

WHITEHALL COUNCIL COMMITTEES

MINUTES – April 13, 2021

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Council President Potter called the April 13, 2021 Council Committees' meeting to order at 6:30 p.m.

The following members of council and the administration were present:

Members of the Administration

Council President Potter  
Service Director Zach Woodruff  
Economic Dev. Manager Jenna Goehring

Council Members

Wes Kantor  
Larry Morrison  
Bob Bailey  
Jo Anna Heck  
Karen Conison  
Lori Elmore

COMMITTEE OF THE WHOLE

There was no discussion in Committee of the Whole.

ADMINISTRATION AND FINANCIAL MANAGEMENT

Councilperson Bailey opened at 6:30 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 027-2021- DRAFT # 1

APPROVING AND MAKING AN APPROPRIATION OF ONE THOUSAND FIVE HUNDRED NINETY-FIVE AND 12/100 DOLLARS (\$1,595.12) FROM THE TAX INCREMENT FINANCING FUND (279) TO VARIOUS EXPENSE ACCOUNTS IN THE 279 FUND AND AUTHORIZING THE DISTRIBUTION OF THE PORTION OF THE FEE PAYMENTS ATTRIBUTED TO EACH TIF IN THE TOTAL AMOUNT OF ONE THOUSAND FIVE HUNDRED NINETY-FIVE AND 12/100 DOLLARS (\$1,595.12) TO THE TIF FEES ACCOUNT (279.000.59600) AND DECLARING AN EMERGENCY.

Chairperson Bailey said this is the first half of the TIF settlements and the fee's need entered into the system as expenses.

*(Admin/Fin. Mgmt. – 1<sup>st</sup> reading – ADOPT 04/20/2021–Bailey/Morrison)*

ORDINANCE NO. 028-2021- DRAFT # 2

APPROVING AND MAKING AN APPROPRIATION OF THREE MILLION NINE HUNDRED FIFTY-SEVEN THOUSAND THIRTY-THREE AND NO/100 DOLLARS (\$3,957,033.00) FROM UNAPPROPRIATED MONIES IN THE OPWC IMPROVEMENT FUND (322) TO THE POTH ROAD EXPENSE ACCOUNT (322.000.50000) AND DECLARING AN EMERGENCY.

Chairperson Bailey said the funding through the Ohio Public Works Commission requires legislative approval to make the appropriation.

*(Admin/Fin. Mgmt. – 1<sup>st</sup> reading – ADOPT 04/20/2021–Bailey/Conison)*

ORDINANCE NO. 029-2021- DRAFT # 3

AUTHORIZING THE CREATION OF THE CLEAN OHIO PROJECTS FUND (323); APPROPRIATING ONE HUNDRED FIFTY-SEVEN THOUSAND SIX HUNDRED EIGHTY-ONE AND NO/100 DOLLARS (\$157,681.00) FROM UNAPPROPRIATED MONIES IN THE CLEAN OHIO PROJECTS FUND (323) TO THE CLEAN OHIO PROJECTS EXPENSE ACCOUNT (323.000.50000) AND DECLARING AN EMERGENCY.

Chairperson Bailey said the funding through the Ohio Public Works Commission requires legislative approval to make the appropriation.

*(Admin/Fin. Mgmt. – 1<sup>st</sup> reading – ADOPT 04/20/2021–Bailey/Kantor)*

ORDINANCE NO. 030-2021 - DRAFT # 4

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF NINE THOUSAND FIVE HUNDRED FIFTY AND FIFTY-FIVE/100 DOLLARS (\$9,550.55) FROM THE TAX INCREMENT FINANCING FUND (279) TO VARIOUS EXPENSE ACCOUNTS IN THE 279 FUND AND AUTHORIZING THE DISTRIBUTION OF THE PORTION OF THE FEE PAYMENTS ATTRIBUTED TO EACH TIF IN THE TOTAL AMOUNT OF NINE THOUSAND FIVE HUNDRED FIFTY AND 55/100 DOLLARS (\$9,550.55) TO THE TIF FEES ACCOUNT (279.000.59600) AND DECLARING AN EMERGENCY.

Chairperson Bailey said this is the first half of the TIF settlements and the fee’s need entered into the system as expenses.

*(Admin/Fin. Mgmt. – 1<sup>st</sup> reading – ADOPT 04/20/2021–Bailey/Morrison)*

ORDINANCE NO. 031-2021- DRAFT # 5

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF FOUR THOUSAND SIX HUNDRED FIFTY-ONE AND 11/100 DOLLARS (\$4,651.11) FROM UNAPPROPRIATED MONIES IN THE WMPITIE FUND (279) TO VARIOUS ACCOUNTS IN THE WMPITIE FUND (279) AND DECLARING AN EMERGENCY.

Chairperson Bailey said the city must pay the revenue sharing of these proceeds and the list is visible on the legislation.

*(Admin/Fin. Mgmt. – 1<sup>st</sup> reading – ADOPT 04/20/2021–Bailey/Morrison)*

RESOLUTION NO. 009-2021 - DRAFT # 6

RESOLVING TO APPROVE “THEN AND NOW” CERTIFICATES AND DECLARING AN EMERGENCY.

Chairperson Bailey said the four expenses listed below and their purchased purposes.

*(Admin/Fin. Mgmt. – 1<sup>st</sup> reading – ADOPT 04/20/2021–Bailey/Heck)*

**SECOND READING**

ORDINANCE NO. 018-2021 *(Admin/Fin. Mgmt. – 3rd reading – ADOPT 05/04/2021–Bailey/Morrison)*

MAKING A FUND TRANSFER IN THE AMOUNT OF TWO HUNDRED SEVENTY-FIVE THOUSAND TWO HUNDRED THIRTY-SIX AND 00/100 DOLLARS (\$275,236.00) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401).

ORDINANCE NO. 019-2021 (Admin/Fin. Mgmt. – 3rd reading – ADOPT 05/04/2021–Bailey/Morrison)

APPROVING AND MAKING A FUND TRANSFER IN THE AMOUNT OF TWO HUNDRED NINETY-SEVEN THOUSAND ONE HUNDRED SEVENTY-SIX AND 25/100 DOLLARS (\$297,176.25) FROM VARIOUS ACCOUNTS IN THE WMPITIE FUND (279) TO THE DEBT SERVICE FUND (401).

**THIRD READING:**

ORDINANCE NO. 016-2021 (Admin/Fin. Mgmt. – 3rd reading – ADOPT 04/20/2021–Bailey/Conison)

RECLASSIFYING A PORTION OF A FUND ADVANCE AS A FUND TRANSFER.

Having no further business, Councilperson Bailey closed at 6:36 p.m.

COMMUNITY STANDARDS AND ENFORCEMENT

Chairperson Kantor opened at 6:36 p.m. and addressed the legislation in his committee, as follows:

**SECOND READING:**

ORDINANCE NO. 020-2021 (Comm. Standard & Enf. – 3rd reading – ADOPT 05/04/2021– Kantor/Morrison)

**PUBLIC HEARING 05/04/2021**

AMENDING THE ZONING MAP ATTACHED TO CHAPTER 1122 OF THE 1970 CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO AND AS SUBSEQUENTLY AMENDED, CHANGING THE ZONING ON PROPERTY LOCATED ON 4218-4238 RICKENBACKER AVENUE, PARCEL NUMBER 090-008215, FROM A-1 APARTMENT DISTRICT AND LIMITED COMMERCIAL DISTRICT (LCD) TO A-2 APARTMENT DISTRICT, PROPERTY OWNED BY YEARLING GREEN 1 LLC.

Chairperson Kantor said Ordinance 020-2021 went to the Planning Commission on April 8, 2021 and received favorable recommendation with conditions. Director Woodruff supplied a list of those conditions and they are as follow: a six foot privacy fence shall be constructed along the entire north end of the property to screen the single family homes that back up to the site, two additional dumpsters will be added to the site and on the front units along Yearling, the brick on the front elevation will be continued to the sides of the units as well, specifically units 15, 17, 18 and 20. There were crime statistic data given to each council member.

Chairperson Heck said she attended the Planning Commission meeting and she thought the Commission members did a good job of asking questions in reference to this project. There were two other people in attendance who live behind or alongside of and their issue was with the trash. She felt like the owner of the property is willing to work with everyone to make this project happen.

Director Woodruff said that after that portion of the Planning Commission meeting, the owner of the property met with those neighbors for twenty to thirty minutes outside to hear more of their concerns. He thinks that the Planning Commission making the conditions of the six-foot privacy fence and the dumpsters goes a long way to alleviating their concerns.

There was discussion on placement of additional dumpsters, bulk item pick up and additional traffic on Yearling Road.

ORDINANCE NO. 021-2021 (Comm. Standard & Enf. – 3rd reading – ADOPT 05/04/2021– Kantor/Elmore)

**PUBLIC HEARING 05/04/2021**

AMENDING THE ZONING MAP ATTACHED TO CHAPTER 1122 OF THE 1970 CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO AND AS SUBSEQUENTLY AMENDED, CHANGING THE ZONING ON PROPERTY LOCATED ON NORTON CROSSING PLAT, PARCEL NUMBER 090-008423, FROM A-2 APARTMENT DISTRICT TO GENERAL COMMERCIAL DISTRICT (GCD), PROPERTY OWNED BY CONTINENTAL REAL ESTATE COMPANIES.

Chairperson Kantor said Ordinance 021-2021 went to the Planning Commission on April 8, 2021 and received favorable recommendation.

ORDINANCE NO. 022-2021 (Comm. Standard & Enf. – 3rd reading – ADOPT 05/04/2021– Kantor/Morrison)

**PUBLIC HEARING 05/04/2021**

AMENDING THE ZONING MAP ATTACHED TO CHAPTER 1122 OF THE 1970 CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO AND AS SUBSEQUENTLY AMENDED, ALLOWING A SPECIAL PERMIT UNDER 1123.10(c)(1) TO ALLOW A DRIVE THROUGH WINDOW AND/OR DRIVE THROUGH FACILITY ON THE PROPERTY LOCATED AT 51 SOUTH HAMILTON ROAD, PARCEL 090-008423, PROPERTY OWNED BY CONTINENTAL REAL ESTATE COMPANIES.

There was discussion on litter, the current trash service, placement of empty carts by Local Waste employees, bulk items, unlimited bulk pick-up days and spring-clean up.

Having nothing further, Chairperson Kantor closed at 7:04 p.m.

COMMUNITY AND ELDER ADVOCACY

Chairperson Elmore opened at 7:04 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Elmore said Whitehall and Dawson are holding a Virtual Community Hiring event on April 14, 2021 between the hours of 5:00 – 6:30 pm.

Director Woodruff explained what the Home21 Idea is. There was discussion on the lack of affordable housing in central Ohio.

Having no further business, Chairperson Elmore closed at 7:10 p.m.

ECONOMIC DEVELOPMENT

Chairperson Morrison opened at 7:10 p.m. and said there are no drafts or pending legislation on the agenda.

**SPECIAL PRESENTATION:**

Economic Development Director Jenna Goehring  
D.O.R.A. - Designated Outdoor Refreshment Area

Economic Development Director Jenna Goehring said a DORA is a designated outdoor refreshment area. Section 4301.82 of the Ohio Revised Code authorizes effective April 30, 2017, municipalities under 35,000 in population to create Designated Outdoor Refreshment Areas or “DORAs.” The proposed DORA is bound by St. Francis Lane, Fairway Blvd. and E. Broad St. to the south; Columbus Country Club and Big Walnut Creek to the west; Poth Rd. and E. Broad St. to the north and N. Hamilton Rd., Schofield Dr. and Santa Maria Ln. to the east. This will encompass approximately 109 acres. Participating

establishments will be Old Bag of Nails, 2 Tones Brewing Company, Holiday Lanes and Bella Doma Party House. The City Service Department will empty trash receptacles in the DORA regularly and ensure they are able to handle any generated waste. Each participating permit holder will be required to utilize and purchase special biodegradable DORA cups, which will be supplied, by the City or other local service entity at cost. The Division of Police will conduct routine patrols to enforce responsible behaviors. The boundaries of the DORA will be strictly enforced. For planned events that may draw an additional crowd, the Police Chief may have additional officers assigned specifically to the DORA. Otherwise, existing staffing levels are expected to be sufficient to implement the City's public health and safety plan. Boundary signage will be installed on the perimeter of the DORA. The proposed season for the DORA is March 1 to October 31. Hours will be Thursday and Friday 4 to 10 pm and Saturday and Sunday 11 am to 10 pm. DORA beverages can only be purchased from participating establishments. One beverage is permitted per cup, per use. No cans, bottles or outside beverages are permitted. The DORA should be up and running by June 1, 2021. The DORA Public Hearing Period is now in effect. Submit comments and questions to [economicdevelopment@whitehall-oh.us](mailto:economicdevelopment@whitehall-oh.us).

Economic Development Director Jenna Goehring and Director Woodruff answered question from Council at this time.

Having nothing further, Chairperson Morrison closed at 7:29 p.m.

INFRASTRUCTURE, MAINTENANCE AND SERVICE

Chairperson Heck opened at 7:29 p.m. and addressed the legislation in her committee, as follows:

**SECOND READING:**

ORDINANCE NO. 023-2021 (*Infra. Maint. & Srvs. – 3rd reading – ADOPT 05/04/2021–Heck/Kantor*)

MAKING AND APPROVING A FUND TRANSFER IN THE AMOUNT OF TWENTY-SEVEN THOUSAND EIGHT HUNDRED THIRTY-THREE AND 76/100 DOLLARS (\$27,833.76) FROM THE WIMPITIE FUND (279) ATTRIBUTED TO THE 279.000.58000 ACCOUNT TO THE DEBT SERVICE FUND (401).

Director Woodruff said they are in the middle of the street maintenance program. Milling has started in the Glencoe area. ODOT will bid the two bridges in May or June with completion anticipated for the end of October/beginning of November. At the end of this week, the contract should be awarded for Poth Road Project. That project should begin in May and finish up late fall.

Having nothing further, Chairperson Heck closed at 7:31 p.m.

PUBLIC SAFETY

Chairperson Conison opened at 7:32 p.m. and addressed the legislation in her committee, as follows:

ORDINANCE NO. 032-2021- DRAFT # 7

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF ONE THOUSAND ONE HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$1,195.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE 101.960.54000 NEW EQUIPMENT EXPENSE ACCOUNT AND DECLARING AN EMERGENCY.

Chairperson Conison said this is for reimbursement from a gun company for a buyback of old guns.

*(Public Safety – 1<sup>st</sup> reading – ADOPT 04/20/2021–Conison/Morrison)*

**SECOND READING:**

ORDINANCE NO. 025-2021 (*Public Safety – 3rd reading – ADOPT 05/04/2021–Conison/Heck*)  
AMENDING 139.01 TITLED PETTY CASH FUNDS FOR POLICE AND FIRE.

Having nothing further, Chairperson Conison closed at 7:33 p.m.

**PARKS AND RECREATION**

Chairperson Kantor was called away from the meeting at 7:09 pm.

Chairperson Conison opened at 7:33 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Bailey said they all received an email from Director Sorrell about upcoming events planned for this year.

Director Woodruff said the opening of the new park at Norton Crossing is on May 1. There will be a dedication ribbon cutting at 10:30 am. There is a nice schedule of events for the day including a recycling event in the afternoon and a Cornhole tournament in the evening with first place prize being \$500.00. There will be live music and food trucks.

Chairperson Elmore said that two staffers have been hired for the senior center and they are slated to open sometime in May.

Having nothing further, Chairperson Conison closed at 7:34 p.m.

President Potter adjourned the meeting at 7:35 p.m.

Respectfully submitted,

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Julie A. Ogg, Clerk of Council