

WHITEHALL COUNCIL COMMITTEES

MINUTES – March 23, 2021

Council President Potter called the March 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
Council President Potter
Mayor Kim Maggard
Service Director Zach Woodruff

Council Members
Wes Kantor
Larry Morrison
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 Morrison opened at 6:31 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 018-2021 - DRAFT # 1

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).

(Admin/Fin. Mgmt. – 3rd reading – ADOPT 05/04/2021–Bailey/Morrison)

ORDINANCE NO. 019-2021 - DRAFT # 2

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).

(Admin/Fin. Mgmt. – 3rd reading – ADOPT 05/04/2021–Bailey/Morrison)

RESOLUTION NO. 008-2021 - DRAFT # 3

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

(Admin/Fin. Mgmt. – 1st reading – ADOPT 04/06/2021–Bailey/Conison)

SECOND 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.

THIRD READING:

ORDINANCE NO. 014-2021 (*Admin/Fin. Mgt. – 3rd reading – ADOPT 04/06/2021–Bailey/Conison*)

MAKING A FUND TRANSFER IN THE AMOUNT OF THIRTY-NINE THOUSAND SIX HUNDRED EIGHTY-TWO AND 88/100 DOLLARS (\$39,682.88) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401) AND DECLARING AN EMERGENCY.

Having no further business, Councilperson Morrison closed at 6:35 p.m.

COMMUNITY STANDARDS AND ENFORCEMENT

Chairperson Kantor opened at 6:38 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 020-2021- DRAFT # 4

REFER TO PLANNING COMMISSION MEETING ON 04/08/2021

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.

Service & Development Director Zach Woodruff passed out site plans to all Council members. This is the property immediately north of the Dairy Queen on Yearling Road. They have been working on this project for the better part of a year with the applicant. This open green space wraps around the Dairy Queen. The applicant is proposing twenty townhomes and a new office off Rickenbacker Avenue, kind of set up in two different portions. Units fifteen through twenty are two story four bedroom units, which is lined up to the right of way. The brick sidewalk will extend all the way back to the building creating a brownstone walk up look. A pedestrian walkway from Yearling Road will go between units seventeen and eighteen. Units one through fourteen do not front Yearling Road so they do not have the same level of brick that the other units do. They worked with the applicant so that the project had the row house look and character to them. This is consistent with the master plan that Council adopted a number of years ago. The front six units would have a rear garage.

At this time, Service & Development Director Zach Woodruff answered questions from Council members.

(Comm. Standard & Enf. – 3rd reading – ADOPT 05/04/2021– Kantor/Morrison)

ORDINANCE NO. 021-2021 - DRAFT # 5

REFER TO PLANNING COMMISSION MEETING ON 04/08/2021

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.

Service & Development Director Zach Woodruff passed out site plans to all Council members and stated draft #5 goes in conjunction with draft #6. Norton Crossing was re-zoned to PUD and the Hamilton Road frontage was left for another time. There is to be constructed a public road from Hamilton Road through where the shopping center used to be over to Norton Crossing and the park. What Council is seeing is a site development plan for the property north of where that road will be constructed. What he has is a site A and a site B. They are both on the same tax parcel. What this shows is a 2,200 to 2,300 square foot financial institution branch on the corner of Opportunity Way and Hamilton Road with an address of 51

S. Hamilton Road, as well as a multi-tenant building fronting Broad Street with Broad Street addresses. This is consistent with what Council saw as they went through the Norton Crossing process. He thinks Council will appreciate the fact that the office market right now is not exactly hot and Continental has worked to identify users that are appropriate to the city and would add to this development. For site B, they are not aware of any commitments yet for those spaces but Continental does have a commitment for site A for financial institution. There is a rendering of what the financial institution will look like in the renderings given to Council. Right now on site B, they are showing a 5,000 square foot fast casual coffee building as well as a potential 3,500 square foot additional tenant. Council will have the full packet by the end of the week. That building will look similar to the Old Bag of Nails and the clubhouse that has already been constructed. This will continue that look and the theme on down to the corner. The first piece of legislation draft #5 is to rezone this whole thing to the GCD and draft #6 is for the drive through facility for the financial institution. They are very pleased with the progress that Continental has made to develop the Hamilton Road side as well.

At this time, Service & Development Director Zach Woodruff answered questions from Council members.

(Comm. Standard & Enf. – 3rd reading – ADOPT 05/04/2021– Kantor/Elmore)

ORDINANCE NO. 022-2021- DRAFT # 6

REFER TO PLANNING COMMISSION MEETING ON 04/08/2021

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.

Service & Development Director Zach Woodruff said he did not think he had anything else to add as drafts #5 and #6 went hand in hand. Council will receive their full packet here by the end of the week and it will be going to the planning commission on April 8.

(Comm. Standard & Enf. – 3rd reading – ADOPT 05/04/2021– Kantor/Morrison)

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

COMMUNITY AND ELDER ADVOCACY

Chairperson Elmore opened at 6:36 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Elmore said the Park and Recreation Department collaborated with Lowes on E. Broad Street to hand out senior care baskets on St. Patrick's Day. Check the City of Whitehall's website for Covid-19 vaccination schedules along with Kroger's and Heart of Ohio Health Center.

There was ongoing discussion on Covid-19 vaccine scheduling.

Chairperson Elmore said it was so beautiful outside and she met so many people walking the neighborhood, walking their dogs and getting their yards ready for spring. It was very refreshing to see this. It gives her hope and she is very optimistic.

Having no further business, Chairperson Elmore closed at 6:38 p.m.

ECONOMIC DEVELOPMENT

Chairperson Morrison opened at 7:00 p.m. and said there are no drafts or pending legislation on the agenda.

Service & Development Director Zach Woodruff gave each Council member and the Clerk an application submitted by the Mayor to Council per ORC for Council to consider a designated outdoor refreshment area, also known as a DORA. DORA's are permitted under ORC to be a certain area designated by Council, which allows people to obtain alcohol at a DORA approved establishment. People would be able to walk in the DORA with that beverage. There are DORA's throughout central Ohio. By state law, they are not allowed to be larger than one hundred fifty acres. The city's DORA would be one hundred nine acres. It is required to include four businesses that have a liquor license. Therefore, for the purposes of the Whitehall DORA it included Two Tones Brewing, Holiday Lanes, Bella Doma and Old Bag of Nails. Economic Development Manager Jenna Goehring will be in front of Council on April 13 to do a formal presentation on the DORA. They are required per ORC, since this has been given to Council, to place an ad in the paper describing that the City is considering a DORA. At some point, not less than thirty days but not more than sixty days a resolution will be brought forth to City Council asking for a vote to consider the resolution to establish the DORA. In talking to the Parks Department and Shannon Sorrell, it is their goal to have this in place and approved by the state by June 1 so that it will coincide with a lot of the programming they are planning for the new park at Norton Crossing.

At this time, Service & Development Director Zach Woodruff answered questions from Council members.

Having nothing further, Chairperson Morrison closed at 7:16 p.m.

INFRASTRUCTURE, MAINTENANCE AND SERVICE

Chairperson Heck opened at 7:16 p.m. and addressed the legislation in her committee, as follows:

ORDINANCE NO. 023-2021 - DRAFT # 7

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).

Chairperson Heck said that Ord. 105-2016 authorized a Tax Increment Financing Program on certain parcels along Etna Road and it authorized the city to use the TIF funds to reimburse the costs of the Public Infrastructure Improvements. The city financed the project through the Ohio Public Works Commission. The TIF is now in place and the city would like to transfer the balance until such time the loan is repaid.

(Infra. Maint. & Srvs. – 3rd reading – ADOPT 05/04/2021–Heck/Kantor)

ORDINANCE NO. 024-2021 - DRAFT # 8

MAKING AND APPROVING A FUND TRANSFER IN THE AMOUNT OF TWENTY-SEVEN THOUSAND TWO HUNDRED TWENTY AND NO/100 DOLLARS (\$27,220.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE CAPITAL IMPROVEMENT/PROJECT FUND (311); MAKING A SUPPLEMENTAL APPROPRIATION OF TWENTY-SEVEN THOUSAND TWO HUNDRED TWENTY AND NO/100 DOLLARS (\$27,220.00) FROM THE CAPITAL IMPROVEMENT/PROJECT FUND (311) TO THE CAPITAL IMPROVEMENT ACCOUNT 311.000.54000 AND DECLARING AN EMERGENCY.

Chairperson Heck said the city has received several reimbursements related to capital improvements and would like to transfer these funds to the account which will pay the bill for repairs.

Service & Development Director Zach Woodruff said that motorists have hit city property and the insurance company pays them. Typically, they have already moved forward with the repairs while waiting for the check. Once they receive the check it is put back into that account.

There was discussion about ongoing street infrastructure.

(Infra. Maint. & Svcs. – 1st reading – ADOPT 04/06/2021–Heck/Morrison)

Having nothing further, Chairperson Heck closed at 7:20 p.m.

PUBLIC SAFETY

Chairperson Conison opened at 7:20 p.m. and addressed the legislation in her committee, as follows:

ORDINANCE NO. 025-2021 - DRAFT # 9
AMENDING 139.01 TITLED PETTY CASH FUNDS FOR POLICE AND FIRE.

(Public Safety – 3rd reading – ADOPT 05/04/2021–Conison/Heck)

Having nothing further, Chairperson Conison closed at 7:21 p.m.

PARKS AND RECREATION

Chairperson Kantor opened at 7:21 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Kantor said the Norton Crossing Park grand opening is May 1. A farmers market will be held every Tuesday in June, July and August.

Having nothing further, Chairperson Kantor closed at 7:22 p.m.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Julie A. Ogg, Clerk of Council