

WHITEHALL COUNCIL COMMITTEES

MINUTES – September 28, 2021

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Council President Potter called the September 28, 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 Thomas Potter  
Mayor Kim Maggard  
Auditor Dan Miller  
City Attorney Michael Bivens  
City Administrator Zach Woodruff

Council Members

Chris Rodriguez  
Wes Kantor  
Larry Morrison  
Jo Anna Heck  
Karen Conison  
Lori Elmore

COMMITTEE OF THE WHOLE

RESOLUTION NO. 076-2021 DRAFT # 1

AUTHORIZING THE MAYOR TO PLACE A PROSPECTIVE APPLICANT FOR THE POSITION OF DISPATCHER AT A STEP E IN COMPLIANCE WITH SECTION 17.2 OF THE CURRENT LABOR AGREEMENT BY AND BETWEEN THE CITY OF WHITEHALL AND THE FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL, INC., AND DECLARING AN EMERGENCY.

Mayor Maggard said this piece of legislation is not any different from what we have offered other experienced dispatchers and police officers before.

*(Comm. Of the Whole – 1st reading – ADOPT 10/05/2021–(Kantor/Morrison)*

ADMINISTRATION AND FINANCIAL MANAGEMENT

Councilperson Rodriguez opened at 6:31 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 088-2021 DRAFT # 2

AUTHORIZING THE CREATION OF THE WOODCLIFF DRIVE REALIGNMENT EXPENSE ACCOUNT (319.000.52000) AND APPROPRIATING TWO MILLION THREE HUNDRED EIGHTY-ONE THOUSAND FOUR HUNDRED TWENTY-EIGHT AND NO/100 DOLLARS (\$2,381,428.00) FROM UNAPPROPRIATED MONIES IN THE OPWC IMPROVEMENTS FUND (319) AND DECLARING AN EMERGENCY.

Mayor Maggard said this is not general fund money. This money is for the OPWC project.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Heck)*

ORDINANCE NO. 089-2021 DRAFT # 3

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF FIFTY-TWO THOUSAND, ONE HUNDRED FIFTY-FOUR AND 85/100 DOLLARS (\$52,154.85) FROM THE TAX INCREMENT FINANCING FUND (279) TO VARIOUS EXPENSE ACCOUNTS IN THE 279 FUND AND AUTHORIZING THE DISTRIBUTION OF THE PORTION OF THE TOTAL SERVICE PAYMENTS ATTRIBUTABLE TO EACH TIF TO THE AFFECTED VOCATIONAL SCHOOL DISTRICT FROM THE TAX INCREMENT FINANCING FUND (279) IN THE AMOUNT EQUAL TO 100% OF THE PROPERTY TAX PAYMENT THE VOCATIONAL SCHOOL DISTRICT WOULD HAVE RECEIVED OF FIFTY-TWO THOUSAND, ONE HUNDRED FIFTY-FOUR AND 85/100 DOLLARS (\$52,154.85) AND DECLARING AN EMERGENCY.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Elmore)*

ORDINANCE NO. 090-2021 DRAFT # 4

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF FOUR THOUSAND SIXTY AND 92/100 DOLLARS (\$4,060.92) FROM UNAPPROPRIATED MONIES IN THE WMPITIE FUND (279) TO VARIOUS ACCOUNTS IN THE WMPITIE FUND (279) AND DECLARING AN EMERGENCY.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Conison)*

ORDINANCE NO. 091-2021 DRAFT # 5

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF SEVEN THOUSAND FOUR HUNDRED EIGHTY AND 74/100 DOLLARS (7,480.74) 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 SEVEN THOUSAND FOUR HUNDRED EIGHTY AND 74/100 DOLLARS (\$7,480.74) TO THE TIF FEES ACCOUNT (279.000.59600) AND DECLARING AN EMERGENCY.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Elmore)*

ORDINANCE NO. 092-2021 DRAFT # 6

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF TWELVE THOUSAND FIVE HUNDRED NINETY-SEVEN AND 67/100 DOLLARS (\$12,597.67) FROM PREVIOUSLY UNAPPROPRIATED MONIES IN THE WMPITIE FUND (279) TO THE ETNA ROAD INCENTIVE ACCOUNT (279.000.50008) AND DECLARING AN EMERGENCY.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Morrison)*

ORDINANCE NO. 093-2021 DRAFT # 7

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF SIXTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY-THREE AND 21/100 DOLLARS (\$68,483.21) FROM PREVIOUSLY UNAPPROPRIATED MONIES IN THE WMPITIE FUND (279) TO THE AIR SOUTH URBAN RENEWAL INCENTIVE ACCOUNT (279.000.50006); MAKING A FUND TRANSFER IN THE AMOUNT OF SIXTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY-THREE AND 21/100 DOLLARS (\$68,483.21) FROM THE AIR SOUTH URBAN RENEWAL INCENTIVE ACCOUNT (279.000.50006) TO THE ECONOMIC DEVELOPMENT INCENTIVES/PLANNING FUND (316); MAKING A SUPPLEMENTAL APPROPRIATION OF SIXTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY-THREE AND 21/100 DOLLARS (\$68,483.21) FROM THE ECONOMIC DEVELOPMENT INCENTIVES FUND (316) TO THE ECONOMIC DEVELOPMENT INCENTIVE ACCOUNT (316.000.50000) AND DECLARING AN EMERGENCY.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Morrison)*

ORDINANCE NO. 094-2021 DRAFT # 8

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF EIGHTY-EIGHT THOUSAND SIX HUNDRED FORTY-SEVEN AND 58/100 DOLLARS (\$88,647.58) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE BOARD OF HEALTH EXPENSE ACCOUNT (101.950.58500) AND DECLARING AN EMERGENCY.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Conison)*

ORDINANCE NO. 097-2021 DRAFT # 9

AUTHORIZING AND APPROVING AN APPROPRIATION IN THE AMOUNT OF ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/DOLLARS (\$175,000.00) FROM UNAPPROPRIATED MONIES IN THE AMERICAN RESCUE PLAN GRANT FUND (209) TO THE AMERICAN RESCUE PLAN GRANT FUND EXPENSE ACCOUNT 209.000.50000 AND DECLARING AN EMERGENCY.

Chairperson Heck asked how they decide where this money will go.

Mayor Maggard said there is a certain amount of non-profits here. Hunger is known to be a big issue and a lot of the money will be going to food pantries in and right outside the area. There is also educational programming through the YMCA.

Chairperson Kantor asked if they had a certain amount of time to.

Mayor Maggard said 2024. They will receive a partial payment this year and one next year. It is good to show the federal government that their money is being spent in a way it was intended to be.

Chairperson Kantor asked if they could get a list of how the money was distributed.

Mayor Maggard replied yes.

*(Admin/Fin. Mgmt. – 1st reading – ADOPT 10/05/2021– (Rodriguez/Heck)*

**SECOND READING:**

ORDINANCE NO. 082-2021 *(Adm/Fin. Mgmt. – 3rd reading – ADOPT 10/19/2021–Bailey/Morrison)*

MAKING A FUND TRANSFER IN THE AMOUNT OF TWO HUNDRED EIGHTY-THREE THOUSAND EIGHTY-FOUR AND 00/100 DOLLARS (\$283,084.00) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401).

ORDINANCE NO. 083-2021 *(Adm/Fin. Mgmt. – 3rd reading – ADOPT 10/19/2021–Bailey/Rodriguez)*

MAKING A FUND TRANSFER IN THE AMOUNT OF FORTY-SIX THOUSAND TWO HUNDRED FORTY-ONE AND 64/100 DOLLARS (\$46,241.64) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401) AND DECLARING AN EMERGENCY.

ORDINANCE NO. 084-2021 *(Adm/Fin. Mgmt. – 3rd reading – ADOPT 10/19/2021–Bailey/Conison)*

APPROVING AND MAKING A FUND TRANSFER IN THE AMOUNT OF ONE HUNDRED FORTY-NINE THOUSAND FOUR HUNDRED TWENTY-SIX AND 25/100 DOLLARS (\$149,426.25) FROM VARIOUS ACCOUNTS IN THE WMPITIE FUND (279) TO THE DEBT SERVICE FUND (401).

Having no further business, Councilperson Rodriguez closed at 6:40 p.m.

COMMUNITY STANDARDS AND ENFORCEMENT

Chairperson Rodriguez opened at 6:40 p.m. and said there are no drafts or pending legislation on the agenda.

There was no discussion in Community Standards and Enforcement.

Having nothing further, Chairperson Rodriguez closed at 6:41 p.m.

COMMUNITY AND ELDER ADVOCACY

Chairperson Elmore opened at 6:41 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Elmore reminded everyone that the Division of Fire is holding a blood drive on September 30, 2021 from 1:00 to 7:00 pm. The residents of Hamilton Crossing are having a cookout to get to know residents in that area and she will be doing voter registration just to make sure they are registered to vote.

Having no further business, Chairperson Elmore closed at 6:42 p.m.

ECONOMIC DEVELOPMENT

Chairperson Morrison opened at 6:42 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 095-2021 DRAFT # 10

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)(29) TO ALLOW EXPRESS WASH CONCEPTS LLC TO OPERATE A CAR WASH ESTABLISHMENT ON THE PROPERTY LOCATED AT 3657 E. MAIN STREET PARCEL #090-008371, OWNED BY 3657 EMAIN LLC.

City Administrator Zach Woodruff gave each member of Council a site plan for a proposed car wash on East Main Street in the vacant lot next to the former Sonic. This is scheduled to go to the Planning Commission at the October 7 meeting.

Chairperson Kantor inquired about the exit on the eastside and wanted to know if they are expanding what is currently there.

City Administrator Zach Woodruff said there is no connection to that area. One thing that they will get clarification on at the meeting Thursday is the dumpster's location.

*(Economic. Dev. – 3rd reading – ADOPT 11/02/2021–(Morrison/Heck)*

ORDINANCE NO. 096-2021 DRAFT # 11

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 MS CONSULTANTS, INC. TO OPERATE A RESTAURANT ESTABLISHMENT WITH A DRIVE-THROUGH ON THE PROPERTY LOCATED AT 3646 E. BROAD STREET PARCEL #090-00000193-00, OWNED BY GILLIGAN COMPANY, LLC.

City Administrator Zach Woodruff gave each member of Council a site plan for the proposed project at former Bob Summerall Tire/AAA Auto Care at the western corporation limit on Broad Street. The applicant is proposing to demo the site and rebuild a new Dunkin Donuts on the site.

*(Economic. Dev. – 3rd reading – ADOPT 11/02/2021–(Morrison/Kantor)*

ORDINANCE NO. 098-2021 DRAFT # 12

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 EAST BROAD ST, HAMILTON RD, WOODCLIFF DR, MIDCLIFF DR, AND POTH RD, PARCEL NUMBERS LISTED IN APPENDIX A, FROM APARTMENT DISTRICT (A-2), EXCEPTIONAL USE (EU) AND FLOOD PLAIN DISTRICT (FP) TO PLANNED UNIT DEVELOPMENT (PUD), PROPERTY OWNED BY CITY OF WHITEHALL DECLARING AN EMERGENCY.

City Administrator Zach Woodruff said this is the rezoning for the Woodcliff and a portion of the golf dome property. There will be more exhibits and information for Council on or before next Tuesday but certainly prior to next Thursdays Planning Commission meeting. As part of the September Social Event tomorrow, he and the Mayor will be sharing some renderings and images of this rezoning as well.

*(Economic. Dev. – 3rd reading – ADOPT 11/02/2021–(Morrison/Rodriguez)*

**THIRD READING:**

RESOLUTION NO. 021-2021 *(Economic. Dev. – 3rd reading – ADOPT 10/05/2021–(Morrison/Rodriguez)*

APPROVING THE RECOMMENDATIONS OF THE CITY OF WHITEHALL TAX INCENTIVE REVIEW COUNCIL FOR TAX YEAR 2020.

Having nothing further, Chairperson Morrison closed at 6:58 p.m.

INFRASTRUCTURE, MAINTENANCE AND SERVICE

Chairperson Heck opened at 6:58 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Heck reminded everyone that October 6 is unlimited collection day.

Having nothing further, Chairperson Heck closed at 6:58 p.m.

PUBLIC SAFETY

Chairperson Conison opened at 6:58 p.m. and said there are no drafts or pending legislation on the agenda.

There was no discussion in Public Safety.

Having nothing further, Chairperson Conison closed at 6:59 p.m.

PARKS AND RECREATION

Chairperson Kantor opened at 6:59 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Kantor said the new dog park would be opening soon. Director Sorrell is working on her budget and will be submitting it soon for next year.

Having nothing further, Chairperson Kantor closed at 6:59 p.m.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,

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Julie A. Ogg, Clerk of Council