



January 30, 2026

WHITEHOUSE COUNCIL AGENDA
February 3, 2026
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, February 3, 2026, 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. Rose Moser, Lial
- IV. Pledge of Allegiance
- V. Adoption of Minutes of the January 20, 2026, Council Meeting
- VI. Adoption of Bills Dated January 30, 2026 and the Addendum bills dated February 3, 2026
- VII. Introduction of Persons to Appear Before Council
- VIII. Committee Reports
 - A. Report on the Fallen Timbers Union Cemetery District Meeting
- IX. Report of the Mayor
 - A. State of the Village Address
- X. Report of the Clerk of Council
- XI. Report of the Municipal Administrator
 - A. Request Authorization for Legislation Authorizing the Village Administrator to Prepare and Submit an Application to Participate in the Ohio Department of Natural Resources Recreational Trails

6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov

- Program and Designating the Administrator as the Signatory Representative for the Village of Whitehouse on Any and All Contracts with Full Power and Authority to Execute Same
- B. Request Authorization to Advertise for Bids for the Cemetery Road Repaving Project
- C. Operations Report Summary

XII. Report of the Law Director

XIII. Report of the Department Heads

XIV. Citizen Comments on Agenda Items

XV. Ordinances

- A. **Ordinance 01-2026:** Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-1 of RF Asset, LLC, an Ohio Limited Liability Company to Annex Property to the Village of Whitehouse, Lucas County, Ohio (2nd Reading)
- B. **Ordinance 02-2026:** Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-2 of Travis and Amanda Ratcliff to Annex Property to the Village of Whitehouse, Lucas County, Ohio (2nd Reading)

XVI. Resolutions

- A. **Resolution 02-2026:** Indicating the Village of Whitehouse, Lucas County, Ohio, Will Provide Utilities, Fire and Police Protection Services to Certain Property Title to RF Asset, LLC, an Ohio Limited Liability Company, which Holders are Seeking Annexation of Said Property Pursuant to Lucas County Annexation Petition 2026-1 to the Village of Whitehouse (2nd Reading)
- B. **Resolution 03-2026:** Request Authorization for Legislation Indicating the Village of Whitehouse, Lucas County, Ohio, Will Provide Utilities, Fire and Police Protection Services to Certain Property Title to Travis and Amanda Ratcliff, which Holders are Seeking Annexation of Said Property Pursuant to Lucas County Annexation Petition 2026-2 to the Village of Whitehouse (2nd Reading)
- C. **Resolution 04-2026:** Request Authorization for Legislation Authorizing the Village Administrator to Prepare and Submit an Application to Participate in the Ohio Department of Natural Resources Recreational Trails Program and Designating the Administrator as the Signatory Representative for the Village of Whitehouse on Any and All Contracts with Full Power and Authority to Execute Same

XVII. Council Comments

XVIII. Citizen Comments

XIX. Adjournment

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 Riggerbach, Carrie Touhy, Steve Fine, Joseph Bublick and Larry Yunker

Council Members Absent: N/A

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

Guests Present: Rev. Warren Clifton, Lori Williams, James Cairl, Linda Rogers, Nan Myers, Jennifer Bingham, Rob Casaletta, Tim Tuohy, Dave & Sharon Prueter

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

Motion by Councilman Yunker, seconded by Councilwoman Tuohy to approve the minutes of the January 6th, 2026, Council meeting. 6 ayes

Artiaga asks about bills in the economic dev line. Daugherty confirms that the Yarro \$23k invoice is for job creation grant; Kleinfelder \$5,600 is for economic development contract, installment bill.

Motion by Councilwoman Artiaga, seconded by Councilman Bublick to approve the bills totaling \$57,482.55 dated January 16th, 2026, the Addendum bills totaling \$576,069.35 dated January 20th, 2026 and the November 2025 Financial Statements. 6 ayes

PERSONS TO APPEAR BEFORE COUNCIL

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

Recognition of the AW Girls Soccer State Championship Team

Mayor Bingham shares some words with the soccer team and what their championship means to their school and our community. Mayor presents awards to coaches: head coach Lori Williams, assistant coaches Kristina and Jess along with all girls on the soccer team in attendance.

Coach Williams thanks all residents and people from the community for the send-offs and receptions from the first responders and others. She is very appreciative of all that were supportive of the state title run.

Request for Great Black Swamp Festival of Races

A representative for this event is online. Asking permission to run the annual race at the end of March 2026. She shares the plan for this event is like years past – no changes have been made. Chief Baer and Chief Francis confirm no issues from them with this event.

Motion by Councilman Riegenbach, seconded by Councilwoman Tuohy to approve the request for the Great Black Swamp Festival of Races on March 28th, 2026. 6 ayes

COMMITTEE REPORTS

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

Report on the January 9th, 2026 SOPEC Meeting

Fine shares that SOPEC is the group that Whitehouse has joined to get their electricity from going forward. This was a one day retreat to talk about priorities and other items – what is working well, what isn't working well, improvement opportunities, etc. No final decisions were made during this meeting, the focus was on review and brainstorming.

Report on the January 13th, 2026 Committee of the Whole Meeting

Fine shares that the committee covered several topics including the Toledo Free Press and what government can do to support a news source, approved expenditures for additional advertising going forward. They also reviewed the IT policy items for feedback and suggestions – policy will be enacted. They heard a presentation from Chief Francis regarding the Co-op fire levy funds purchase plan including purchasing of medic units, fixing up of fire station, etc. The group also started discussion of Council priorities for 2026 – no decisions made.

REPORT OF THE MAYOR

Mayor Bingham asks all to reserve the right to enter into executive session at the end of the meeting in reference to ORC 121.22 (G)(2) Considering purchase or sale of property for public services.

Motion by Councilman Fine, seconded by Councilman Riegenbach to add an executive session for ORC 121.22(G)(2) to the meeting agenda after citizen comments. 6 ayes

Appointment of Bob Kimball to the Charter Revision Commission

Mayor Bingham requesting Council approve the appointment of Bob Kimball to the Charter Revision Commission.

Motion by Councilwoman Artiaga, seconded by Councilman Bublick to approve the appointment of Bob Kimball to the Charter Revision Commission. 6 ayes

Bingham shares that Coffee with Mayor and Council will be Saturday April 14th, moved from the previous date. The Village egg hunt will be March 21st at the legion.

Mayor comments that he has handed out information to Council regarding the employee survey and would like discussion to happen at an upcoming Committee of the Whole meeting – February or March. He would like all to review ahead of time. Mayor shares that his State of the Village address will be the first Council meeting in February.

Bingham shares that Councilman Wagner from Waterville is asking for a meeting with a few Council members from Waterville, Whitehouse, Waterville Township to discuss general ideas for the betterment of the larger community. Tuohy concerned with meeting without the Council as a whole. Bublick and Artiaga volunteer to meet with the community focused group.

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

Administrator Daugherty shares that he and Fine recently met with SOPEC on the aggregation topic, technical staff were present. Challenge continues to be because we want to make sure there is a good decision made on timing with the expectation that the rate will be cheaper. Some opportunities to save a bit between now and June – June is when Whitehouse joins the larger group with the better buying power – but the auction market is still volatile. Want to make sure residents continue to understand how this new process will work – at this time deciding it is best to wait until June. Plan between now and June is to work on resident education and prep for the June bid. Will update Council with any changes.

Request Authorization for Legislation Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-1 of RF Asset, LLC, an Ohio Limited Liability Company to Annex Property to the Village of Whitehouse, Lucas County, Ohio

Riggenbach asks what changes functionally for the Village that might apply to all four annexation requests. Heban shares two private property owners have petitioned to annex into the Village – petition filed with County Commissioners, and it is accepted, then Commissioners notify Village. Council has 20 days to say yes or no to the annexation request. Ordinance to accept the request, then ordinance to approve services. Revised code gives the options for the Village to approve any annexations, so it is not forced upon any municipality. Riggenbach asks about any public works requirements with running waterlines etc., or nuisance properties, staff says no. Heban comments historically these are requested to get lower sewer and water rates as the outside rates are considerably higher. Real estate tax stays with the township, new income tax will come into the Village. Yunker recalls a township trustee reaching out regarding the concern of annexed properties, was there a discussion – Mayor says he will be meeting on that topic tomorrow morning. Heban suggests giving a first reading and then final decision made at next Council meeting. Riggenbach comments that there is a comment out there that says the request for annexation is not valid – is this a valid request. Heban says it is a valid request because the properties have changed

hands which allows for the annexation request. Riggenbach questions language for meeting tomorrow being a negotiation – should not be a negotiation, should be a straight yes or no decision by this Council.

Motion by Councilwoman Tuohy, seconded by Councilman Riggenbach to approve legislation for the first reading Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-1 of RF Asset, LLC, an Ohio Limited Liability Company to Annex Property to the Village of Whitehouse, Lucas County, Ohio and to approve legislation for the first reading Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-2 of Travis and Amanda Ratcliff to Annex Property to the Village of Whitehouse, Lucas County, Ohio. 6 ayes
Authorizing for legislation and first reading.

Request Authorization for Legislation Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-2 of Travis and Amanda Ratcliff to Annex Property to the Village of Whitehouse, Lucas County, Ohio

Motion for legislation and first reading approval included above.

Request Authorization for Legislation Determining that Certain Miscellaneous Personal Property Owned by the Village of Whitehouse, Lucas County, Ohio is of No Further Use to the Village and is Hereby Determined to be Surplus Property and to be Disposed of Pursuant to Law.

Motion by Councilwoman Artiaga, seconded by Councilwoman Tuohy to approve legislation for Determining that Certain Miscellaneous Personal Property Owned by the Village of Whitehouse, Lucas County, Ohio is of No Further Use to the Village and is Hereby Determined to be Surplus Property and to be Disposed of Pursuant to Law. 6 ayes

Operations Report Summary

Deputy Administrator Hartbarger shares that January starts the first month that zoning will be done in house. The IT Policy updates will be shared with all soon.

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 December stats have been shared. Annual report will be available in March. Captain Rich Snyder has retired from the fire department – will look at doing something for him in March.

Police Chief Baer shares that December stats have been shared. Thanks the Mayor for swearing in of the new part-time officer. Baer shares that he is getting married this Saturday – will be on a honeymoon week after but will be back for February Council.

Public Works Director Hill shares that second bulk drop off was completed, with numbers down slightly from last year. The team is busy with snow removal – more hours than last several years.

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.

- A. **Ordinance 01-2026:** Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-1 of RF Asset, LLC, an Ohio Limited Liability Company to Annex Property to the Village of Whitehouse, Lucas County, Ohio

Motion by Councilman Riggerbach, seconded by Councilwoman Tuohy to approve **Ordinance 01-2026** to be read by title only, as an emergency, first reading. 6 ayes

Motion by Councilman Fine, seconded by Councilman Yunker to table **Ordinance 01-2026**, 6 ayes

- B. **Ordinance 02-2026:** Specifying the Approval of the Council of the Village of Whitehouse, Lucas County, Ohio, of the Pending Annexation Petition No. 2026-2 of Travis and Amanda Ratcliff to Annex Property to the Village of Whitehouse, Lucas County, Ohio

Motion by Councilman Riggerbach, seconded by Councilman Fine to approve **Ordinance 02-2026** to be read by title only, as an emergency, first reading. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilwoman Tuohy to table **Ordinance 02-2026**. 6 ayes

RESOLUTIONS

Mayor Bingham asked Solicitor Kevin Heban for any resolutions to be reviewed or voted on.

- A. **Resolution 01-2026:** Determining that Certain Miscellaneous Personal Property Owned by the Village of Whitehouse, Lucas County, Ohio is of No Further Use to the Village and is Hereby Determined to be Surplus Property and to be Disposed of Pursuant to Law.

Motion by Councilman Riggenbach, seconded by Councilwoman Tuohy to approve **Resolution 01-2026** to be read by title only, as an emergency. 6 ayes

Motion by Councilman Riggenbach, seconded by Councilman Fine to approve to suspend the rules and have the second and third reading of **Resolution 01-2026** by title only. 6 Ayes

Motion by Councilman Riggenbach, seconded by Councilwoman Tuohy to approve **Resolution 01-2026** by title only, declaring an emergency. 6 Ayes

Motion by Councilman Riggenbach, seconded by Councilwoman Artiaga to adopt **Resolution 01-2026: Determining that Certain Miscellaneous Personal Property Owned by the Village of Whitehouse, Lucas County, Ohio is of No Further Use to the Village and is Hereby Determined to be Surplus Property and to be Disposed of Pursuant to Law.. Third reading vote by name.** 6 Ayes

- B. **Resolution 02-2026:** Indicating the Village of Whitehouse, Lucas County, Ohio, Will Provide Utilities, Fire and Police Protection Services to Certain Property Title to RF Asset, LLC, an Ohio Limited Liability Company, which Holders are Seeking Annexation of Said Property Pursuant to Lucas County Annexation Petition 2026-1 to the Village of Whitehouse

Motion by Councilwoman Tuohy, seconded by Councilman Riggenbach to approve **Resolution 02-2026** to be read by title only, as an emergency, first reading. 6 ayes

Motion by Councilwoman Tuohy, seconded by Councilman Fine to table **Resolution 02-2026**. 6 Ayes

- C. **Resolution 03-2026:** Request Authorization for Legislation Indicating the Village of Whitehouse, Lucas County, Ohio, Will Provide Utilities, Fire and Police Protection Services to Certain Property Title to Travis and Amanda Ratcliff, which Holders are Seeking Annexation of Said Property Pursuant to Lucas County Annexation Petition 2026-2 to the Village of Whitehouse

Motion by Councilman Riggenbach, seconded by Councilwoman Tuohy to approve **Resolution 03-2026** to be read by title only, as an emergency, first reading. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Yunker to table **Resolution 03-2026**. 6 Ayes

COUNCIL COMMENTS

Artiaga asks Baer if there is any progress on regulations for e-bikes – saw a close call downtown where two e-bikes were riding on sidewalks almost hitting a couple getting out of their car. Baer says there are state laws in effect but do need to know exact examples of

reckless situations where officers can talk with riders. Asking for residents to call when situations occur.

Tuohy asks about Village committees and if there are notifications going out when there are openings on a committee to get more residents involved. She wants to make sure people are aware there are options for people to be involved. Mayor comments that at least three new residents were appointed to committees that have never been involved before. Mayor asked when cycle comes back through if it can be posted on Facebook page. Tuohy going back to meeting with Waterville council member topic – does not want to start having meetings in the background, feels that meetings should be available for residents to know what is going on.

Yunker comments on the meeting for the FTUCD joint meeting – not yet set on a date, Waterville Administrator will contact Daugherty for exact date.

Fine agrees with sharing committee openings to full community to get more people involved. He feels it would be good to get a pipeline of people who want to be involved. Fine shares that Hartbarger organized a meeting with Toledo Blade regarding blue bags being thrown in driveways, expressed concerns – there was discussion of how to opt out and making sure those who opt out do not receive. Pushing this topic to March Committee of the Whole to give time for more information gathering.

Artiaga asks about amendments to charter that were voted on – when do these go into effect. Heban comments there was issue with one piece language, opinion came back that it was a minimal mistake – a typo - so it was approved. Will send Secretary of State amended three updates – amended full charter will be sent to secretary of state. No council approvals needed at this point – they were effective as of the election date.

CITIZEN COMMENTS

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

Leslie Harper – 6115 Forest Edge: thanks Council for the work on the blue bags, would love to not receive these.

Nan Myer - 10307 Rue Du Lac: shares that she had conversation with Tom Kaller with the Blade and the blue bags have stopped in their street.

Motion by Councilwoman Artiaga, seconded by Councilman Riggenbach to enter an into executive session at 7:31pm pursuant to ORC 121.22(G)(2) to consider the purchase of property for public purposes. 6 ayes

Motion by Louann Artiaga, seconded by Dave Riggenbach to reconvene the council meeting at 8:06 p.m.. 6 ayes

Regular

January 20,

26

ADJOURNMENT

Motion by Louann Artiaga, seconded by Dave Riegenbach to adjourn the meeting at 8:07 p.m. 6 ayes

Duly Appointed Clerk of Council

Mayor

COUNCIL BILLS

1/30/2026

VENDOR	DEPARTMENT	AMOUNT	TOTAL	DESCRIPTION
Amazon	Maintenance	\$157.39		Supplies
Amazon	Fire	\$105.19		Supplies
Amazon	Administration	\$444.96		Supplies
Amazon	Sewer	\$250.74		Supplies
Amazon	Water	\$440.72		Supplies
Amazon	Lucas County ALS	\$136.99	\$1,535.99	Supplies
America In Bloom	Streets	\$1,700.00	\$1,700.00	2026 Registration Fee
AT&T	Fire	\$70.35	\$70.35	Phone Service
AT&T First Net	Police	\$45.76		Cell Phones
AT&T First Net	Fire	\$436.49		Cell Phones
AT&T First Net	Administration	\$138.45		Cell Phones
AT&T First Net	Parks	\$70.08		Cell Phones
AT&T First Net	Maintenance	\$70.08		Cell Phones
AT&T First Net	Streets	\$70.08		Cell Phones
AT&T First Net	Water	\$123.37		Cell Phones
AT&T First Net	Sewer	\$123.37	\$1,077.68	Cell Phones
Bound Tree	Fire	\$57.00	\$57.00	EMS Supplies
Henry Schein	Fire	\$564.66	\$564.66	EMS Supplies
Jerry Pate Turf & Irrigation	Streets	\$1,159.36	\$1,159.36	Garland
Jordan Connor	Sewer	\$120.68	\$120.68	Employee Reimbursement
Kleinfelder	Capital Project	\$7,063.50		Whitehouse Square Townhomes
Kleinfelder	Econ Dev	\$1,719.37	\$8,782.87	Economic Development
Maguire Iron	Capital Project	\$225,000.00	\$225,000.00	Elevated Storage Tank
MASI	Water	\$107.85	\$107.85	Water Sample Analysis
Menards	Maintenance	\$106.10		Supplies
Menards	Fire	\$22.90	\$129.00	Supplies
ODP Business Solutions	Administration	\$16.99	16.99	Office Supplies
Ohio Gas Company	Maintenance	\$1,605.90		Natural Gas Charges
Ohio Gas Company	Fire	\$379.34		Natural Gas Charges
Ohio Gas Company	Lucas County ALS	\$379.33		Natural Gas Charges
Ohio Gas Company	Parks	\$386.97		Natural Gas Charges
Ohio Gas Company	Police	\$395.68	\$3,147.22	Natural Gas Charges
Selking International	Streets	\$88.20	\$88.20	Parts

VENDOR	DEPARTMENT	AMOUNT	TOTAL	DESCRIPTION
Springfield Workshop	Administration	\$170.00	\$170.00	Easter Eggs
Technichem	Sewer	\$1,606.00	\$1,606.00	Cleaner & Pellets
Traffic Stop Uniform Supply	Fire	\$92.40	\$92.40	Uniform
Triotech	Police	\$67.50		IT Services
Triotech Corporation	Administration	\$1,394.25	\$1,461.75	Office 365 & AntiVirus
		\$246,888.00	\$246,888.00	

ORDINANCE NO. 01-2026

AN ORDINANCE SPECIFYING THE APPROVAL OF THE COUNCIL OF THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, OF THE PENDING ANNEXATION PETITION NO. 2026-1 OF RF ASSET, LLC, AN OHIO LIMITED LIABILITY COMPANY TO ANNEX PROPERTY TO THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, RF Asset, LLC, an Ohio Limited Liability Company has caused to be filed Petition No. 2026-1 with the Commissioners of Lucas County, Ohio; and

WHEREAS, this Council is desirous of expressing its approval and acceptance of said annexation petition as filed herein;

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:

SECTION I: That the petition for annexation of certain lands titled to RF Asset, LLC, an Ohio Limited Liability Company, to the Village of Whitehouse, Lucas County, Ohio from Waterville Township, Lucas County, Ohio, has been filed with the Lucas County Commissioners and captioned Annexation Petition No. 2026- 1 - Exhibit A.

SECTION II: This Council hereby expresses its consent and approval as to the annexation of said lands to the Village of Whitehouse. Further, this Council states that by separate Resolution No. 02 -2026 it has heretofore agreed to provide Village utility, fire and police services to said lands once same are annexed to the Village of Whitehouse, Lucas County, Ohio.

SECTION III: The express intent of Council herein is in conformity with ORC §709.023(D) and/or all applicable law.

SECTION IV: It is hereby found and determined that all formal actions of this Council including any of its committees concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of

its committees that resulted in such formal actions as contained herein were and are in compliance with all legal requirements as set forth by Village Charter.

SECTION V: This Ordinance 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 inhabitants and for the further reason that annexation of said territory provides for the controlled orderly growth and development of the Village.

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

VOTE ON EMERGENCY MEASURE: Yeas: _____ Nays: _____

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

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2026.

Mayor

ATTEST:

Duly Appointed Clerk of Council

Solicitor

**PETITION FOR ANNEXATION OF UNINCORPORATED
TERRITORY LOCATED IN WATERVILLE TOWNSHIP, CONTINGUOUS
TO THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO,
SAID TERRITORY BEING LESS THAN 500 ACRES IN AREA**

(Pursuant to ORC 709.023)

To the Commissioners of Lucas County,
State of Ohio:

The undersigned Petitioners state that they are 100% of the owners/titleholders of real property as described hereinafter and respectfully petition the Lucas County, Ohio Commissioners for annexation of the hereinafter described real property to the Village of Whitehouse, Lucas County, Ohio.

The undersigned state that the real property subject to this petition for annexation to the Village of Whitehouse, Lucas County, Ohio, is fully and legally described as follows, to wit:

Exhibit A attached hereto and
incorporated by reference herein.
(TD 91-09804)

The undersigned Petitioners state that attached hereto and incorporated by reference herein in Exhibit A is an accurate map of the territory to be annexed.

The Petitioners hereby authorize Jordan Daugherty, to be the duly authorized agent for all Petitioners herein in securing the subject property annexation to the Village of Whitehouse, Lucas County, Ohio.

A separate list of all tracts, lots and/or parcels located adjacent to the subject annexation territory (including such areas which may lie directly across a roadway from the subject territory sought to be annexed) along with the full name and mailing address for the owner of each adjacent tract, lot or parcel shall be filed separately and simultaneously with this petition in accordance with Ohio Revised Code Section 709.02(D).

The undersigned state as Petitioners herein that they did sign this petition on the date indicated adjacent to their signature.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of all owners of the subject real estate sought to be annexed, to wit:

Date signed: 7/25, 2025

RFAsset, LLC,

By: _____
Its _____

Josh Daugherty
JOSH DAUGHERTY
MEMBER

11/14/2017
TRANSFERRED BY SEVINSKY \$0.50
IN COMPLIANCE WITH SEC 319.202 R.C.
ANITA LOPEZ AUDITOR
LUCAS COUNTY OHIO
FEE \$580.00 EX MULTI
PARCEL 91-09804 COUNT 1
TRANS#: 17-108774



20171114-0049938

11/14/2017 12:29 PM
Pages: 2 Fee: \$28.00
T20170834692
Phil Copeland
Lucas County Recorder DEED

**GENERAL
WARRANTY DEED**
(Statutory Form)
Rev. Code Sec. 5302.05

After Recording mail to:
RFAssets, LLC
P.O. Box 68
Holland, OH 43528

Know All Men By These Presents:

Adam Swingle, unmarried

of Lucas County, State of Ohio, for valuable consideration paid, grant(s)
with general warranty covenants to

RFAssset, LLC,

whose tax mailing address is P.O. Box 68, Holland, OH 43528, the real
property legally described as follows:

Situated in the Township of Waterville, County of Lucas, and State of Ohio:

The following described real estate situated in the Township of Waterville in the County
of Lucas and State of Ohio, two (2) acres of land situated in the northeast corner of that
part of lot number two (2), Section one (1), Town six (6) North, Range nine (9) East,
which adjoins to and lies on the west side of the road. Said two (2) acres of land being
within the following boundaries, to-wit:

Commencing at a point where the line of the road crosses the line between lot one (1),
Section one (1), Town six (6) North, Range nine (9) East and lot two (2), Section one
(1), Town six (6) North, Range nine (9) East and running west on said line sixteen (16)
rods;

thence south twenty (20) rods;

thence east sixteen (16) rods;

thence north twenty (20) rods to the place of beginning.

Subject to all legal highways.

Tax Parcel Number: 91-09804

Taxing District and Parcel No. 91-09804

Subject to zoning ordinances, restrictions of record, public utility and other easements of record, and taxes and assessments due and payable after the date thereof.

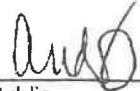
Prior instrument reference: Instrument No. 20160519-0019049

Executed this 8th day of November, 2017.


Adam Swingle

STATE OF OHIO, LUCAS COUNTY, ss:

The foregoing instrument was acknowledged before me this 8th day of November, 2017 by Adam Swingle, ~~unmarried~~.


Notary Public

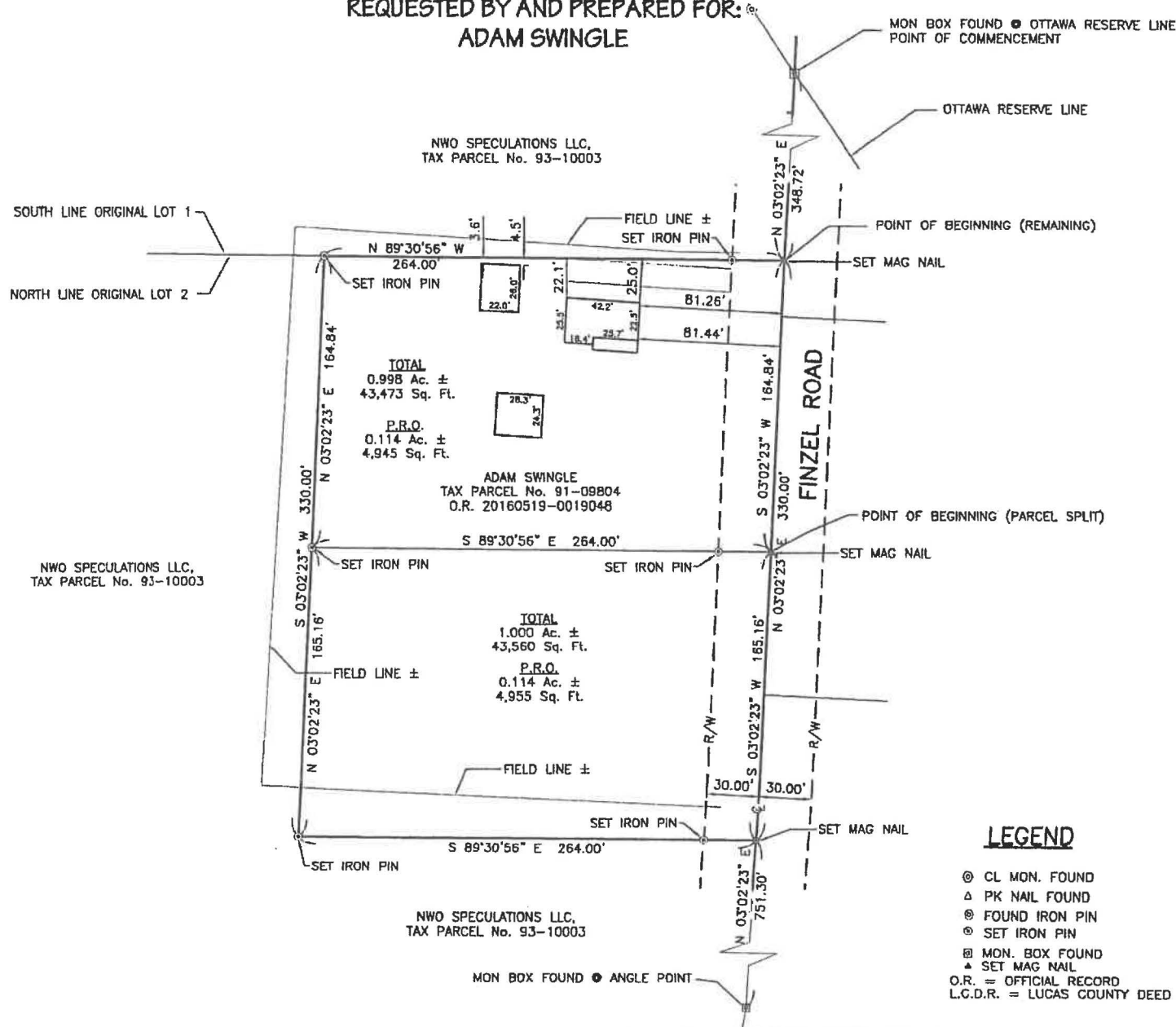


ANDREA G. KUHRY
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 06-30-2022

This instrument prepared by:
Sandra M. Hylant, Esq./Donald M. Mewhort, III, Esq.
401 Adams St.
Toledo, Ohio 43604
1718421

BOUNDARY SURVEY/PARCEL SPLIT
A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF
SECTION 1, TOWN 6 NORTH, RANGE 9 EAST IN WATERVILLE
TOWNSHIP, LUCAS COUNTY, OHIO.

REQUESTED BY AND PREPARED FOR:
ADAM SWINGLE



CALL 1-800-345-2784
 TWO WORKING DAYS
 BEFORE YOU DIG

NON-MEMBERS MUST BE
 CALLED DIRECTLY

1853 Woodlands Drive,
 Maumee, Ohio 43537
 Phone: (419) 852-3880
 Fax: (419) 852-2882
 www.fellerfinch.com

FellerFinch
 & ASSOCIATES, INC.
 Engineers • Surveyors



NORTH

**BOUNDARY SURVEY/
 PARCEL SPLIT**

TITLE:



SIGNED

DATE

SCALE: 1" = 40'

DATE: 9-3-17

DRAWN BY: DEM

DESIGN: - CHECK: DET

PROJECT: 10908541

DRAWING: 10-08541FB00A1

SHEET 1 OF 1

12/10/25

Map for 7010 Finzel Rd. Annexation

Corresponding No.	Parcel I.D.	Property Address	Mailing Address	Property Owner
1 (Parcel to be Annexed)	9109804	7010 Finzel Rd. Whitehouse, OH 43571	P.O. Box 161 Monclova, OH 43571	RF Asset LLC
2 (Adjoiner)	9109724	7065 Finzel Rd. Waterville, OH 43566	37376 Highway 19 #103 Palm Harbor, FL 34674	Lori J. Smith Successor Trustee
3 (Adjoiner)	9109721	7015 Finzel Rd. Waterville, OH 43566	7035 Finzel Rd. Whitehouse, OH 43571	Michael J. & Karen M. Schneider
4 (Adjoiner)	9840368	7035 Finzel Rd. Waterville, OH 43566	7035 Finzel Rd. Whitehouse, OH 43571	Jacob & Jennifer McGranahan
5 (Adjoiner)	9310003	7030 Finzel Rd. Whitehouse, OH 43571	P.O. Box 161 Monclova, OH 43542	RF Assets LLC



Printable page

MARKET AREA: 3305R
 RFASSET LLC
 TAX YEAR: 2025

ROLL: RP_OH
 7010 FINZEL RD
 STATUS: Active

Summary - General

Tax District	WATERVILLE TWP-A, W. LSD,PCVSD
Class	RESIDENTIAL
Land Use	599 : R - OTHER RESIDENTIAL
Special Use	511 - 1 FAMILY<10AC
Market Area	3305R - Click here to view map
Zoning Code	22-A - Click here for zoning details
Zoning Description	Agricultural District
Water and Sewer	WELL WATER / SEPTIC SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	RFASSET LLC
Property Address	7010 FINZEL RD WHITEHOUSE OH 43571
Mailing Address	PO BOX 161 MONCLOVA OH 43542
Legal Desc.	9 6 1 NW 1/4 PT SW OF RESERVE LINE...2 AC NE COR LOT 2 PT W OF RD
Certified Delinquent Year	
Census Tract	89.04

Summary - Most Recent Sale

Prior Owner	SWINGLE ADAM
Sale Amount	\$145,000
Deed	17108774
Sales Date	14-NOV-2017

Summary - Values

	2025 Values	2024 Values	2023 Values	2022 Values
Land	20,480	58,500	17,470	49,900
Building	3,710	10,600	1,960	5,600
Total	24,190	69,100	19,430	55,500

Summary - Exemptions

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Printed on Thursday, December 4, 2025, at 1:55:49 PM EST

ORDINANCE NO. 02-2026

AN ORDINANCE SPECIFYING THE APPROVAL OF THE COUNCIL OF THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, OF THE PENDING ANNEXATION PETITION NO. 2026-2 OF TRAYS AND AMANDA RATCLIFF TO ANNEX PROPERTY TO THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, Travis and Amanda Ratcliff have caused to be filed Petition No. 2026-2 with the Commissioners of Lucas County, Ohio; and

WHEREAS, this Council is desirous of expressing its approval and acceptance of said annexation petition as filed herein;

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:

SECTION I: That the petition for annexation of certain lands titled to Travis and Amanda Ratcliff, to the Village of Whitehouse, Lucas County, Ohio from Waterville Township, Lucas County, Ohio, has been filed with the Lucas County Commissioners and captioned Annexation Petition No. 2026- 2 - Exhibit A.

SECTION II: This Council hereby expresses its consent and approval as to the annexation of said lands to the Village of Whitehouse. Further, this Council states that by separate Resolution No. 03-2026 it has heretofore agreed to provide Village utility, fire and police services to said lands once same are annexed to the Village of Whitehouse, Lucas County, Ohio.

SECTION III: The express intent of Council herein is in conformity with ORC §709.023(D) and/or all applicable law.

SECTION IV: It is hereby found and determined that all formal actions of this Council including any of its committees concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of

its committees that resulted in such formal actions as contained herein were and are in compliance with all legal requirements as set forth by Village Charter.

SECTION V: This Ordinance 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 inhabitants and for the further reason that annexation of said territory provides for the controlled orderly growth and development of the Village.

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

VOTE ON EMERGENCY MEASURE: Yeas: _____ Nays: _____

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

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2026.

Mayor

ATTEST:

Duly Appointed Clerk of Council

Solicitor

JAN 6
JAN 7 '26
10.17
KT/AR

**PETITION FOR ANNEXATION OF UNINCORPORATED
TERRITORY LOCATED IN WATERVILLE TOWNSHIP, CONTINGUOUS
TO THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO,
SAID TERRITORY BEING LESS THAN 500 ACRES IN AREA**

(Pursuant to ORC 709.023)

To the Commissioners of Lucas County,
State of Ohio:

The undersigned Petitioners state that they are 100% of the owners/titleholders of real property as described hereinafter and respectfully petition the Lucas County, Ohio Commissioners for annexation of the hereinafter described real property to the Village of Whitehouse, Lucas County, Ohio.

The undersigned state that the real property subject to this petition for annexation to the Village of Whitehouse, Lucas County, Ohio, is fully and legally described as follows, to wit:

Exhibit A attached hereto and
incorporated by reference herein.
(TD 91-45001)

The undersigned Petitioners state that attached hereto and incorporated by reference herein in Exhibit A is an accurate map of the territory to be annexed.

The Petitioners hereby authorize Jordan Daugherty, to be the duly authorized agent for all Petitioners herein in securing the subject property annexation to the Village of Whitehouse, Lucas County, Ohio.

A separate list of all tracts, lots and/or parcels located adjacent to the subject annexation territory (including such areas which may lie directly across a roadway from the subject territory sought to be annexed) along with the full name and mailing address for the owner of each adjacent tract, lot or parcel shall be filed separately and simultaneously with this petition in accordance with Ohio Revised Code Section 709.02(D).

The undersigned state as Petitioners herein that they did sign this petition on the date indicated adjacent to their signature.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of all owners of the subject real estate sought to be annexed, to wit:

Date signed: 11/17, 2025


Travis Ratcliff

Date signed: 11/17, 2025


Amanda Ratcliff

08/31/2015
TRANSFERRED BY: D.W. \$2.50
IN COMPLIANCE WITH SEC. 319.202 R.C.
ANITA LOPEZ, AUDITOR
LUCAS COUNTY, OHIO
FEE: \$888.00 EX: MULTI:
PARCEL: 91-45001 COUNT: 1
TRANS. #: 15-105546

20150831-0036449
Pages: 1 Fee: \$25.00
08/31/2015 04:04:15 PM
T20150827001
Phil Copeland
Lucas County Recorder DEED

**FIDUCIARY DEED
(O.R.C. 5302.09) 14
Statutory Form**

Susan^{*}Quinn, Executor of the Estate of Larry V. Banker, in Lucas County, Ohio, by the power conferred in Article Three of the Last Will and Testament of Larry V. Banker, grants with fiduciary covenants, to Travis Ratcliff and Amanda Ratcliff, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is address, the following real property: *M.

Lot Number 1 in Springbrook Farms, Plat One, a Subdivision in Waterville Township, Lucas County, Ohio, same being recorded in Volume 60 of Plats, page 21.

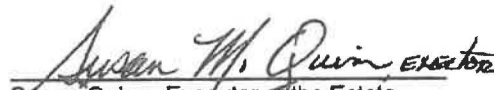
Parcel #91-45001

Subject to: municipal proceedings including zoning ordinances, legal highways, easements and restrictions of record, and taxes and assessments due and payable after delivery of this deed.

Prior Instrument Reference: 95-276A01

Mailing Address: 11032 Winslow Road, Whitehouse, Ohio 43571

Signed and acknowledged on August 28, 2015.


Susan Quinn, Executor of the Estate
Of Larry V. Banker

STATE OF OHIO)
) ss.
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me on August 28, 2015, by Susan^{*} Quinn, Executor of the Estate of Larry V. Banker.



DEBORAH A. ICE
Notary Public, State of Ohio
My Commission Expires 7-5-2016


Notary Public

PLT Box

This instrument was prepared by:
Chad D. Huber, Esq.
27121 Oakmead Drive, Suite A
Perrysburg, OH 43551

BOUNDARY SURVEY

OF LOT 1 SPRINGBROOK FARMS PLAT ONE
WATERVILLE TOWNSHIP, LUCAS COUNTY, OHIO

PREPARED FOR AND AT THE REQUEST OF
AMANDA RATCLIFF

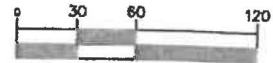
BASIS OF BEARING NOTE:

THE BEARINGS USED HEREON ARE BASED ON AN ASSUMED
MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF
CALCULATING ANGULAR MEASUREMENT.

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT
MIGHT BE DISCLOSED BY SUCH A REPORT.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- SET CAPPED IRON REBAR STAMPED "PS 7973"
- ▲ FOUND MAG NAIL
- ⊙ FOUND IRON PIPE
- ⊙ FOUND RAILROAD SPIKE
- ⊙ FOUND MONUMENT BOX

NOTE:

THE PURPOSE FOR THIS SURVEY IS
FOR ANNEXATION FROM WATERVILLE
TOWNSHIP TO THE VILLAGE OF WHITEHOUSE

NOTE 1:

SET CAPPED IRON REBAR 20.00' S'LY
OF CENTERLINE SWAN CREEK

LOT 2

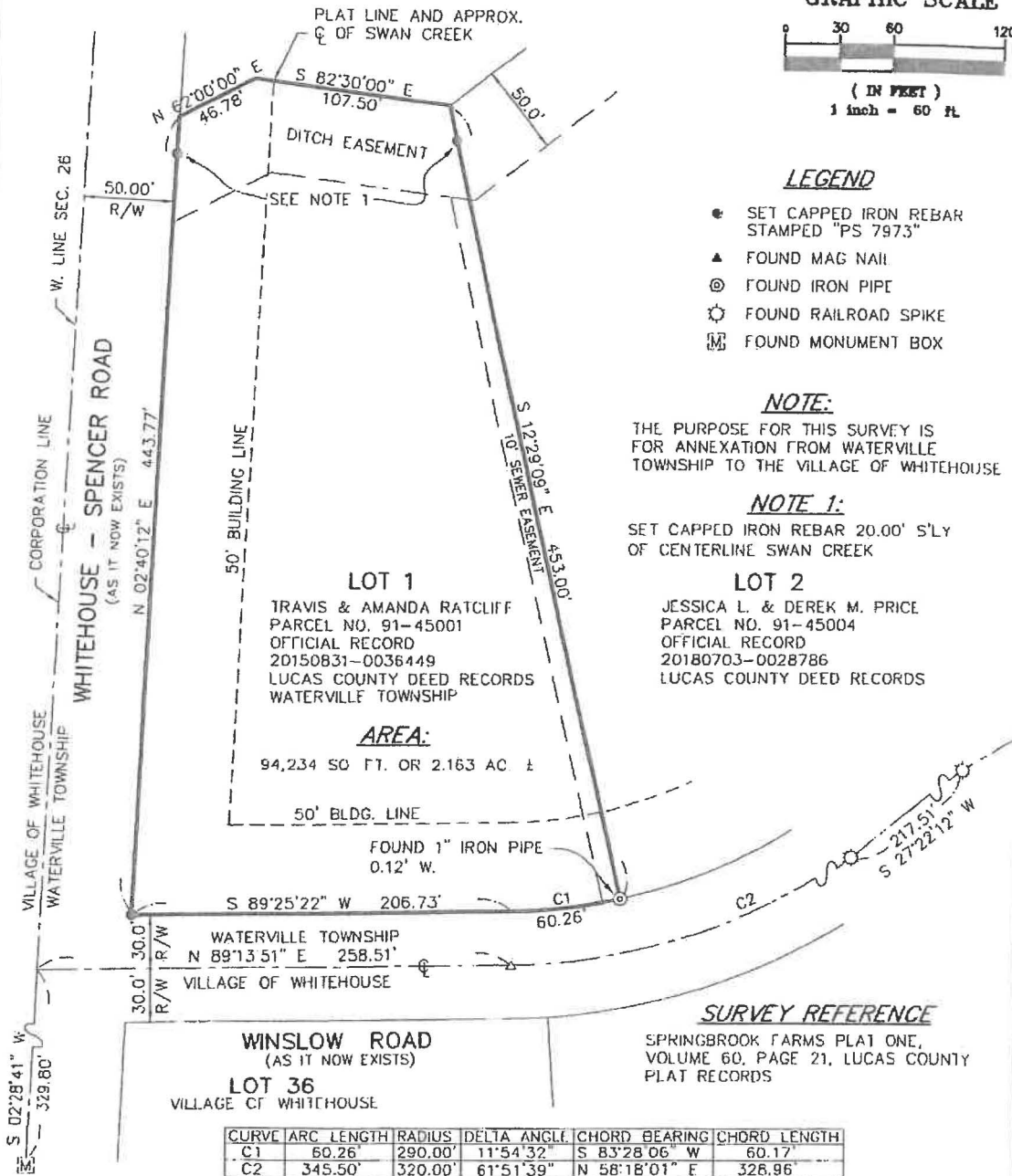
JESSICA L. & DEREK M. PRICE
PARCEL NO. 91-45004
OFFICIAL RECORD
20180703-0028786
LUCAS COUNTY DEED RECORDS

LOT 1

TRAVIS & AMANDA RATCLIFF
PARCEL NO. 91-45001
OFFICIAL RECORD
20150831-0036449
LUCAS COUNTY DEED RECORDS
WATERVILLE TOWNSHIP

AREA:

94,234 SQ FT. OR 2.163 AC ±



SURVEY REFERENCE

SPRINGBROOK FARMS PLAT ONE,
VOLUME 60, PAGE 21, LUCAS COUNTY
PLAT RECORDS

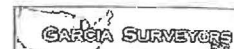
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.26'	290.00'	11°54'32"	S 83°28'06" W	60.17'
C2	345.50'	320.00'	61°51'39"	N 58°18'01" E	326.96'

I HEREBY CERTIFY THAT THE INFORMATION
SHOWN HEREON IS THE RESULT OF A TRUE
AND ACCURATE BOUNDARY SURVEY PERFORMED
UNDER MY SUPERVISION DURING JUNE, 2020.



Daniel C. Kaiser
Professional Surveyor No. 7973
DATE: 7/13/2020
PROJECT# 20204196

Date:



P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140

12/22/25

Map for 11032 Winslow Rd. Annexation

Corresponding No.	Parcel I.D.	Property Address	Mailing Address	Property Owner
1 (Parcel to be Annexed)	9145001	11032 Winslow Rd. Whitehouse, OH 43571	7060 S. Yale Tulsa, OK 74136	Travis & Amanda Ratcliff
2 (Adjoiner)	9145131	11039 Lakeview Dr. Whitehouse, OH 43571	11039 Lakeview Dr. Whitehouse, OH 43571	Jeanne E. Taylor
3 (Adjoiner)	9145004	11004 Winslow Rd. Whitehouse, OH 43571	11004 Winslow Rd. Whitehouse, OH 43571	Derek M. & Jessica L. Price
4 (Adjoiner)	9145121	11015 Winslow Rd. Whitehouse, OH 43571	11015 Winslow Rd. Waterville, OH 43566	Greater Metropolitan Title Inc.
5 (Adjoiner)	9319795	11033 Winslow Rd. Whitehouse, OH 43571	11033 Winslow Rd. Whitehouse, OH 07840	Emily J. Anderson
6 (Adjoiner)	9319796	5930 N. Texas St. Whitehouse, OH 43571	5930 N. Texas St. Whitehouse, OH 43571	Christopher & Amber Ehret
7 (Adjoiner)	9124641	11125 Obee Rd. Whitehouse, OH 43571	11125 Obee Rd. Whitehouse, OH 43571	David M. & Amy L. Levison



Printable page

Printed on 12/4/2025

MARKET AREA: 3301R
 RATCLIFF TRAVIS & AMANDA
 TAX YEAR: 2025

ROLL: RP_OH
 5909 WHITEHOUSE SPENCER RD
 STATUS: Active

Summary - General

Tax District	WATERVILLE TWP-A. W. LSD,PCVSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	3301R - Click here to view map
Zoning Code	22-A - Click here for zoning details
Zoning Description	Agricultural District
Water and Sewer	WELL WATER / SEPTIC SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP

Owner	RATCLIFF TRAVIS & AMANDA
-------	--------------------------

Property Address	11032 WINSLOW RD WHITEHOUSE OH 43571
------------------	---

Mailing Address	7060 S YALE TULSA OK 74136
-----------------	-------------------------------

Legal Desc.	SPRINGBROOK FARMS PL 1 LOT 1
-------------	------------------------------

Certified Delinquent Year	
---------------------------	--

Census Tract	89.03
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Summary - Most Recent Sale

Prior Owner	BANKER LARRY V
Sale Amount	\$222,000
Deed	15105546
Sales Date	31-AUG-2015

Summary - Values

	2025 Land	2025 Bldg	2025 Total	2024 Total
Land	26,040	74,400	22,930	65,500
Building	123,340	352,400	121,100	346,000
Total	149,380	426,800	144,030	411,500

Exemptions

Homestead Exemption	NO
Owner Occupied Credit	YES
CAUV	NO
Agricultural District	NO

Printed on Thursday, December 4, 2025, at 1:56:25 PM EST

RESOLUTION NO. 02-2026

A RESOLUTION INDICATING THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, WILL PROVIDE UTILITIES, FIRE AND POLICE PROTECTION SERVICES TO CERTAIN PROPERTY TITLED TO RF ASSET, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHICH HOLDERS ARE SEEKING ANNEXATION OF SAID PROPERTY PURSUANT TO LUCAS COUNTY ANNEXATION PETITION 2026- 1 TO THE VILLAGE OF WHITEHOUSE, AND DECLARING AN EMERGENCY.

WHEREAS, it is the intention of this Council to provide utilities services, fire and police protection to certain property sought to be annexed to the Village of Whitehouse, pursuant to Lucas County Annexation Petition 2026-1 and the now record titleholders of said property being petitioner, RF Asset, LLC, an Ohio Limited Liability Company; and

WHEREAS, this Resolution for the provision of these services complies with Ohio Revised Code Section 709.023(C), and all applicable law.

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

SECTION I: That pursuant to Ohio Revised Code Section 709.023((), and all applicable law, the Council of the Village of Whitehouse hereby expresses its desire and intent to:

- i) Provide, at the earliest opportunity permitted, sewer and/or water services, fire and police protection to the following property sought to be annexed to the Village of Whitehouse and described pursuant to Exhibit A hereto attached; and
- ii) Based upon observation and review, said annexation parcel Exhibit A does not appear to be contrary to zoning uses or provisions of ORC § 303 or ORC § 519. In the event upon annexation of the territory, the Village of Whitehouse shall determine any incompatible zoning uses under current

County or Township Regulations in adjacent township territory, the Village of Whitehouse shall, upon establishing final zoning under the Village of Whitehouse Zoning Code for the annexed parcel, provide for "appropriate buffer space," within the meaning of ORC § 709.023(c) and impose provisions for same upon the annexed parcel; and

- iii) Further, the Village of Whitehouse shall maintain any and all applicable streets or highway areas, if any, segmented by the annexation of the subject areas, which streets or highways may pursuant to law become subject to the jurisdiction of the Village of Whitehouse.

SECTION II: That the Solicitor of the Village is hereby directed to deliver a copy of this Resolution to the Clerk of the County Commissioners and proceed to do all things necessary and proper for the final approval of said annexation.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council and that the deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements as mandated by the Charter of the Village of Whitehouse.

SECTION IV: 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 inhabitants, and for the further reason that this Resolution is necessary to provide for the future planning, orderly growth and development of the Village of Whitehouse and surrounding environs.

WHEREFORE, this Resolution shall take effect and be in full force immediately after its passage as provided by law.

VOTE ON EMERGENCY MEASURE: Yeas: _____ Nays: _____

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

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2026.

Mayor

ATTEST:

Duly Appointed Clerk of Council

Solicitor

RESOLUTION NO. 03-2026

A RESOLUTION INDICATING THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, WILL PROVIDE UTILITIES, FIRE AND POLICE PROTECTION SERVICES TO CERTAIN PROPERTY TITLED TO TRAVIS AND AMANDA RATCLIFF, WHICH HOLDERS ARE SEEKING ANNEXATION OF SAID PROPERTY PURSUANT TO LUCAS COUNTY ANNEXATION PETITION 2026- 2 TO THE VILLAGE OF WHITEHOUSE, AND DECLARING AN EMERGENCY.

WHEREAS, it is the intention of this Council to provide utilities services, fire and police protection to certain property sought to be annexed to the Village of Whitehouse, pursuant to Lucas County Annexation Petition 2026-2 and the now record titleholders of said property being petitioner, Travis and Amanda Ratcliff; and

WHEREAS, this Resolution for the provision of these services complies with Ohio Revised Code Section 709.023(), and all applicable law.

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

SECTION I: That pursuant to Ohio Revised Code Section 709.023(), and all applicable law, the Council of the Village of Whitehouse hereby expresses its desire and intent to:

- i) Provide, at the earliest opportunity permitted, sewer and/or water services, fire and police protection to the following property sought to be annexed to the Village of Whitehouse and described pursuant to Exhibit A hereto attached; and
- ii) Based upon observation and review, said annexation parcel Exhibit A does not appear to be contrary to zoning uses or provisions of ORC § 303 or ORC § 519. In the event upon annexation of the territory, the Village of Whitehouse shall determine any incompatible zoning uses under current

County or Township Regulations in adjacent township territory, the Village of Whitehouse shall, upon establishing final zoning under the Village of Whitehouse Zoning Code for the annexed parcel, provide for "appropriate buffer space," within the meaning of ORC § 709.023(c) and impose provisions for same upon the annexed parcel; and

- iii) Further, the Village of Whitehouse shall maintain any and all applicable streets or highway areas, if any, segmented by the annexation of the subject areas, which streets or highways may pursuant to law become subject to the jurisdiction of the Village of Whitehouse.

SECTION II: That the Solicitor of the Village is hereby directed to deliver a copy of this Resolution to the Clerk of the County Commissioners and proceed to do all things necessary and proper for the final approval of said annexation.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this legislation were adopted in an open meeting of the Council and that the deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements as mandated by the Charter of the Village of Whitehouse.

SECTION IV: 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 inhabitants, and for the further reason that this Resolution is necessary to provide for the future planning, orderly growth and development of the Village of Whitehouse and surrounding environs.

WHEREFORE, this Resolution shall take effect and be in full force immediately after its passage as provided by law.

VOTE ON EMERGENCY MEASURE: Yeas: _____ Nays: _____

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

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2026.

Mayor

ATTEST:

Duly Appointed Clerk of Council

Solicitor

RESOLUTION NO. 04-2026

**A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO PREPARE
AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO DEPARTMENT OF
NATURAL RESOURCES RECREATIONAL TRAILS PROGRAM AND DESIGNATING THE
ADMINISTRATOR AS THE SIGNATORY REPRESENTATIVE
FOR THE VILLAGE OF WHITEHOUSE ON ANY AND ALL CONTRACTS
WITH FULL POWER AND AUTHORITY TO EXECUTE SAME,
AND DECLARING AN EMERGENCY.**

WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes, through Recreational Trails Program (RTP) and/or Clean Ohio Trails Fund (COTF); and,

WHEREAS, the Village of Whitehouse, Lucas County, Ohio desires financial assistance under the Recreational Trails Program (RTP); and

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: The Village of Whitehouse, Lucas County, Ohio approves filing an application for RTP financial assistance.

SECTION II: The Village of Whitehouse Administrator, which position is currently held as of date hereof by Jordan D. Daugherty is hereby authorized and directed to execute and file an application with the Ohio Department of Natural Resources and to provide all information and documentation required to become eligible for possible funding assistance.

SECTION III: If the enumerated project for the Village of Whitehouse is approved for financial assistance, the Village of Whitehouse, Lucas County, Ohio, agrees to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the RTP program. The Village of Whitehouse will commit necessary funds to match 20% from the appropriate Village Fund.

SECTION IV: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted at an open meeting of this Council and the deliberations of this Council and any of its committees that resulted in such formal actions as contained herein were and are in compliance with all legal requirements as set forth by Village Charter.

SECTION V: 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 for the further reason that the designation of the Village Administrator as set forth herein is necessary to continue the process for immediate application and funding for said project through the Ohio Department of Natural Resources.

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

VOTE ON EMERGENCY MEASURE: Yeas: _____ Nays: _____

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

First Reading: _____

Second Reading: _____

Third Reading: _____

EFFECTIVE DATE OF THIS ORDINANCE: _____, 2026.

Mayor

ATTEST:

Duly Appointed Clerk of Council

Kevin A. Heban, Solicitor



**Operations Report and Status Update
February 3rd , 2026**

DEPARTMENT UPDATES

Administration-

- Disaster Recovery

Police-

- Officers addressing observed sidewalk snow removal violations. No complaints received.
- New Officer Started

Fire-

- Nicolas Rupp achieved his EMT-B certification
- Snowstorm incidents

Public Service-

- Snowstorm update

SAFETY AND HEALTH REPORT

01-06-26 None

ZONING

02-03-26

1. **Permits (Total Count for 2026):**
 - 0 New Home
 - 28 Contractor Registrations
 - 0 Fence Permits
 - 0 Shed Permit
 - 0 Non-Temporary Sign Applications
 - 0 Temporary Sign
 - 0 Pool Permit
 - 0 Garage
 - 1 Deck
 - 0 Driveway / Sidewalk
2. **Zoning Cases:** None for 2026
3. **Zoning Report:** (Attached) 2026 Current

COMMUNITY DEVELOPMENT

01-20-26

Special Events

1. Coffee Event – March 14th
2. Easter Event – March 21st
3. Third Grade Tour - TBD

- Sign Stone work Completed (November 2025)
- 3. **Story Book Walk** – Installation completed March 2025. Researching ideas on new books. 4 new books purchased (January 2026)
- 4. **Asphalt Trail in Park** - Mill and Resurface trail, remove Gilead St. through park. Projected start date Fall 2025. Started 10/29/2025. Completed (November 2025)
- 5. **Shelter house Improvements** - Upgrade to a 4 seasons facility. Start date Fall 2025 Projected start date Fall 2025. Furnace and AC installed (January 2026).
- 6. **Caboose Maintenance** - Repair holes in metal and repaint exterior. Start Date 2025 Projected start date Fall 2025. Cleaned out and ready to start repairs (10/10/2025)

WATER **11-04-25**

- 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). Steel work has begun (May 2025). Stages of water tower constructed painting in July (June 25, 2025). Tower erected July 15, 2025. Painting will be end of July. Project completion estimated November 2025. Painting to begin August 2025. Painting moved to September. Painting began 9/30/2025. Painting Completed (10/14/2025) Mixer and Sprayer installed. Cathodic Protection installed. December 7 projected substantial completion date (10/29/2025)

WASTE WATER **08-01-25**

- 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 2026.

INCOME TAX AND JEDD/JEDZ

02-03-26 Income Tax (As of December 31, 2025)

a. Whitehouse Income Tax Collections

- i. 2025 = \$4,074,950.67
- ii. 2024 = \$3,552,976.50
- iii. Year to Date Comparison = 14.69% Increase

b. MTJEDD

Date	2nd Qtr. 2025	YTD (Disbursed in 2025)
Receipts	\$345,271.89	\$1,222,314.71
Refunds	\$35,417.76	\$90,913.02
Grants Paid	\$0.00	\$559,385.83
Subtotal	\$309,854.13	\$572,015.86
Maintenance Fund	\$30,985.42	\$57,201.59
Retainage Fund	\$3,098.55	\$5,720.17
Net Tax Revenues	\$275,770.16	\$509,094.10
MTJEDD Disbursement	\$206,827.62	\$381,820.58
Whitehouse Disbursement	\$68,942.54	\$127,273.53

c. STJEDZ

Date	4th Qtr. 2025	YTD (Disbursed in 2026)
Receipts	\$416,014.86	\$416,014.86
Refunds	\$0.00	\$0.00
Grants Paid	\$0.00	\$0.00
Expenses	\$5,980.43	\$5,980.43
Subtotal	\$410,034.43	\$410,034.43
STJEDZ Disbursement	\$307,525.82	\$307,525.82
Whitehouse Disbursement	\$102,508.61	\$102,508.61

Current Open Cases for Council Report

Priority	Case	Topic	Status	Date opened	Due Date	Address Num	Street
Normal	<u>25-0008</u>	Property Maintenance	Open	03/25/2025	02/13/2026	10820	WATERVILLE ST
Normal	<u>25-0034</u>	Property Maintenance	Open	08/07/2025	02/13/2026	6735	INDIANAPOLIS ST
Normal	<u>25-0043</u>	RV Parking	Open	11/14/2025	02/13/2026	6542	FIELD AVE
Normal	<u>26-0001</u>	RV Parking	Open	01/14/2026	02/13/2026	6511	EASTVIEW DR
Normal	<u>26-0002</u>	Abandoned Vehicles	Open	01/14/2026	02/13/2026	6461	EASTVIEW DR
Normal	<u>26-0003</u>	RV Parking	Open	01/14/2026	02/13/2026	6341	N TEXAS ST
Normal	<u>26-0004</u>	RV Parking	Open	01/14/2026	02/13/2026	6401	N TEXAS ST