

WHITEHALL CITY COUNCIL  
AGENDA MEETING MINUTES

President Potter called the October 19, 2021 agenda meeting to order at 6:30 p.m. All members were present.

President Potter reviewed the agenda and confirmed who would handle the various required motions this evening.

There was discussion on Ordinance 104-2021 amongst City Administrator Zach Woodruff and Council members.

City Administrator Zach Woodruff answered questions from Councilperson Morrison relating to Ordinance 101-2021 and Ordinance 102-2021.

The meeting adjourned at 6:47 p.m.

Respectfully submitted,

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Julie A. Ogg, Clerk of Council

APPROVED: \_\_\_\_\_, 2021.

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Thomas M. Potter, Council President

## WHITEHALL CITY COUNCIL MEETING

### MINUTES – October 19, 2021

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President Potter called the regular meeting of Whitehall City Council to order at 7:00 p.m. on Tuesday, October 19, 2021.

At President Potter's request, everyone rose for a moment of silence. Those assembled then recited the Pledge of Allegiance.

On roll call by the clerk, the following members of council were present:

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

### APPROVAL OF MINUTES:

Ms. Conison moved to approve the October 05, 2021, agenda and regular meeting minutes. Mr. Kantor seconded the motion. There was no discussion. On a roll call vote, all members responded in the affirmative and the minutes were approved as submitted.

### POLL PUBLIC:

Council Clerk Julie Ogg read the following email:

Jeff Thoburn  
466 Maplewood Ave  
Whitehall, OH 43213

Its old news now that data collected from the 2020 US Census count shows that Bexley Ohio has a 74.3% rate of owner-occupied housing units, Reynoldsburg a 62.7% rate, and we here in Whitehall have a paltry 31.5% of our housing units lived in by their owners.

And it's even older news that Whitehall's owner-occupancy rate was 41.6% in 2010, according to the Ohio Department of Development.

If city-wide development master planners and the right hand Whitehall Planning Commission appointees and the citizens' elected servants, do not seriously weigh and address the dismal Whitehall owner-occupied housing rate that plummeted 10% in 10 years alongside the penchant for density-embracing development then all will fail Whitehall's citizens and their children, fail Whitehall's future, and fail their own T.I.F. -- centric legacies bigly.

Wendell Berry, 87, from Henry County, Kentucky once wrote:

"The great enemy of freedom is the alignment of political power with wealth. This alignment destroys the commonwealth - that is, the natural wealth of localities and the local economies of household,

neighborhood, and community - and so destroys democracy, of which the commonwealth is the foundation and practical means.”

#### STANDING COMMITTEE REPORTS:

Administration and Financial Management – Chairperson Bailey reported that the committee met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Community and Elder Advocacy – Chairperson Elmore reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Community Standards and Enforcement – Chairperson Rodriguez reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Economic Development – Chairperson Morrison reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Infrastructure, Maintenance and Services – Chairperson Heck reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Public Safety – Chairperson Conison reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Parks and Recreation – Chairperson Kantor reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

#### OFFICIALS’ REPORTS

Mayor Kim Maggard – asked for favorable consideration and passage on first reading on Ordinances 101-2021, 102-2021, 103-2021 and 104-2021. She enjoyed today's ribbon cutting event on Harbinger Circle West, regarding our partnership with COCIC, regarding affordable single-family homes. There is an article in the Columbus Dispatch today and she asked that those viewing to read the article. It is very important as a city, and as neighbors embrace homes that are affordable for people. This is one way people can pull themselves up. By having something, they can call their own and they can invest in. These homes being built by our partnership with COCIC and other agencies are Rockwell homes. They are being built in the Langport subdivision as well as Westphal and Elaine. This is very important to the community. She feels that it show the City does care, not only about high density; they care about single-family homes as well. Again, please read the article in the Dispatch.

City Attorney Michael Bivens – he thanked everyone for coming out this evening. From the City Attorney's office, the symposium From the Heart occurred on October 13, was recorded and is currently available to view on the Whitehall City Attorneys Facebook page. The information was extremely valuable, informative and helpful. He would like to speak directly to any person who is directly within the sound of his voice. If you are currently experiencing domestic violence in any way, you can reach him or his office and they stand ready to get you out of the situation and provide you with wrap around services that you will need to get free. All you have to do is call one of these numbers, 614-237-9802, which is his office or the Domestic Violence Victim's Advocate Lorena Lacey on her cell phone at 614-306-4777. Call at any time day or night and they will be there to assist you.

City Auditor Dan Miller – had no official report.

City Administrator Zach Woodruff – had no official report. He asked for favorable consideration on Ordinances 101-2021, 102-2021, 103-2021 and 104-2021. He gave an update on the Poth Road paving project and the bridge replacements on Elbern and Etna.

Public Safety Director Van Gregg – was not present.

Treasurer Steve Quincel – had no official report.

President Potter – advised that the following Officials’ Reports have been filed in the Council Office since the last meeting: The Mayor’s Report to Council for September 2021, The Auditor’s Expense Report for September 2021, The Auditor’s Bank Report for September 2021, The Auditor’s Statement of Cash Position Report for September 2021 and The Auditor’s Revenue Report for September 2021, The Treasurer’s Investment Report for September 2021, The Treasurer’s Activity by Fund Report for September 2021 and The Treasurer’s Fund Reconciliation Report for September 2021.

COMMUNICATIONS, PETITIONS AND CLAIMS:

1. Minutes for the October 07, 2021 Planning Commission Meeting.

VERIFICATION OF COPIES:

President Potter requested a roll call on whether each member of council received a copy of each item of legislation listed on the agenda prior to the meeting, including any add-on legislation. On a roll call vote, all members responded in the affirmative.

THIRD READING:

ORDINANCE NO. 082-2021 *was read by title only by President Potter:*

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).

Mr. Bailey introduced and moved to adopt Ordinance No. 082-2021 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 082-2021 was adopted.

ORDINANCE NO. 083-2021 *was read by title only by President Potter:*

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.

Mr. Bailey introduced and moved to adopt Ordinance No. 083-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 083-2021 was adopted.

ORDINANCE NO. 084-2021 was read by title only by President Potter:

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).

Mr. Bailey introduced and moved to adopt Ordinance No. 084-2021 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 084-2021 was adopted.

SECOND READING:

ORDINANCE NO. 095-2021 was read by title only by President Potter:

*Public Hearing 11/02/2021*

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)(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.

ORDINANCE NO. 098-2021 was read by title only by President Potter:

*Public Hearing 11/02/2021*

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 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 AND DECLARING AN EMERGENCY.

FIRST READING:

ORDINANCE NO. 099-2021 was read by title only by President Potter:

AUTHORIZING ADOPTION OF THE NOVEMBER 2021 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 100-2021 was read by title only by President Potter:

MAKING AND APPROVING A FUND TRANSFER IN THE AMOUNT OF TWENTY-NINE THOUSAND FIVE HUNDRED NINETY-SIX AND 20/100 DOLLARS (\$29,596.20) FROM THE WIMPITIE FUND (279) TO THE GENERAL FUND (101) AND DECLARING AN EMERGENCY.

Mr. Bailey introduced and moved to suspend the rules on Ordinance No. 100-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 100-2021 was suspended.

Mr. Bailey moved to adopt Ordinance No. 100-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 100-2021 was adopted.

ORDINANCE NO. 101-2021 *was read by title only by President Potter:*

PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$1,805,000.00, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF A COURT-APPROVED FINAL SETTLEMENT OF CLAIMS MADE BY THE CITY IN THE CASE OF THE CITY OF WHITEHALL OHIO ET AL VS OLANDER, THOMAS J ET AL, CASE NO. 2007 EVH 060217 IN FRANKLIN COUNTY MUNICIPAL COURT; AND DECLARING AN EMERGENCY.

Mr. Bailey introduced and moved to suspend the rules on Ordinance No. 101-2021 and Ms. Elmore seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 101-2021 was suspended.

Mr. Bailey moved to adopt Ordinance No. 101-2021 and Ms. Elmore seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 101-2021 was adopted.

ORDINANCE NO. 102-2021 *was read by title only by President Potter:*

PROVIDING FOR THE ISSUANCE AND SALE OF NOTES, IN ONE OR MORE SERIES, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$9,840,000.00, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF THE ACQUISITION BY THE CITY OF A PORTION OF AN APPROXIMATELY 37-ACRE PARCEL IN THE NORTHEAST CORNER OF HAMILTON ROAD AND EAST BROAD STREET, ALL IN SUPPORT OF ECONOMIC DEVELOPMENT AND JOB CREATION WITHIN THE CITY THAT WILL RESULT IN THE ELIMINATION OF BLIGHT AND NUISANCE ON AND AROUND THE ACQUIRED PROPERTY; AND DECLARING AN EMERGENCY.

Mr. Bailey introduced and moved to suspend the rules on Ordinance No. 102-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 102-2021 was suspended.

Mr. Bailey moved to adopt Ordinance No. 102-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 102-2021 was adopted.

ORDINANCE NO. 103-2021 *was read by title only by President Potter:*

AUTHORIZING AND APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF ONE HUNDRED FIFTY THOUSAND AND NO/DOLLARS (\$150,000.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE UTILITY EXPENSE ACCOUNT 101.950.53800 AND DECLARING AN EMERGENCY.

Mr. Bailey introduced and moved to suspend the rules on Ordinance No. 103-2021 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 103-2021 was suspended.

Mr. Bailey moved to adopt Ordinance No. 103-2021 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 103-2021 was adopted.

ORDINANCE NO. 104-2021 was read by title only by President Potter:

AMENDING SECTIONS 505.01 (b) ANIMALS OR FOWL RUNNING AT LARGE PROHIBITED, SECTION 931.05 ANIMALS RUNNING IN PARK, SECTION 931.09 RULES TO BE POSTED, AND SECTION 931.99 PENALTY OF THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL AND DECLARING AN EMERGENCY.

Mr. Kantor introduced and moved to suspend the rules on Ordinance No. 104-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 104-2021 was suspended.

Mr. Kantor moved to adopt Ordinance No. 104-2021 and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Ordinance No. 104-2021 was adopted.

RESOLUTION NO. 029-2021 was read by title only by President Potter:

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

Mr. Bailey introduced and moved to suspend the rules on Resolution No. 029-2021 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Resolution No. 029-2021 was suspended.

Mr. Bailey moved to adopt Resolution No. 029-2021 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and Resolution No. 029-2021 was adopted.

#### POLL PUBLIC:

Joy Bivens, 4985 Doral Avenue, Whitehall, OH said she is not just a resident of Whitehall but the Deputy County Administrator of Health and Human Services of Franklin County under the Board of Commissioners. Her responsibilities include overseeing Jobs and Family Services, Franklin County Child Support Agencies, Justice Policies and Programs (speech not understandable) as well as child support. She asked if it was possible for her to come before Council to talk about the opportunities that individuals and families have in order to assist them with their rental assistance. As you know, many people in Franklin County have been tremendously impacted by Covid-19. There are many residents behind on their rent. FCJFS has a prevention, retention and contingency program that assists residents in catching them up on delinquent rent. They also assist through contractual partners, landlords who have tenants who are behind so they can access dollars so their homes do not go into foreclosure. The website that families and residents can go to if they are facing delinquent rental issues is [jfs.franklincountyohio.gov/prc](http://jfs.franklincountyohio.gov/prc). In order to be eligible for FCJFS dollars, residents must live within Franklin County, be impacted by COVID-19, meaning they lost a home, have at least one minor child or be pregnant, and meet federal income guidelines. They will not only pay for one month, they will also pay for the additional three months past that is delinquent and three months forward if it is deemed possible. She wanted to make sure tonight that it was possible to come back and do a presentation on tenant and landlord assistance. She thanked the Mayor for talking about the issue of home and housing. As many know, housing across the country is an issue. Sixty-three percent of our housing residents within shelters here in Franklin County are mothers. It has been determined that they need fifty-four thousand units in order to house these individuals. This is the Commissioners small attempt in one initiative to assist individuals and families to be able to stay in their home. Again, the website is [jfs.franklincountyohio.gov/prc](http://jfs.franklincountyohio.gov/prc). Again, she is a resident of Whitehall and she hopes they will call on her as needed. She will be traveling the county meeting with Council’s in other municipalities giving them this information as well.

### COMMUNITY DATE BOARD:

Chairperson Heck said that Thursday the dog park is doing a dog costume contest from 6-7 pm. On Saturday at the YMCA, a free movie will be shown at 7:30 pm. She believes it is Hocus Pocus. Popcorn and pizza will be served.

Chairperson Conison said Trick or Treat is October 28 from 6-8 pm. Then at City Hall, the Police Department and the YMCA have teamed up for Trunk or Treat from 5-8 pm. WCCA is holding a virtual costume contest. Take your picture on Trick or Treat night and send them to [wcca13@gmail.com](mailto:wcca13@gmail.com). They expect to see many great costumes. WCCA will be doing the Halloween house judging with the judges out driving around next week. On Saturday, October 30 from 1-2:30 pm over at Etna Road, Elementary WCCA will be having their Halloween drive through.

Chairperson Kantor said on Friday night the Whitehall Rams play at Columbus Academy at 7:00 pm.

### POLL COUNCIL:

Chairperson Elmore thanked everyone for attending this evening and those watching on Facebook. She thanked the Mayor for highlighting the Columbus Dispatch article and the fact that we are working on affordable housing. Real estate is increasing in Whitehall and she attributes it to economic development and the beautification of the city. Whitehall is really improving and she thanked the Administration for that. She thanked Attorney Bivens for the information regarding domestic violence, she will be watching the symposium and she knows it is good information. She thanked Joy Bivens for coming forward and giving them a wealth of information about what FCJFS provides. Many times people are afraid or will not speak up and tell someone what is going on, but they can go directly to the website to get the information for themselves. She looks forward to hearing more from Joy Bivens in the near future.

Chairperson Conison said obviously, there are many great things going on but she wanted to mention that October is Breast Cancer Awareness month. She wants to make sure everyone gets his or her mammogram and remember to do those monthly self-examinations.

Chairperson Kantor thanked everyone for coming. It is nice to see new faces. He thanked Ms. Bivens for the information she provided and he thanked the Administration for all the information they have provided to Council. He thanked Ms. Elmore for her information. He gave kudos to the Whitehall Rams for sporting their pink socks for Breast Cancer awareness Month.

Chairperson Heck said she echoes what everyone else has said this evening and hopes to see everybody at some of the great events they are having.

Chairperson Morrison thanked Ms. Bivens for her presentation and he looks forward to her next presentation. He thanked everyone for attending and those watching on Facebook. He appreciated the date board information. He thanked the Administration for the information and he hopes everyone has a good week.

Chairperson Bailey thanked everyone for his or her comments. He appreciates it.

Chairperson Rodriguez said he and Mr. Kantor went to the WCPAAA spaghetti dinner. They saw a few people from here attending. He thanked Ms. Bivens for the information. He gave a shout out to the Whitehall Police Department for the apprehension of the serial robber. It was outstanding work on their behalf.



President Potter said he is echoing all the fine comments that were made tonight. He looks forward to having Ms. Bivens back again and hearing more.

Chairperson Kantor thanked everyone who attended the grand opening of the dog park. He thanked all those involved in bringing the dog park to fruition.

Having nothing further, Mr. Bailey moved to adjourn and Mr. Rodriguez seconded the motion. On a roll call vote, all members responded in the affirmative and the meeting adjourned at 7:36 p.m.

Respectfully submitted,

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Julie A. Ogg, Clerk of Council

APPROVED: \_\_\_\_\_, 2021.

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Thomas M. Potter, Council President