they made the community proud.

Mayor Bingham hands out awards to the coaches and players present. Donnelly shares story, after the state championship game was played and pictures were being taken, a stadium usher called him over. The usher shared that downtown Akron was struggling for a long time with a long stretch of buildings that were boarded up; they moved the Akron baseball team downtown to help revitalize. The usher shared with Donnelly that the last building to come down was originally built in 1917, was an active hotel until 1985 and then torn down in 1996. The name of hotel which stood where right-center field now sits, was called the Anthony Wayne hotel.

Rue Du Lac HOA

Mayor Bingham shares that meeting was held with Rue Du Lac HOA regarding the request that was made when voting to approve the \$25,000 to be provided to the HOA from the

Village. This \$25,000 was approved with the condition of the Village being able to use the right of way and whatever land space will be needed for the future multi-use path. This was requested by Public Works.

Mayor Bingham suggests that this \$25,000 should be used as an offset of amount if the Village needs to pay for any Rue Du Lac land above the right of way access that the Village currently has. He comments that if the cost of Rue Du Lac land is \$50,000 then the \$25,000 would count toward that and Rue Du Lac would actually receive \$25,000 for the land at that time. Riggensbach asks for clarification.

Randi Holley of 10258 Rue Du Lac is present, speaking for the Rue Du Lac HOA. She comments that during the previous meeting, the mention of the bike path was vague and quick. Holley shares that the HOA board went to the residents and voted to proceed with the road, without the detailed knowledge of the right of way contingency. Holley shares some history on the road and area in question. She comments that repairs for the road have been funded but are not long-term solutions, the residents do continue to contribute to a road fund. Holley shares that the Rue Du Lac HOA is currently asking that the Village considers the \$25,000 contribution to the road that was previously voted on as a good will contribution; a one-time gift to get the road to a much better state. She shares they will continue with their road maintenance fund to maintain the updated road. Holley is asking that the \$25,000 be paid directly to Gerken Paving. Mayor Bingham explains his understanding of the previous request when he met with the HOA board; Holley confirms the request from that meeting is not a valid request anymore.

Solicitor Heban says he understood during the previous meeting Council approved that Village would give \$25,000 with the condition that the Rue Du Lac HOA will give the Village the required right of way for the multi-use path. He says that is how the original resolution was written. Heban comments that the request is different now where the HOA is requesting the contingency be removed entirely. Riggensbach asks if there is no contingency and the Village gives the \$25,000 and gets the grant funding and moves forward with the path project, what is the legal requirement to be able to pass the path through the Rue Du Lac area. Administrator Daugherty comments that with all these types of projects, there is a chance that the project will run through an area that the Village will have to take over. Heban says the Village will have to pay for the land cost over the established Village right of way. Heban confirms if the HOA does not agree to proposed compensation of land that needs to be purchased at that time, then the project would have to change and only run through the current, established Village right of way.

Riggensbach brings up a hypothetical situation with the Village giving the \$25,000 with no right of way contingency. He asks to confirm if the Village ends up needing some non-right of way or egress near the Rue Du Lac hill, that portion of right of way beyond the Village established limit would have to be paid for. Heban confirms, yes; he comments that ODOT has their own appraisers, and they go in and figure out the appraisal amount of the land that should be offered to the land owner(s). Artiaga asks if the project is stopped if the HOA turns down the land purchase offer; Heban says property owners will get their own appraisal and compare the two, then negotiations can be had. Heban comments that if it is a new or updating of a street the Village can take the property no matter what, but with a bike path that rule does not apply. Fine asks for clarification on the difference between the \$25,000 amount and the difference between the cost/price that will be paid for the land if needed; Holley confirms the HOA is asking to look these as two separate issues: 1) \$25,000 given by the Village toward the road update as a full goodwill amount with no contingency and 2) the land use amount (if any is needed) would be paid to the HOA at that time. Yunker comments that Holley mentioned there was a mistake made in the past where the Village approved Rue Du Lac to be constructed as a private road; he does not believe this was a previous mistake made by Council, it was the builders decision to make a substandard, private road to get around the Village road standards to sell the properties for less money. He comments that he feels for the residents but wants to make sure all know that it wasn't a

mistake by the Village Council at that time and everyone did get a lower cost on the properties.

Connelly comments that he is not comfortable with no contingency at all with the \$25,000 and does not support removing. Fine also does not support removing the contingency; he also brings up that the HOA agreed to set aside money for the future, he feels that this contingency should be kept in the agreement as well. Heban confirms that section 2(a) talks about the obligations of the HOA to assess additional funds going forward for the road maintenance. Riggensbach comments he does not want to just walk away from the updated HOA request; he would support the difference of the appraisal of the right of way compared to the \$25,000. He wants the HOA to have the \$25,000 but does not feel it should be fully provided as a gift; he would support a compromise. Artiaga comments she is not in favor of a gift of \$25,000 with no restrictions.

Mayor comments for all that it seems the answer to the \$25,000 gift request is no. Asks Council if they would support the idea of the cost difference on the possible future land appraisal cost compared to the \$25,000 as previously discussed. Fine says he supports that idea but also is concerned that the HOA can say no to the ability of the right of way entirely. Holley comments that the Rue Du Lac community is concerned with losing value to property and privacy in their area; they would want to know more details on the path project itself before anything is agreed to. Daugherty says they have a current drawing, but it is not fully engineered and is a very high-level estimate.

Artiaga suggests tabling this topic until the HOA can vote on the contingency of \$25,000 and giving of the right of way for the path. Riggensbach asks for compromise, letting the \$25,000 count as a credit to the potential use of easement/right of way if needed; Holley asks if this means no negotiating at the future time and if the HOA has to agree no matter what. Riggensbach comments the Village will need to get permission for the additional easement past the Village right of way. If agreement in future can't be made with additional easement, then Village will have to update the plans and not use the additional easement. Fine comments this is different than the understanding from previous conversations, confirming the HOA can veto the use of the extra easement space; this is confirmed, but then the HOA would not be paid for the additional land. Holley confirms if the current ask is for the HOA to accept the \$25,000 with the right of way contingency and includes the idea of the additional fair market value on any land needed. Fine confirms and is suggesting some reasonable guarantee that this multi-use path project will work. Daugherty confirms if grant funds are awarded by the end of this year, then engineering consulting would begin. Holley comments she feels it will be hard to get the HOA to approve current language for the \$25,000 with contingencies with the unknowns of the path project. Mayor Bingham suggests that the HOA talk to their lawyer to discuss.

A Rue Du Lac resident suggests that they need exact wording on what the HOA should be voting on; Heban comments that he has presented the exact wording that includes the \$25,000 with the guaranteed right of way contingency and that the Village will pay any amount above \$25,000 for the appraisal of the extra land beyond the Village right of way. Riggensbach comments he would be ok with the \$25,000 not being a credit toward any future easement and pay in full for the additional easement in the future if needed. Artiaga asks Heban if the grant funds cover any additional easement that will need to be purchased; Heban confirms yes it will cover this to a point. Artiaga comments that she is not as concerned with the \$25,000 credit for a future easement either, would be willing to possibly pay a little more for an agreed upon right of way at that time.

Mayor Bingham suggests going back to the HOA with the offer being presented and including the sketch of the high-level path design. Rue Du Lac resident asks about the \$25,000 going toward any land reimbursement entitled to later; Riggensbach asks that it be understood as a negotiation point at that time. They would know the answer before a final decision is made. Nan Meyers comments it is a time crunch now, does not feel there is time

to get everything settled. Holley comments she has enough info to go back to the HOA but will have to come up with terms and have them vote. If they stay in current contract time frame with Gerken Paving they won't have time to go months negotiating. Mayor asks if residents pay \$1,800 up front, and the \$25,000 is decided on, can the residents be paid back from that amount given – several Council members agree yes. Holley asking to confirm that the \$25,000 is not a gift at all, that there must be something in return for the Village. A Rue

Du Lac resident comments for 38 years that the Rue Du Lac community has been there, they have been paying taxes toward a service they do not receive since it is a private road.

Artiaga supports giving the \$25,000 without it being a credit toward the possible appraisal amount in the future – just looking for working relationships on the discussion of the easement at that time; willing to pay full land value at that time in the future. Riggenbach is asking for reasonable guesstimate of how far it would go into the yards. Nan Meyers comments that the biggest concern is the woods.

Holley confirms what she is taking back to the HOA: \$25,000 going toward the road updates if the HOA agrees to work with the Village in the future on multi-purpose trail project; knowing at that time the full additional value will be paid for the value outside of the right of way – she comments the sticking point is a ‘reasonable standard’. Riggenbach asks to add the comment of the good faith guesstimate of how wide the Village thinks this path could get into the property outside of the road. He requested deliverables from Village staff how far past the right of way would path need to go and a good faith guess on what the right of way currently is. A Rue Du Lac resident thanks Council for considering all of this, says the HOA appreciates all that has been discussed.

COMMITTEE REPORTS

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

Report on the July 10th, 2025 Tree Commission Meeting

Connelly reports that the minutes from the previous meeting were approved. Met the incoming new urban forester. American Bloom visit went well with positive feedback. Planting and design updates were discussed. Two commissioner teams are actively updating inventory. Discussed new ideas for Facebook, door hangers, etc. Downtown design ideas were presented. Stephanie recommended small diameter tree stock. Discussed Tree City USA topics.

REPORT OF THE MAYOR

Mayor Bingham shares that he attended the grand opening of Lucas County Fair having been invited by the Commissioners. He also attended the Lucas County Commissioners final ditch petition meeting. Around 25-30 people spoke. The motion passed 2-1 and is moving forward.

Ice cream with Mayor and Council is scheduled for 12-2pm on August 16th. Bingham appreciates Coach Donnelly and the baseball team for attending tonight.

Mayor shares a pharmacy update, last few months have been difficult, but a lease has been signed – next few weeks will begin build out right next to Local Thyme. Offer pharmacy for most insurance plans and includes delivery service. Will be pushing to get more information as they learn more. A year’s worth of work finally paying off – will be great for the citizens.

Mayor Bingham shares that they are looking to work on a community senior center for the next project. Artiaga and Hartbarger are involved along with a church locally who will be supporting.

Bingham shares there was one complaint on the e-bike situation. This was sent to Chief Baer and he responded very specifically to the complaint/questions. Details were included in the app. Concern is riders not obeying traffic laws. Asking if any complaints are heard on this topic to forward to Chief Baer.

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.

Administrator Daugherty shares that he appreciates authorizing grant applications for over \$3.5MM, staff is trying to move as fast as possible on these. He shares he met with Kleinfelder and with awarding agency, they do have a good foot in the door. Thanks Council for the support.

Request Authorization for Legislation Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CL20AB/CL21AB, Texas, Bond, Cemetery, and Archbold-Whitehouse Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio

Motion by Councilman Fine, seconded by Councilman Riegenbach to Request Authorization for Legislation Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CL20AB/CL21AB, Texas, Bond, Cemetery, and Archbold-Whitehouse Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio, as an emergency. 5 ayes

Request Authorization for Legislation Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CT52AB/CT53AB, Waterville Street Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio

Motion by Councilman Connelly, seconded by Councilwoman Artiaga to Request Authorization for Legislation Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CT52AB/CT53AB, Waterville Street Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio, as an emergency. 5 ayes

Daugherty shares that there are several items on the agenda for next week's Committee of the Whole meeting; looking forward to a good meeting.

Operations Report Summary

Deputy Administrator Hartbarger shares that a new part of the standard financial audit now includes a total IT audit. There should be a finalized and coordinated report soon. Hartbarger comments that Public Works Director Hill is currently on vacation; his updates include a new hire will be joining the team soon and bulk pick up had around 1,500 homes participate.

REPORT OF THE LAW DIRECTOR

Mayor Bingham asks Solicitor Heban for any items to report. There were none.

REPORT OF THE DEPARTMENT HEADS

Fire Chief Francis shares that the June 2025 stats were shared. Also provided was the co-op report from the recent July meeting. Fire station is having a generator installed, it is a hand

me down, was at the pump station at Field and Bond street. Francis shares that Firefighter Gault has recently resigned, gave his two weeks' notice; will be leaving to move to Florida. Currently interviewing this week for two full time members.

Artiaga comments on W3 meetings for co-op, has a good understanding now of how much has been put into this co-op from the current leadership and previous. She shares that in 2016 there was a 7 min response time for EMS and 9 min for fire. They are now 5.45 mins for EMS and 6.42 mins for fire. Yunker asks about number of out of district calls from 2024 to 2025, essentially doubled, Francis confirms that is the type code for ALS and BLS going to Providence and Waterville – effect of not having the life squad now.

Police Chief Baer shares that Officer Fouty has resigned from her full-time position and has accepted a part time position with the department. Devin Lafferty has accepted the full-time position; this change over will occur on August 9th and August 16th. One officer is currently out on medical leave. Citizen survey will be put out in September – looking for input on how the Police Department is doing – have made changes from suggestions on this survey in the past.

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.

Resolution 6-2025: Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CL20AB/CL21AB, Texas, Bond, Cemetery, and Archbold-Whitehouse Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio

Motion by Councilman Connelly, seconded by Councilman Fine to approve **Resolution 6-2025** to be read by title only, as an emergency. 5 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Fine to approve to suspend the rules and have the second and third reading of **Resolution 6-2025** by title only. 5 Ayes

Motion by Councilman Riggenbach, seconded by Councilwoman Artiaga to approve **Resolution 6-2025** by title only, declaring an emergency. 5 Ayes

Motion by Councilman Riggenbach, seconded by Councilman Fine to adopt **Resolution 6-2025: Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CL20AB/CL21AB, Texas, Bond, Cemetery, and Archbold-Whitehouse Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio.** Third reading vote by name. 5 Ayes

Resolution 7-2025: Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street

Improvement Fund for the CT52AB/CT53AB, Waterville Street Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio

Motion by Councilman Connelly, seconded by Councilman Riggenbach to approve **Resolution 7-2025** to be read by title only, as an emergency. 5 ayes

Motion by Councilman Connelly, seconded by Councilwoman Artiaga to approve to suspend the rules and have the second and third reading of **Resolution 7-2025** by title only. 5 Ayes

Motion by Councilman Connelly, seconded by Councilman Fine to approve **Resolution 7-2025** by title only, declaring an emergency. 5 Ayes

Motion by Councilman Connelly, seconded by Councilman Yunker to adopt **Resolution 7-2025: Declaring the Official Intent and Reasonable Expectation of the Village of Whitehouse, Lucas County, Ohio, For and On Behalf of the State of Ohio and/or The Ohio Public Works Commission: To Reimburse the Village's Street Improvement Fund for the CT52AB/CT53AB, Waterville Street Improvements With the Proceeds of Tax Exempt Debt of the State of Ohio.** Third reading vote by name. 5 Ayes

Resolution 9-2025: Authorizing the Administrator For The Village Of Whitehouse To Prepare And Submit An Application To Toledo Metropolitan Area Council Of Governments (TMACOG) Transportation Improvement Program (TIP) Participate In The Program And To Execute Contracts As Required

Motion by Councilman Connelly, seconded by Councilman Riggenbach to approve **Resolution 9-2025** to be read by title only, as an emergency. 5 ayes

Motion by Councilman Riggenbach, seconded by Councilwoman Artiaga to approve to suspend the rules and have the second and third reading of **Resolution 9-2025** by title only. 5 Ayes

Motion by Councilman Riggenbach, seconded by Councilman Fine to approve **Resolution 9-2025** by title only, declaring an emergency. 5 Ayes

Motion by Councilman Connelly, seconded by Councilman Riggenbach to adopt **Resolution 9-2025: Authorizing the Administrator For The Village Of Whitehouse To Prepare And Submit An Application To Toledo Metropolitan Area Council Of Governments (TMACOG) Transportation Improvement Program (TIP) Participate In The Program And To Execute Contracts As Required.** Third reading vote by name. 5 Ayes

Resolution 10-2025: Authorizing The Administrator For The Village Of Whitehouse To Prepare And Submit An Application To Toledo Metropolitan Area Council Of Governments (TMACOG) Transportation Improvement Program (TIP) Participate In The Program And To Execute Contracts As Required

Motion by Councilman Connelly, seconded by Councilwoman Artiaga to approve **Resolution 10-2025** to be read by title only, as an emergency. 5 ayes

Motion by Councilman Connelly, seconded by Councilman Riggenbach to approve to suspend the rules and have the second and third reading of **Resolution 10-2025** by title only. 5 Ayes

Motion by Councilman Riggenbach, seconded by Councilman Connelly to approve **Resolution 10-2025** by title only, declaring an emergency. 5 Ayes

Motion by Councilman Riggenbach, seconded by Councilman Connelly to adopt **Resolution 10-2025: Authorizing The Administrator For The Village Of Whitehouse To Prepare And Submit An Application To Toledo Metropolitan Area Council Of Governments**

(TMACOG) Transportation Improvement Program (TIP) Participate In The Program And To Execute Contracts As Required. Third reading vote by name. 5 Ayes

COUNCIL COMMENTS

Connelly shares a compliment to the Administration; his wife was in BG and there was a unanimous opinion that Whitehouse was a great place to take pictures. Slightly different aesthetic than Waterville just down the road, and they commented they love that it is supported and focused on. Everyone wanted to know how the flowers are so great every year. Connelly says that he wants to share the compliments when heard.

Artiaga comments that the closing of the Maumee Mirror newspaper is a huge gap in AW area for news coverage, only so much can go on the Village website. Shares she received an email from Karen Gerhardinger who is currently accepting a position with Toledo Free Press and will still be covering AW area. Toledo Free Press is non-profit and in need of funds – they are doing a fundraising campaign to afford Gerhardinger's services. Comments we walk a fine line as a Village, would a contribution to that fundraiser taint any of her journalism.

Artiaga comments that because there is a huge gap, it would be a shame for a lot of the news to be missed in our area and asks is a donation something that wants to be considered for Karen to continue her same work. Riegenbach comments it is a great idea, shares the same concern on whether a donation is appropriate from the Village; Heban says he will research. Yunker suggests the Village could possibly use the ability to put ads in the publication to support.

Riegenbach shares his thanks to Chief Baer for answering a call on a Sunday evening for a personal matter.

CITIZEN COMMENTS

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

Motion by Councilwoman Artiaga, seconded by Councilman Fine at 8:15pm to enter into an executive session to discuss topics concerning ORC 121.22(g)(8) related to marketing plans, specific business strategy of an applicant for economic development. 5 ayes

Motion by Councilman Connelly, seconded by Councilwoman Artiaga at 8:42pm to reconvene the council meeting. 5 Ayes

ADJOURNMENT

Motion by Councilwoman Artiaga, seconded by Council man Connelly to adjourn the meeting at 8:43pm. 5 ayes

Duly Appointed Clerk of Council

Mayor