

WHITEHALL COUNCIL COMMITTEES

MINUTES – May 11, 2021

Council President Potter called the May 11, 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
Deputy Dir. Of Public Affairs Megan Meyer

Council Members

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

COMMITTEE OF THE WHOLE

SECOND READING:

RESOLUTION NO. 010-2021

APPROVING A RESOLUTION OF AND BY THE CITY OF WHITEHALL CONDEMNING INTIMIDATION AND VIOLENCE, REAFFIRMING EQUALITY UNDER THE LAW, AND COMMITTING TO REVIVING CIVILITY BETWEEN ALL PEOPLE.

(Comm. Of the Whole – 3rd reading – ADOPT 06/01/2021– Elmore/Heck)

Chairperson Kantor welcomed Mr. Rodriguez back to Council. All in attendance stood to welcome Mr. Rodriguez back.

ADMINISTRATION AND FINANCIAL MANAGEMENT

Councilperson Bailey opened at 6:33 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 043-2021 –DRAFT #1

MAKING A FUND TRANSFER IN THE AMOUNT OF TWENTY-FIVE THOUSAND EIGHT HUNDRED EIGHTY AND 36/100 DOLLARS (\$25,880.36) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401) AND DECLARING AN EMERGENCY.

Chairperson Bailey said these funds were appropriated in 2020.

(Admin/Fin. Mgmt. – 3rd reading – ADOPT 06/15/2021–Bailey/Morrison)

ORDINANCE NO. 044-2021 –DRAFT #2

MAKING AND APPROVING A SUPPLEMENTAL APPROPRIATION OF SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 DOLLARS (\$7,500.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE FARMERS MARKET EXPENSE ACCOUNT (101.700.58500).

Chairperson Bailey said these funds are to make the Farmers Market at Kelly Green a success.

Mayor Maggard said the Farmers Market is going to start on June 01, 2021 and will continue through the end of August. They do have to put some money upfront for this. She is looking forward to this. It is a great opportunity and the Farmers Market will be able to accept SNAP benefits.

(Admin/Fin. Mgmt. – 1st reading – ADOPT 05/18/2021–Bailey/Kantor)

ORDINANCE NO. 045-2021 –DRAFT #3

APPROVING AND MAKING A FUND TRANSFER FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) IN THE AMOUNT OF TWENTY-THREE THOUSAND AND NO/100 DOLLARS (\$23,000.00) TO THE ACCRUED BENEFIT RESERVE EXPENSE ACCOUNT (505.000.51000); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF TWENTY-THREE THOUSAND AND NO/100 DOLLARS (\$23,000.00) FROM THE ACCRUED BENEFIT RESERVE FUND (505) TO THE ACCRUED BENEFIT RESERVE EXPENSE ACCOUNT (505.000.51000) AND DECLARING AN EMERGENCY.

Chairperson Bailey said they have seen these before and the funding is used to pay leave accruals for employee retirements.

(Admin/Fin. Mgmt. –1st reading – ADOPT 05/18/2021–Bailey/Conison)

RESOLUTION NO. 013-2021 - DRAFT # 4

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

(Admin/Fin. Mgmt. – 1st reading – ADOPT 05/18/2021–Bailey/Conison)

ORDINANCE NO. 047-2021- DRAFT #5

APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF SIX HUNDRED NINETY-NINE AND NO 12/100 DOLLARS (\$699.12) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE CREDIT CARD FEES EXPENSE ACCOUNT (101.950.59620) AND DECLARING AN EMERGENCY.

Chairperson Bailey said this is add on legislation and he understood that an ordinance number would be assigned later. The City has begun accepting credit card payments and the fees need to be paid by the City.

(Admin/Fin. Mgmt. –1st reading – ADOPT 05/18/2021–Bailey/Morrison)

SECOND READING:

ORDINANCE NO. 037-2021 *(Admin/Fin. Mgmt. – 2nd reading – ADOPT 05/18/2021–Bailey/Conison)*

AUTHORIZING AND APPROVING GENERAL FUND EXPENSE ACCOUNT NUMBER 100.200.51351 TITLED “SEASONAL INTERN” AND MAKING AN APPROPRIATION IN THE AMOUNT OF SEVEN THOUSAND EIGHT HUNDRED FORTY AND NO/DOLLARS (\$7,840.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND 101 TO THE 100.200.51351 “SEASONAL INTERN” AND DECLARING AN EMERGENCY.

Chairperson Kantor asked Mayor Maggard if she knew the amount the City would receive from Franklin County and do we have to submit paperwork.

Mayor Maggard said there is a formula amount they will get from Franklin County and she believed it to be about 3.1.

Having no further business, Councilperson Bailey closed at 6:38 p.m.

COMMUNITY STANDARDS AND ENFORCEMENT

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

ORDINANCE NO.046-2021 – DRAFT #6

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.

Director Woodruff said this is the former Sandusky Builders Supply site. He has been in contact with Woda Cooper, a very well known and respected developer in central Ohio. What they would be proposing is a four story, 102-unit project on the site. He will have additional information, including the site plan for you. He has the complete application minus the site plan. He will get that to Council as it just came in today. He will have the full application for them tomorrow with renderings to follow afterwards.

Director Woodruff answered questions from Council.

(Comm. Standard & Enf. – 3rd reading – ADOPT 06/15/2021– Rodriguez/Elmore)

Having nothing further, Chairperson Rodriguez closed at 6:44 p.m.

COMMUNITY AND ELDER ADVOCACY

Chairperson Elmore opened at 6:44 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Elmore wanted to remind everyone that May is Mental Health Month. There are many people suffering from mental health issues. Reach out to family, friends and people you may know to make sure they are okay. She said Covid 19 vaccinations are still available and she urged those who have not been vaccinated to get their shot if they can.

Having no further business, Chairperson Elmore closed at 6:44 p.m.

ECONOMIC DEVELOPMENT

Chairperson Morrison opened at 6:45 p.m. and addressed the legislation in her committee, as follows:

SECOND READING:

ORDINANCE NO.039-2021

PUBLIC HEARING JUNE 01, 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 3596-3648 EAST MAIN STREET, PARCEL 090-000548, PROPERTY OWNED BY WHITEHALL RETAIL VENTURES LTD.

(Economic Dev – 3rd reading – ADOPT 06/01/2021– Morrison/Kantor)

ORDINANCE NO.040-2021

PUBLIC HEARING JUNE 01, 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 890 SOUTH HAMILTON ROAD, PARCEL 090-000052, PROPERTY OWNED BY GREAT EASTERN OWNER LTD.

(Economic Dev – 3rd reading – ADOPT 06/01/2021– Morrison/Elmore)

Having nothing further, Chairperson Morrison closed at 6:47 p.m.

INFRASTRUCTURE, MAINTENANCE AND SERVICE

Chairperson Heck opened at 6:47 p.m. and said there are no drafts or pending legislation on the agenda.

Director Woodruff said Brian Cooper from Baker Tilly which is a financial and municipal advisor who has worked with the City on various funding mechanisms is here tonight. They will be talking tonight about a critical infrastructure need and walk through a plan to address a critically underfunded water and sewer lines. He does not think it comes as a surprise that there is a deficiency in the water distribution lines as well as the sanitary sewer lines.

Megan Meyer, Deputy Director of Public Affairs began her presentation to City Council on Water/Sewer Utility and Infrastructure Improvement Analysis.

Analysis Overview

- Current State of Water/Sewer Infrastructure
- Current Capital Improvement Plan (CIP)
 - Five-Year Lookback: 2017-2021 CIP Investments
 - Current CIP Funding Sources
- Potential Water/Sewer Utility Charge
 - Potential Funding and Surcharge Basis Options
 - Resident/Commercial User Impact
- Potential Financing Options
- Proposed Five-Year 2022-2026 CIP
- Next Steps

Current State of Water/Sewer Infrastructure

- Aging Infrastructure system overall- 50+ years of age in most segments

Underinvestment correlates to:

- Increased water main breaks
- Service interruptions
- Inflow/infiltration into sanitary sewer system
- Increased spending on repairs
- **Recommendations**
- Phase in water and sewer utility charge
 - July 1, 2022: Implement half of total combined surcharge of \$3.76 (half of total)
 - January 1, 2023: Implement total combined surcharge (\$7.52)

- Apply for Ohio EPA SRF for Water Main Projects
- Integrate 5-year CIP into annual budget conversations
- Revisit surcharge basis every two years as part of budget process

Next Steps

- Early summer: Legislation introduced at City Council Subcommittee Meetings
- Legislation would go all three readings prior to consideration
- Public Affairs/Development Department to host a Virtual Town Hall during the consideration timeframe to help answer questions

Implementation Schedule (If adopted)

- July 1, 2022: Phase 1 of surcharge implementation
- March 2022: Submit for Ohio EPA SRF Funding
- January 1, 2023: Phase 2 of surcharge implementation

At this time, Director Woodruff and Megan Meyer answered questions from City Council.

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 Kantor said it is Police Officer Appreciation Week.

Chairperson Bailey said that Whitehall EMS, Fire and Police are heads above other communities.

Having nothing further, Chairperson Conison closed at 7:49 p.m.

PARKS AND RECREATION

Chairperson Kantor opened at 7:49 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Kantor said that earlier a draft piece of legislation was introduced for Market on the Green. It will be held every Tuesday from June 1 to August 31. The Dog Park groundbreaking is Wednesday, May 12 at 6:30 pm. On May 15, there will be a ribbon cutting for the new canoe/kayak launch at Whitehall Community Park and the Rockwell Bench dedication.

Mayor Maggard said next Wednesday, May 19 at 6:30 pm there will be parking lot bingo at the Senior Center and there will be ice cream as well.

Having nothing further, Chairperson Kantor closed at 7:52 p.m.

Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Julie A. Ogg, Clerk of Council