

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

Meeting called to order at 6:31pm by Mayor Rich Bingham.

Council Members Present: Dave Riggenschach, Carrie Tuohy, Steve Fine and Larry Yunker

Council Members Absent: Louann Artiaga, Joe Bublick – excused by Mayor Bingham

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

Guests Present: Jeff Heaney, Jim Szczerbiak, Charlie Grass, Lane Williamson, Karen Gerhardinger, Tim Tuohy

Council Prayer was given by Administrator Jordan Daugherty

Mayor Bingham requests an executive session following citizen comments pertaining to ORC 121.22(G)(2) and 121.22(G)(2).

Motion by Councilman Riggenschach, seconded by Councilwoman Tuohy to approve the minutes of the June 2nd, 2026, council meeting. 4 ayes

Motion by Councilman Riggenschach, seconded by Councilman Yunker to approve the bills totaling \$98,012.39 dated July 2nd, 2026, the Addendum bills totaling \$808,840.91 dated July 7th, 2026 and the April 2026 Financial Statements. 4 ayes

PERSONS TO APPEAR BEFORE COUNCIL

Mayor Bingham asks for anyone scheduled to appear before Council. There were none.

COMMITTEE REPORTS

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

Report on the Fallen Timbers Union Cemetery District Meeting

Yunker shares that the group met on June 15th, 2026, 5:30pm at Wakeman Cemetery. Financial report included revenue of \$4,559.20, expenses of \$20,950.10 and a cash balance of \$533,049.87; financial reserves are strong. Operations and maintenance report included that 15 foundations are on order to be completed in June. Weekly lawn maintenance continues at all cemeteries. Proudfoot Engineering and City of Waterville working to figure out bettering drainage at Wakeman. Some storm damaged trees, All Seasons Tree Care to work on some of the more hazardous trees. Frank Kaiser was introduced to the board; he has exceeded expectations so far. Yunker shares the board heard about Memorial Day celebrations, more than 350 people attended Wakeman. The next meeting is August 17th.

Report on the June 9th, 2026 Committee of the Whole Meeting

Fine shares that several topics were discussed.

Potential ordinance reviewed with replacement of Mayor, relating to Council President filling in as Mayor and how things can happen after this situation. Discussed malfeasance and misfeasance with this topic. The committee discussed potential murals for the downtown area. Artiaga talking to AW Arts group to help organize applications and possible competitions. Daugherty has been in contact with a well-known artist in the area who has done several other local projects. The group discussed building community leaders especially with enacted term limits. Ideas included reaching out to high school civics classes, suggestion of a session to educate residents on what it means to be a Councilperson. More discussion to come. Daugherty shared that he has been meeting with staff to review the open

workload since Hartbarger left. Gathering information and strategizing with staff and leadership is ongoing.

Report on the June 10th, 2026 and June 23rd, 2026 SOPEC Meetings

Fine shares that the small group met on both June 10 and June 23. Discussed priorities and metrics for planning. Competitive energy value, energy burden reduction, asset ownership, applying for grants, communications, etc.

Report on the June 17th, 2026 Lake Erie West Meeting

Fine shares that the group approved changes to regional transportation plan. Created committee to review grant applications. Reviewed transportation plans including biking, walking, etc.

Report on the June 25th, 2026 Tree Commission Meeting

Fine reported that Village workers are doing young tree training. About 63 trees are in line to be trimmed. The group had a visit from America In Boom – where Whitehouse received national recognition last year. They visit to learn what is going on in communities and provide ideas. Tree inventory being updated, 1/3 of Village each year is reviewed. Discussed storyboards in Village Park. Question came up about Parks Planning Commission, Fine gave update that more will be discussed late summer. There is now a tick box in front of Village Hall, remove a tick and it can be placed in this box for Lucas County Sanitation District to pick up and test for Lyme disease, etc.

Report on the July 6th, 2026 Planning Commission Meeting

Daugherty reports that there were two main action items. First, the Commission discussed the Country Meadows South preliminary plat. Charlie Grass provided plat for everyone to see including sidewalks, discussed precedence for doing or not doing things. Reviewed line items in staff report, lot lines, storm water strict EPA calculations. Discussed corner lot definition; the Commission voted unanimously to approve the variance. Bulk of discussion was on variance needed for front widths for R2; 10 out of the 21 plots are below 90ft but above 81ft. A motion was made to approve the variances as requested, this passed 3-2; has been approved with the variances. Secondly, the Commission reviewed the revised preliminary plan for Whitehouse Square Townhomes. They are asking for variances for several items, all minor in nature. Discussion was that it did enhance for the public good. All variances requested for Whitehouse Square Townhomes passed in favor.

Fine asks for discussion on the results of this meeting. Fine brings up that R2 was decided to be an acceptable compromise and was approved by Council. Does not feel that approval of variance on 47 lots stays in line with the approval of the R2; comments he does not understand the many variances. Tuohy comments that a compromise was set – feels if keep asking for variances the developer will continue to get these approved. Yunker asks about Council's options. Heban comments Council can address the Planning Commission's recommendations – he has never seen in 40 years this situation go back to Planning Commission, needs to see if Council rejects plat if it goes back or to reject the variance approval. Heban reminds all this is working with the TIF, there are moving parts with bridge being put in, etc. Heban will have to review the exact process; suggests action should be taken sooner rather than later. Heban confirms if the issue is with the fact that 49% of lots asking for variance, Council confirms yes. Tuohy comments corner lot variances seem reasonable. Riggenbach shares that at the meeting it was discussed lot lines should line up with other neighborhood – Tuohy, Yunker comment this is unreasonable. Daugherty shares he is concerned about hanging on to the 49%, there is no precedent for doing anything with a situation like this; he is asking what the ultimate challenge of this plat from Council's perspective is. Heban comments if litigation comes through from this topic the court could order an R3 which was the original ask that Council did not approve.

Motion by Councilwoman Tuohy, seconded by Councilman Yunker to authorize legislation for next Council meeting to reject the Planning Commission variance approvals. 3 ayes, 1 nay

Tuohy suggesting allowing variance on 30% of lots instead of 49%, referring to the 80 foot variance request. Tuohy confirms her main concern is the idea of density. Fine comments are two types of density, size of lot and then how things look driving down the street i.e. how close the houses are together.

Lane Williamson - 1 Seagate, 24th floor – attorney representing developer Charlie Grass, disagrees respectfully with the notion that Council can reject any approvals made by the Planning Commission. Not opposed to talking and will convene with Heban. His objection is for the record. Heban will communicate with Williamson, will have legislation or answer for next Council meeting. Heban states Council is doing a great job; their job is to legislate and control money, legislated that Planning Commission makes this recommendation. Argument will be an administrative function not legislative from Council. Fine shares a special meeting can be had if needed to continue this.

REPORT OF THE MAYOR

Appointment of Tree Commission Member Rick Hathaway

Mayor Bingham appointed 19-year-old BGSU college student Rick Hathaway to the Tree Commission. Hathaway is studying to be an arborist. The interest in this open Tree Commission spot came from the recent advertising of open community positions.

Motion by Councilwoman Tuohy, seconded by Councilman Fine to appoint resident Rick Hathaway to the Tree Commission. 4 ayes

Summer concert series is on Thursday, July 16th and the last for the summer. Safety Town graduation was June 26 – lots in attendance. Founders' Day on July 2nd went well. Ice cream with Mayor, Council and Department Heads is scheduled for August 15th at the Whitehouse Park gazebo. New pharmacy opened yesterday. Daugherty and Mayor met with owners last Thursday, have successful pharmacies throughout NW Ohio. Mayor Bingham would like to recognize Bea Ludwig on her 90th birthday, July 12 birthday party at the shelter house, past Council member. Mayor Bingham shares about the passing of Bryan Lauer who served the community, volunteer police officer and fire dept, condolences to wife Diane and daughters Katie and Jessie. Mayor appreciates all Lauer accomplished for the Village.

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 share.

Request Authorization for Legislation Accepting the Following Agreement with the Ohio Department of Transportation

Housekeeping for ODOT LET projects. Roundabout on SR-64 and Noward, not our jurisdiction but we have utility lines that need to be moved, expense for next year. Formally to make sure a part of the agreement.

Riggenbach asks to do three readings today. Fine asks about costs for water lines vs sewer lines. Hill comments water lines are in the road right of way, acquired easement for sewer lines.

Motion by Councilman Riggenbach, seconded by Councilwoman Tuohy to authorize legislation for Accepting the Following Agreement with the Ohio Department of Transportation. 4 ayes

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

Daugherty comments that this is not urgent, can be pushed to the next meeting. All of Council agrees.

Operations Report Summary

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

REPORT OF THE LAW DIRECTOR

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

REPORT OF THE DEPARTMENT HEADS

Public Works Director Hill shares that new water tower is in full operation. Working out a few kinks but working well so far. Cemetery Road resurfacing is continuing but will be done soon.

Fire Chief Francis shares that he will be on vacation July 10th-20th. Sent through the packet a letter for ambulance purchase, hoping for action to be taken on purchase during August meeting. Have two volunteers starting fire class from July to October. Full timers passed advanced EMT, will get certification, bridge between EMT basic and Paramedic. Destination Whitehouse donated 16x16 brick to the fire dept, will memorialize all past deaths of fire fighters at Veterans Memorial Park.

Police Chief Baer shares that Officer Addison White has resigned, accepted position with Perrysburg. Have offered position to experienced police officer coming from Waterville. Surprise donation of technology from DeweSoft, mobile data centers, keyboards, etc. \$3,366 in value to update keyboards and mounts for all cruisers. Mayor would like to sign thank you letter.

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 08-2026: Accepting the Following Agreement with the Ohio Department of Transportation

Motion by Councilwoman Tuohy, seconded by Councilman Fine to approve **Ordinance 08-2026** to be read by title only, as an emergency. 4 ayes

Motion by Councilman Riggerbach, seconded by Councilwoman Tuohy to approve to suspend the rules and have the second and third reading of **Ordinance 08-2026** by title only. 4 Ayes

Motion by Councilwoman Tuohy, seconded by Councilman Yunker to approve **Ordinance 08-2026** by title only, declaring an emergency. 4 Ayes

RESOLUTIONS

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

A. Resolution 10-2026: 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 10-2026** to be read by title only, as an emergency, first reading. 4 ayes

COUNCIL COMMENTS

Mayor Bingham asks for any Council comments.

Riggenbach comments that Founders Day was fantastic, felt safe and fun. Thanks to staff.

Tuohy comments that the flowers are beautiful as always.

Fine congratulates Hill's department for the water tower completion along with the story that came out on WTOL regarding the flowers.

CITIZEN COMMENTS

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

Jim Szczerbiak - 9871 Julianna: he shares that on May 18th, across from his house, residents were getting sidewalks leveled in back yard, the company left a mess in the street, fluid/oils etc. He contacted Hill and someone showed up quickly from public works to help clean up. Asks if there are rules or laws to require upkeep on vehicles that come in to do work. Gives credit to Hill for taking care of this situation quickly. Szczerbiak asks about the concert series, questions why do they start in May, shares that he left half way through as did a lot of people because it is cold and windy; comments that a lot of others start in June. Daugherty comments that the Village tries to do three concerts, one a month so start in May. Performers must be scheduled well in advance. August is hard with everyone going back to school. Szczerbiak comments they love the music at Cherry Fest – wife and he were concerned with the vendors, noticed over time that vendors get away from making their own items – Mayor comments this is all run by the Chamber not the Village. Szczerbiak comments that the website indicated there was a meeting on June 16th when there wasn't, suggests a notice on the door. Szczerbiak shares that he lives on Juliana, back of houses are on Dutch; vehicles on Dutch from Finzel tend to speed up heavily. Brings up topic of e-bikes; Baer comments Police Department and schools are doing everything they can.

Jeff Heany – 11250 Centerville St: commends all of Council for being at Planning Commission meeting last night, shows that all do care. Comments that variances should exist to eliminate anomalies that make a lot unbuildable. Feels variances should be case by case or lot by lot, not 49% of a plat as is presented. Biggest issue with whole development is density, feels if it is only two houses, then they won't be missed. Feels it is the developer's job to extract as much value out of the property as he can, but does have to live up to the R2 designation. Commend all that voted for the rebuttal of the approved variances. Feels the biggest issue is that this – request for variances - is going to continue with all additional plats.

Motion by Councilwoman Tuohy, seconded by Councilman Yunker at 7:47pm to enter into an executive session regarding ORC 121.22(G)(3) conference with attorney for the public body concerning disputes involving the public body that are subject of pending or imminent court action and regarding ORC 121.22(G)(2) to consider the purchase of property for public purposes. 4 ayes

Motion by Councilwoman Tuohy, seconded by Councilman Yunker at 8:41pm to reconvene the Council meeting. 4 ayes

ADJOURNMENT

Regular

July 7, 26

Motion by Councilwoman Tuohy, seconded by Councilman Riggenbach to adjourn the meeting at 8:41pm. 4 ayes

Duly Appointed Clerk of Council

Mayor