

WHITEHALL COUNCIL COMMITTEES

MINUTES – July 27, 2021

Council President Potter called the July 27, 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
City Attorney Michael Bivens
City Auditor Dan Miller
City Treasurer Steve Quincel
Dep. Dir. of Public Affairs Megan Meyer

Council Members

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

SPECIAL PRESENTATION:

Rachel Kleit, Associate Dean and Professor of City and Regional Planning, College of Engineering, Ohio State University, Steering Committee Chair, Move to PROSPER and Amy Klaben, Principle, Strategic Opportunities and Project Facilitator, Move to PROSPER are volunteers with Building Welcoming Communities, a group of people in central Ohio who are working together to create diverse, equitable and inclusive housing within communities.

- They are a group of volunteers that have been working with the City to protect people from discrimination due to their source of income.
- Provides rental support, including vouchers, provide government or private assistance to help low-income households to afford the rent of units of their choice. These programs are attractive, in part, because they allow participating families freedom of choice in where to live and makes it possible for lower-income families to find safe and decent housing in areas of their choice.
- Why SOI protection is needed and what it does—prevents property owners from refusing to rent to people based on the type of income they use to pay for it, like a housing voucher.
 - Currently, voucher use is concentrated in high poverty areas of the region where landlords are willing to take them.
 - Currently, there are 12,787 voucher holders in Franklin County.
 - 11,088 of those vouchers are used in Columbus - 87% of all vouchers – so they are not evenly distributed throughout the region.
 - 50% are used by a family with a disabled head of household.
 - 80.7% of CMHA voucher holders are minorities; 78% non-Hispanic black.
- Who benefits from SOI protections – while there are protections for veterans, but not if they use a voucher. Veterans, people with Supplemental Security Income due to disabilities (SSI), families benefit. Alimony and child support are also protected sources of income. Women, children and people of color are disproportionately impacted when landlords are able to choose what type of funds they consider acceptable for payment of rent.
- How SOI Protections work; Regardless of type of income that is protected, landlords can still screen and deny housing to those who do not meet eligibility criteria, charge security deposits, accept nothing less than market rent and seek damages. When the tenant has a housing choice voucher for payment of rent, the tenant will pay no more than 30% of their income towards the rent with the voucher paying the rest, voucher impact on landlord (inspection and two documents to sign), voucher benefit to both: assistance increases if tenant loses their employment reducing eviction impact on both.

- SOI laws and ordinances have been adopted in 18 states and D.C. along with over 100 cities including 13 in Ohio. Approximately 50% of voucher holders are now living in cities or states that have SOI protections. HUD found that cities with SOI protections reduce denial rates, without SOI protection-78% denial rate and with SOI protection-15% denial rate.
- Who might oppose this or the most common arguments against SOI protections: myths about people who have vouchers, they are not good tenants, people who are NIMBY's don't want "those people" here, apartment owners who don't want to be "forced" to participate in a government program and deal with its bureaucracy and people who are concerned that landlords will increase their rents so as to not participate in accepting applicants with housing assistance.
- Adoption of an ordinance to protect people from discrimination is how to create inclusive housing and mixed income neighborhoods throughout Whitehall should be one of the goals for the City of Whitehall.

Amy and Rachel answered questions from Councilmembers at this time.

COMMITTEE OF THE WHOLE

ORDINANCE NO. 072-2021 DRAFT # 1

AUTHORIZING EXEMPTIONS OF 161.09(A) VACATION AND SICK LEAVE CREDIT CARRYOVER 161.09(B) FOR THE PURPOSE OF EMPLOYING A HIGHLY QUALIFIED EMPLOYEE TO THE CITY OF WHITEHALL AND DECLARING AN EMERGENCY.

City Attorney Bivens said the employee came in with a lot of experience from the City of Columbus and this was a pretty worthy incentive. He thinks she is going to be a great addition to the City Attorney's Office. The total amount of hours he believes is seventy-six hours.

(Comm. Of the Whole – 1st reading – ADOPT 08/03/2021– Bailey/Kantor)

ADMINISTRATION AND FINANCIAL MANAGEMENT

Councilperson Bailey opened at 7:12 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 068-2021 DRAFT # 2

AUTHORIZING THE CREATION OF THE AMERICAN RESCUE PLAN GRANT FUND (209) AND AMERICAN RESCUE PLAN GRANT EXPENSE ACCOUNT (209.000.50000) AND DECLARING AN EMERGENCY.

Councilperson Bailey said the City has received a grant and will work with the Ohio Office of Budget Management. The City will be holding these funds as separate funds, to pay for allowable expenses.

Auditor Miller said the grant ended up being 1.9 million over a two-year period.

Mayor Maggard said the City was originally scheduled to receive between 3.8 and 3.9 million and the state cut it in half, giving it to townships.

(Admin/Fin. Mgmt. – 1st reading – ADOPT 08/03/2021–Bailey/Rodriguez)

ORDINANCE NO. 069-2021 DRAFT # 3

REPEALING ORDINANCE 067-2021; APPROVING AND MAKING A SUPPLEMENTAL APPROPRIATION OF FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) FROM THE GENERAL FUND (101) TO THE FIRE HYDRANTS EXPENSE ACCCOUNT (101.950.53600) AND DECLARING AN EMERGENCY.

Chairperson Bailey said the City has received reimbursement from various insurance companies and there is a need for additional funds to finance the repair of fire hydrants through 2021.

Auditor Miller said he made a mistake on the one for the fire hydrants and Ordinance 067-2021 will need repealed.

(Admin/Fin. Mgmt. – 1st reading – ADOPT 08/03/2021–Bailey/Heck)

ORDINANCE NO. 070-2021 DRAFT # 4

MAKING A FUND TRANSFER IN THE AMOUNT OF THIRTY-THREE THOUSAND EIGHTY-TWO AND 06/100 DOLLARS (\$33,082.06) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401) AND DECLARING AN EMERGENCY.

Chairperson Bailey said the Auditor of State requires bond retirement payments to be paid from the Debt Service Fund.

Auditor Miller said this is to repay North Hamilton Road Improvements.

(Admin/Fin. Mgmt. – 3rd reading – ADOPT 09/07/2021–Bailey/Conison)

ORDINANCE NO. 071-2021 DRAFT # 5

MAKING A FUND TRANSFER IN THE AMOUNT OF SIXTY-FIVE THOUSAND TWO HUNDRED FORTY-SEVEN AND 96/100 DOLLARS (\$65,247.96) FROM THE BOND RETIREMENT ACCOUNT (101-950-57500) TO THE DEBT SERVICE FUND (401) AND DECLARING AN EMERGENCY.

Chairperson Bailey said the Auditor of State requires bond retirement payments to be paid from the Debt Service Fund.

Auditor Miller said this is to repay the Capital Lease for energy upgrades to City Hall, the Garage and the Police Department buildings.

(Admin/Fin. Mgmt. – 3rd reading – ADOPT 09/07/2021–Bailey/Morrison)

SECOND READING:

ORDINANCE NO. 062-2021 *(Admin/Fin. Mgmt. – 3rd reading – ADOPT 08/17/2021–Bailey/Conison)*

AUTHORIZING THE CREATION OF THE WATER UTILITY FUND (841), APPROPRIATING TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) FROM UNAPPROPRIATED MONIES IN THE WATER UTILITY FUND (841) TO THE WATER UTILITY EXPENSE ACCOUNT (841.000.50000) AND DECLARING AN EMERGENCY.

ORDINANCE NO. 063-2021 *(Admin/Fin. Mgmt. – 3rd reading – ADOPT 08/17/2021–Bailey/Morrison)*

AUTHORIZING THE CREATION OF THE SEWER UTILITY FUND (840), APPROPRIATING TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) FROM UNAPPROPRIATED MONIES IN THE SEWER UTILITY FUND (840) TO THE SEWER UTILITY EXPENSE ACCOUNT (840.000.50000) AND DECLARING AN EMERGENCY.

Having no further business, Councilperson Bailey closed at 7:17 p.m.

COMMUNITY STANDARDS AND ENFORCEMENT

Chairperson Rodriguez opened at 7:17 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 7:18 p.m.

COMMUNITY AND ELDER ADVOCACY

Chairperson Elmore opened at 7:18 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 Elmore closed at 7:18 p.m.

ECONOMIC DEVELOPMENT

Chairperson Morrison opened at 7:18 p.m. and said there are no drafts or pending legislation on the agenda.

There was no discussion in Economic Development.

Having nothing further, Chairperson Morrison closed at 7:18 p.m.

INFRASTRUCTURE, MAINTENANCE AND SERVICE

Chairperson Heck opened at 7:18 p.m. and addressed the legislation in her committee, as follows:

SECOND READING:

ORDINANCE NO. 061-2021 (*Inf. Maint. & Serv. – 3rd reading – ADOPT 08/17/2021–Heck/Morrison*)

AN ORDINANCE TO AMEND CHAPTER 913, SANITARY REGULATIONS, AS CONTAINED IN TITLE ONE, STREETS AND UTILITIES, OF PART NINE, STREETS AND PUBLIC SERVICES CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO, BY CREATING SEWER AND WATER SURCHARGES FOR THE USERS OF EACH UTILITY AND DECLARING AN EMERGENCY.

Chairperson Heck said there is a public meeting on Thursday, July 29, 2021 at 6:30 p.m. here at City Hall.

(Inf. Maint. & Serv. – 3rd reading – ADOPT 08/17/2021–Heck/Morrison)

Having nothing further, Chairperson Heck closed at 7:19 p.m.

PUBLIC SAFETY

Chairperson Conison opened at 7:19 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Conison reminded everyone that National Night Out is next Tuesday, August 3, 2021 at John Bishop Park and the City Council Meeting will be at the Park and Recreation Department/Armory, 721 Country Club Road.

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

PARKS AND RECREATION

Chairperson Kantor opened at 7:20 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Kantor said Director Sorrell is on vacation this week. He spoke with Shannon today and they just wrapped up the four weeks of the Summer Sports Camp with over two-hundred fifty kids, which the Parks Department did a great job on that. August events calendar for the Senior Center has been distributed, there are five more days of Market on the Green, which goes to the end of August at Kelly Green from 4:00-6:30 p.m., a reminder that the Splash Pad is still open through Labor Day, August 13 at the LaCorte Amphitheatre, there will be a concert and the movie Jumanji on August 28 and there is a dinner and the movie Mean Girls at Kelly Green. He knows Shannon sent everyone an email just a little bit ago and he hopes everyone received it. Do not forget the Food Truck Fest this Saturday, June 31, 2021.

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

Meeting adjourned at 7:23 p.m.

Respectfully submitted,

Julie A. Ogg, Clerk of Council