

WHITEHALL COUNCIL COMMITTEES

MINUTES – November 23, 2021

Council President Pro Tem Bailey called the November 23, 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

Mayor Kim Maggard
City Administrator Zach Woodruff
City Attorney Michael Bivens
Treasurer Steve Quincel
Econ. Dev. Manager Kelsey Miller

Council Members

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

COMMITTEE OF THE WHOLE

RESOLUTION NO. 033-2021 DRAFT # 1

APPOINTING A MEMBER TO THE BOARD OF DIRECTORS OF THE JEFFERSON TOWNSHIP-WHITEHALL JOINT ECONOMIC DEVELOPMENT DISTRICT.

City Administrator Woodruff said there are a couple of things. Mr. President Pro Tem you are correct. This is some general housekeeping since Jenna Goehring is no longer with the city. He asked that it go on a second reading, which would be the 12-21 date. What this will do is appoint the City Administrator or their designee to the board. That way, without a named individual, regardless of who is with the city, the city will have this responsibility met.

(Comm. Of the Whole – 2nd reading – ADOPT 12/21/2021–Morrison/Kantor)

RESOLUTION NO. 034-2021 DRAFT # 2

LEVYING SPECIAL ASSESSMENTS FOR PROPERTY MAINTENANCE AT SEVERAL LOCATIONS IN THE CITY OF WHITEHALL, OHIO (ADDRESSES AND PARCEL NUMBERS AS PROVIDED WITHIN THE TEXT OF THIS RESOLUTION), CERTIFYING SUCH COSTS TO THE FRANKLIN COUNTY AUDITOR TO BE ASSESSED AGAINST SUCH PROPERTY AND DECLARING AN EMERGENCY.

President Pro Tem Bailey moved Resolution No.034-2021 to Community Standards & Enforcement.

SECOND READING:

ORDINANCE NO 113-2021 *(Comm. of the Whole – 3rd reading – ADOPT 12/21/2021–(Elmore/Conison)*

AMENDING CHAPTER 541 OF THE CITY OF WHITEHALL CODIFIED ORDINANCES, ENTITLED “OFFENSE AGAINST PERSONS”, ADDING “SOURCE OF INCOME” TO PROVIDE FAIR HOUSING OPPORTUNITIES FOR INDIVIDUALS AND THEIR FAMILIES REGARDLESS OF THE SOURCE OF INCOME TO PAY FOR SUCH ACCOMODATIONS.

Chairperson Morrison asked if there would be anyone available to have a discussion on this legislation tonight representing the other side.

City Administrator Woodruff asked Mr. Morrison what were his questions.

Chairperson Morrison said he understood from the presentation that the maximum amount the housing regulations will pay is nine-hundred ten dollars. The women said a one bedroom in Whitehall was nine-hundred fifty-three dollars with the tenant being responsible for thirty percent. Throughout this whole process it mentioned requirements, his question is, how is this not going to drive up the cost of rent. By saying that, right now, this ordinance is not mandated, people do not have to comply. Say, he has a one-hundred-unit apartment and he is renting a one-bedroom unit for nine-hundred sixty dollars, he sees this as going in, what is going to prevent him prior to this being adopted from raising his rent because the government is picking up all but thirty percent of this. He cannot see where there is a restriction for him doing that as a landowner. Now, after it passes there are provisions preventing certain increases.

City Administrator Woodruff said that Amy Clavin, Affordable Housing Alliance of Central Ohio was present tonight to answer any questions from Council on this piece of legislation.

Ms. Clavin answered questions from Chairperson Morrison, Chairperson Kantor and Chairperson Bailey. There was ongoing discussion on CMHA vouchers and their intended use.

ORDINANCE NO. 114-2021 (*Comm. of the Whole – 3rd reading – ADOPT 12/21/2021–Bailey/Kantor*)

MAKING APPROPRIATION FOR CURRENT GENERAL FUND (101) EXPENSES, STREET (201) EXPENSES AND STATE HIGHWAY MATERIALS (211) EXPENSES DURING THE PERIOD FROM JANUARY 1, 2022 TO DECEMBER 31, 2022 IN THE TOTAL SUM OF THIRTY-SEVEN MILLION, NINE HUNDRED NINETEEN THOUSAND, SIX HUNDRED AND TWENTY-EIGHT DOLLARS (\$37,919,628.00) AND DECLARING AN EMERGENCY.

President Pro Tem Bailey thanked Mr. Woodruff for giving them a copy of the budget. It gave them time to go over it before the presentation.

City Administrator Woodruff said he appreciates the opportunity to present to Council an overview of the Mayors proposed budget for fiscal year 2022. He gave an overview of the spending plan, general fund balance, major considerations and staffing summaries.

ORDINANCE NO. 115-2021 (*Comm. Of the Whole – 3rd reading – ADOPT 12/21/2021–Kantor/Conison*)

AUTHORIZING AND APPROVING THE FOLLOWING CHANGES TO 161.38 AND DECLARING AN EMERGENCY.

ADMINISTRATION AND FINANCIAL MANAGEMENT

Councilperson Bailey opened at 7:20 p.m. and addressed the legislation in his committee, as follows:

RESOLUTION NO. 035-2021 DRAFT # 3

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

(*Adm/Fin. Mgmt. – 1st reading – ADOPT 12/07/2021–Bailey/Rodriguez*)

SECOND READING:

ORDINANCE NO. 119-2021 (*Adm/Fin. Mgmt. – 3rd reading – ADOPT 12/21/2021–Bailey/Morrison*)

MAKING AN APPROPRIATION FOR CERTAIN SPECIAL REVENUE, INTERNAL SERVICE AND FIDUCIARY ACCOUNTS FOR THE CALENDAR YEAR 2022 IN THE TOTAL SUM OF FIFTEEN MILLION SEVEN HUNDRED FORTY-SIX THOUSAND TWO HUNDRED EIGHTY-SEVEN AND 28/100 DOLLARS (\$15,746,287.28) AND DECLARING AN EMERGENCY.

Having no further business, Councilperson Bailey closed at 7:22 p.m.

COMMUNITY STANDARDS AND ENFORCEMENT

Chairperson Rodriguez opened at 7:22 p.m. and addressed the legislation in his committee, as follows:

RESOLUTION NO. 034-2021 DRAFT # 2

LEVYING SPECIAL ASSESSMENTS FOR PROPERTY MAINTENANCE AT SEVERAL LOCATIONS IN THE CITY OF WHITEHALL, OHIO (ADDRESSES AND PARCEL NUMBERS AS PROVIDED WITHIN THE TEXT OF THIS RESOLUTION), CERTIFYING SUCH COSTS TO THE FRANKLIN COUNTY AUDITOR TO BE ASSESSED AGAINST SUCH PROPERTY AND DECLARING AN EMERGENCY.

Chairperson Heck asked for information on the property at 473 Maplewood.

City Administrator Woodruff said that action was in coordination with the City Attorney’s Office to pursue and eliminate a nuisance. The Service Department, after working with the Police Department and along with the City Attorney’s Office went in and condemned the home, which did not have proper utilities. There were people living and camping in the backyard. It took multiple days to secure the property along with multiple thirty-yard roll off dumpsters to clean up that property. Ultimately, that was the cost to clean up that property. It took well over a year to clean up that property.

City Attorney Bivens said that Chairperson Heck was more than welcome to come by his office and look at the file.

(Comm. Stand & Enf. – 1st reading – ADOPT 12/07/2021– Rodriguez/Kantor)

ORDINANCE NO. 127-2021 DRAFT # 4

Planning Commission Meeting December 9, 2021 with Public Hearing January 4, 2022

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 3540 E. MAIN STREET, AND 739 & 721 MAPLEWOOD AVENUE, PARCEL NUMBERS 090-002122, 090-001890, 090-003640, 090-001900, 090-002485, 090-003638, 090-008240 FROM R-3 RESIDENTIAL DISTRICT AND GENERAL COMMERCE DISTRICT (GCD) TO A-2 APARTMENT DISTRICT, PROPERTY OWNED BY MAMA COMPANY INC. AND DECLARING AN EMERGENCY

City Administrator asked for clarification that the hearing is on the fourth because his agenda said the seventh.

President Pro Tem Bailey said there were some typos and corrections will be made for the next meeting.

(Comm. Stand. & Enf. – 3rd reading – ADOPT 01/04/2022– /)

ORDINANCE NO. 128-2021 DRAFT # 5

Planning Commission Meeting December 9, 2021 with Public Hearing January 4, 2022

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 1123.06(c)(7) TO ALLOW AN APARTMENT DWELLING STRUCTURE CONTAINING MORE THAN TWELVE DWELLING UNITS ON THE PROPERTY LOCATED AT ON 3540 E. MAIN STREET, AND 739 & 721 MAPLEWOOD AVENUE, PARCEL NUMBERS 090-002122, 090-001890, 090-003640, 090-001900, 090-002485, 090-003638,

090-008240, PROPERTY OWNED BY MAMA COMPANY INC. AND DECLARING AN EMERGENCY.

(Comm. Stand. & Enf. – 3rd reading – ADOPT 01/04/2022– /)

SECOND READING:

ORDINANCE NO. 121-2021 (Comm. Stand. & Enf. – 3rd reading – ADOPT 12/21/2021–Rodriguez/Morrison)

Planning Commission Meeting December 16, 2021 with Public Hearing December 21, 2021

AMENDING SECTION 1122.02 TITLED ZONING MAP AND DISTRICTS AND CREATING 1123.11 TITLED COMMERCIAL CORRIDOR ZONING DISTRICTS AND DECLARING AN EMERGENCY.

City Administrator Woodruff reminded everyone that there is a Town Hall Meeting next Tuesday, November 30, 2021 at 6:30 pm. Given that it is a piece of legislation on your agenda, he asked Council to make sure there is not necessarily a quorum at the meeting, other than that, he is encouraging everyone to come out and get an understanding of what the zoning code changes are.

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

COMMUNITY AND ELDER ADVOCACY

Chairperson Bailey opened at 7:31 p.m. and said there are no drafts or pending legislation on the agenda.

There was no discussion in Community and Elder Advocacy.

Having no further business, Chairperson Bailey closed at 7:31 p.m.

ECONOMIC DEVELOPMENT

Chairperson Morrison opened at 7:25 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 129 -2021 DRAFT # 6

Planning Commission Meeting December 9, 2021 with Public Hearing January 4, 2022

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 OLIO DEVELOPMENT GROUP TO OPERATE A RESTAURANT ESTABLISHMENT WITH A DRIVE-THROUGH ON THE PROPERTY LOCATED AT 3661 EAST MAIN STREET PARCEL #090-008372-00, OWNED BY SRI REAL ESTATE PROPERTIES LLC.

City Administrator Woodruff said this will go to Planning Commission and staff will have a report on it but specifically this is for a Raising Canes on Main Street. The location is the former Sonic and is a redevelopment of that property, as they do not plan to use the existing building. He believes Council has the site plans for this and if not they will have them tomorrow.

(Economic Development – 3rd reading – ADOPT 01/04/2022– /)

ORDINANCE NO. 130-2021 DRAFT # 7

Planning Commission Meeting December 9, 2021 with Public Hearing January 4, 2022

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 #090-000193-00, OWNED BY GILLIGAN COMPANY, LLC.

City Administrator Woodruff said this will go to Planning Commission and staff will have a report on it but specifically this is for a Dunkin Donut proposed facility on East Broad Street right at the corporation limits across from the Kroger's.

(Comm. Stand. & Enf. – 3rd reading – ADOPT 01/04/2022– /)

SECOND READING:

ORDINANCE NO. 122-2021 (Econ. Dev. – 3rd reading – ADOPT 12/21/2021–Morrison/Kantor)

Planning Commission Meeting December 9, 2021

ACCEPTING THE ADDITION OF PARCEL #090-005410 AND PARCEL #090-001974 TO LOT 7; ACCEPTING THE SUBDIVISION OF LOT 7 TO THE OFFICE AT NORTON CROSSING.

Having nothing further, Chairperson Morrison closed at 7:36 p.m.

INFRASTRUCTURE, MAINTENANCE AND SERVICE

Chairperson Heck opened at 7:36 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Kantor asked Mr. Woodruff if he had any information on the water main break on Etna Road or the bridge replacements on Elbern and Etna.

City Administrator Woodruff said the water main break has been called in to the City of Columbus and he has communicated his desire to have it fixed sooner than later. As far as the bridges, he does not want to inconvenience anyone. He has had his fair share of conversations with residents that live up against that project. There is no faster way to do a bridge replacement, certainly not a box culvert that this is. The project was delayed at one point because of utility relocation but other than that, it has been predominately on schedule. He is hoping they can pave in the next week or so and open it back up. Poth Road is getting ready to reopen shortly.

Having nothing further, Chairperson Heck closed at 7:44 p.m.

PUBLIC SAFETY

Chairperson Conison opened at 7:44 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Conison said they got some emails today about the Police Department Holiday Party, a retirement party for Officer Jeff Goble and a swearing in ceremony for the Police Department and the Fire department.

Having nothing further, Chairperson Conison closed at 7:44 p.m.

PARKS AND RECREATION

Chairperson Kantor opened at 7:45 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 131-2021 DRAFT # 8

APPROVING AND MAKING AN APPROPRIATION TRANSFER IN THE AMOUNT OF ELEVEN THOUSAND AND NO/100 DOLLARS (\$11,000.00) FROM VARIOUS EXPENSE ACCOUNTS TO THE REC NEW EQUIPMENT EXPENSE ACCOUNT (101-700-56000) AND DECLARING AN EMERGENCY.

Mayor Maggard said they want to buy a new gator and they want to lock in the price for 2022. These are leftover funds in these accounts and they are being transfer to the Recreation Department New Equipment. They are all for saving money now and not having to spend more money if they do not have to.

(Parks & Rec – 1st reading – ADOPT 12/07/2021–Kantor/Conison)

Chairperson Kantor reminded everyone that on December 3, Kelly on the Green is the lighting of the Christmas tree. The decorations are up at City Hall along with the nativity scene. He wished everyone a Happy Thanksgiving.

Having nothing further, Chairperson Kantor closed at 7:46 p.m.

President Pro Tem said he wanted everyone to have a blessed holiday.

Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Julie A. Ogg, Clerk of Council