

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 Riggengbach, 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 Riggengbach, 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 Riggenbach 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 Riggenbach, 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 Riggenbach, 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

ADJOURNMENT

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

Duly Appointed Clerk of Council

Mayor