



March 6, 2026

Meeting Notice
Village Council Meeting As
A Committee of the Whole
March 10, 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 as a Committee of the Whole on Tuesday, March 10, 2026, at 6:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Review and Approval of the February 10, 2026, Meeting Minutes
- IV. Citizen Comments on Committee of the Whole Agenda Items
- V. Review Proposal for Maintenance Building Roof
 1. **Supporting Information** – Memo from Public Service Director (Exhibit A)
- VI. Discuss Conditions for No-Bid Contracts
 1. **Supporting Information** – None
- VII. Preliminary Discussion Regarding All-Inclusive Playground
 1. **Supporting Information** – Memo from Public Service Director (Exhibit B)
- VIII. Resident Survey
 1. **Supporting Information** – 2026 Survey-Final Draft (Exhibit C)
- IX. Preliminary Discussion Regarding a Village Newsletter
 1. **Supporting Information** – None
- X. Discussion on a Potential Sidewalk Ordinance
 1. **Supporting Information** – None
- XI. Citizen Comments
- XII. Consider Other Business as Appropriate Under the Village Charter
- XIII. Adjourn

**Village of Whitehouse
Village Council Meeting As A
Committee of the Whole
Village Hall, Whitehouse, OH
6:30 February 10th, 2026**

CALL TO ORDER – ROLL CALL

Meeting called to order at 6:30pm by President of Council Steve Fine.

Council Members Present: Dave Riggenbach, Louann Artiaga, Carrie Tuohy, Joe Bublick, and President of Council Steve Fine

Council Members Absent: Larry Yunker

Staff Present: Deputy Administrator Joshua Hartbarger, Public Works Director Mike Hill, Fire Chief Jason Francis and Clerk of Council Nicole Hartbarger

Guests Present: N/A

Motion by Councilman Riggenbach, seconded by Councilman Bublick to approve the minutes of the January 13th, 2026 Committee of the Whole meetings. 5 ayes

CITIZEN COMMENTS ON COMMITTEE OF THE WHOLE AGENDA ITEMS

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

GENERAL

Consideration of Additional Village Resident Survey

Fine comments it is time to start talking about this topic as Council had previously discussed doing a full survey every few years – looking to get this out in spring. Last survey was 2024.

Fine shares he has the final version from the last 2024 survey. Asking to walk through and see if there are any suggested changes or thoughts. He comments he has added a few initial thoughts. Looking to keep several thoughts/questions similar to be able to better project response trends.

Council walks through each question and approves or makes change suggestions. On question two Riggenbach suggests eventually picking some new topics as option answers. Bublick comments the question feels a bit open ended concerned people won't know what is being referred to. On question six – methods of preferred communication – Fine updated options. Council previously discussed idea of email/newsletter. Fine suggests highlighting employees in a newsletter – Tuohy likes this idea. In the Financial section it is suggested to remove questions 8, 9 and 10 as they all refer to a financial deficit which was more relevant in 2024. Riggenbach suggests a new question – do you see yourself leaving the Village or living here for a certain length of time – why if leaving. Fine comments the previous survey asked how long they have been a resident, which fits with Riggenbach's suggestion of how long a resident plans to live here. Riggenbach suggests asking if any interest in serving on a committee or volunteering time within the village.

Fine comments he will start discussion with staff on the heavy lifting of creating the survey and getting sent out.

Review Proposal for Public Service Truck Purchase

Public Works Director Hill shares that the purchase of this truck was in the approved budget. Currently we have two quotes, third request never responded back. Bauman's was lowest price – asking for approval on purchase. It should be around 3-4 months lead time.

Motion by Councilwoman Tuohy, seconded by Councilwoman Artiaga to approve the purchase of the proposed truck for the public service department. 5 ayes

CITIZEN COMMENTS

Council President Fine asks if there are any citizen comments to be heard. There were none.

OTHER BUSINESS

Council President Fine asks if there is any other business to discuss from Council members.

Tuohy asks about the current audit; comments that it is not available on website. Hartbarger shares he will look into this.

Fine asks if there are any topics from Council that they would like to see on the Committee of the Whole agenda for next month; please let him know. Wants to make sure priorities are covered. He comments that Daugherty has coordinated with him already on some topics. Artiaga suggests adding the topic of park projects and improvements to the discussion coming up – Bublick agrees. Mayor comments that the employee survey discussion should happen in March.

ADJOURNMENT

Motion by Councilwoman Artiaga, seconded by Councilman Bublick to adjourn the meeting at 6:52pm. 5 ayes

Respectfully submitted by Nicole Hartbarger, Clerk of Council



WHITEHOUSE · OHIO

Mike Hill
Public Service Director

MEMORANDUM

TO: Mayor and Village Council
FROM: Mike Hill, Director of Public Service
SUBJECT: Roof Repair Public Service Building
DATE: March 3, 2026

The Village of Whitehouse requested proposals for the repair of the roof on the Public Service shop building. I have received proposals from three companies.

Proposal #1 – Vodika Roofing \$47,035.00

Proposal #2 – Overhead Roofing and Sheet Metal \$37,500.00

Proposal #3 – Nordman Roofing \$ 76,875.00

After reviewing the three proposals I respectfully request that Council authorize that Vodika Roofing be contracted to complete the repair on the shop roof. They propose using a 60 mil PVC membrane which is a heavier membrane then the other proposals. They will be installing new edge metals, gutters and downspouts. They have the best warranty included a 25 yr no dollar limit manufacturer warranty. We have used Vodika Roofing for past projects and their quality of work is excellent.

Mike Hill

COUNCIL

LOUANN ARTIAGA
JOSEPH BUBLICK
STEVE FINE
DAVE RIGGENBACH
CARRIE TUOHY
LARRY YUNKER



Mike Hill
Public Service Director

MEMORANDUM

TO: Mayor and Village Council
FROM: Mike Hill, Director of Public Service
SUBJECT: All Inclusive Playground
DATE: March 3, 2026

I would like to open a discussion on the creation of an all-inclusive playground to be constructed in the Whitehouse Park. The topic was preliminarily discussed last year, and I would like to discuss the topic further. The playground equipment in the park now is starting to show its age and will need to be replaced at some point soon and I feel we should make the investment into the future for playground equipment that all can enjoy, and no one is excluded because of their abilities. The topic has been discussed by past council members and special features have been added but all the playground is still not accessible for all to enjoy. I feel that an all-inclusive playground would make our already great park a destination for everyone of all abilities and their families to come and enjoy everything that Whitehouse has to offer.


Mike Hill

COUNCIL
LOUANN ARTIAGA
STEVE CONNELLY
STEVE FINE
DAVE RIGGENBACH
CARRIE TUOHY
LARRY YUNKER

2026 Survey-Final Draft

Section one: Satisfaction/challenges w/ govt, community, and/or services:

1. How satisfied are you with living and/or working in Whitehouse?

- Very dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
- Open End

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2. In your opinion, what are the top 3 most pressing challenges or issues facing our community that need immediate attention? (choose up to three)

- Public safety and emergency management
- Fiscal management and responsibility
- Reliable and efficient services
- Green space preservation
- Parks
- Infrastructure and roadway maintenance
- ~~Maintaining current Village services that are not related to safety~~
- Water
- Sewer
- Economic development and job creation
- Communication of Village information to residents
- Other (Open End)

3. Please rate the extent to which you agree/disagree with the following statement: "I trust our currently elected leaders to represent the best interests of the residents and the village."

- Strongly Disagree, Disagree, Neutral, Agree, Strongly Agree
- Add an open-end as well

2026 Survey-Final Draft

4. Please rate your satisfaction with the quality of the following aspects of our Village government and services:

Question Type: Provide a pick list and an open end 1-5 scale for each option.

	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	N/A
Fire						
Police						
Refuse Collection						
Roads						
Sewer						
Water						
Parks						
Village beautification						
Administration						
Communication						
Other (please specify)						
Community events / engagement						

5. What comments, questions or concerns do you have about the village's revenues and expenses?

- Open end

Section Two: What people would like to see in future for the community and engagement with government:

6. What specific changes or improvements would you like to see in our community in the next 2 to 5 years? (check all that apply)

- New residential developments
- More retail businesses
- More professional businesses
- More community meeting spaces (e.g., shelter houses, community center)
- More community activities (e.g., concerts; running, walking, bicycling events; holiday-related events)
- More restaurants
- More industrial businesses
- More recreational amenities
- Improvements to green space

2026 Survey-Final Draft

- Improvements to overall aesthetic (downtown area)
- Improvements to walkability / connectedness of neighborhoods, school, and downtown
- Other Please specify)

7. What are your top 3 preferred methods of communication with the village leaders and administration? [top 3]

- Village publications
- Village website
- In person
- Social Media (Facebook, X, etc.)
- Email newsletter-quarterly
- Email newsletter-monthly
- Mobile app
- Broadcast TV
- Word of Mouth
- ~~The Mirror Newspaper~~Toledo Free Press
- Anthony Wayne Neighbors publication
- Public Meetings
- Other (Please specify)

8. How can the local government better involve residents in decision-making processes and community initiatives? [top 3]

- Regular "town hall" meetings
- Annual resident survey
- Booths / presence at community events
- Increased engagement between local government and homeowners associations
- Increased electronic communications: email, social media
- Increased availability after working hours or on weekends
- Regular physical letter / update from the Mayor and staff communicating initiatives (e.g., State of the Village)
- Other (please specify)

2026 Survey-Final Draft

Section ~~Four~~Three: Close and Thank You:

9. Would you like to be contacted individually by the mayor or member of council to discuss these items or any additional items not listed?

- Yes / No
 - If Yes – provide name, +contact information email or phone number

10. If you might be interested in serving on a Village commission or board, please provide your name and email address.

OPTIONAL (Demographics)

How many years have you been a resident of the Village of Whitehouse?

- 1 year or less
- 2 to 5 years
- 6 to 10 years
- 11 to 25 years
- 26 years or more

How many more years do you anticipate being a resident of the Village of Whitehouse?

- Do not anticipate moving
- 1 year or less
- 2 to 5 years
- 6 to 10 years
- More than 10 years

[Present the following question if the previous response is NOT "Do not anticipate moving"]

Why do you anticipate you would move out of Whitehouse (check all that apply)?

- Job or commute
- Move closer to family
- Move to senior community
- Want a different house and/or neighborhood
- Dissatisfaction with living in Whitehouse
- Schools
- Other [provide text area for response]

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2026 Survey-Final Draft

How many adults live in your household?

- 1
- 2
- 3 to 5
- 6 or more

How many children (under 18) live in your household?

- 0
- 1
- 2
- 3 to 5
- 6 or more

Are you retired and/or on a fixed income?

- Yes / No

Age

- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 and over