

WHITEHALL COUNCIL COMMITTEES

MINUTES – September 13, 2022

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Council President Potter called the September 13, 2022 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  
City Administrator Zach Woodruff  
City Attorney Michael Bivens  
City Auditor Steve Quincel  
Econ. Dev. Manager Kelsey Miller  
Dep. Dir. of Pub. Affairs Megan Meyer

Council Members

Gerald Dixon  
Wes Kantor  
Bob Bailey  
Karen Conison  
Lori Elmore

COMMITTEE OF THE WHOLE

RESOLUTION NO. 031-2022 DRAFT # 1

APPROVING A RESOLUTION FOR THE MAYOR OF THE CITY OF WHITEHALL, OHIO TO ENTER INTO A CONTRACT WITH CORNA KOKOSING TO PROVIDE CONSTRUCTION MANAGER AT RISK SERVICES FOR THE POLICE STATION EXPANSION AND RENOVATION AND DECLARING AN EMERGENCY.

City Administrator Zach Woodruff said this piece of legislation allows the City to enter into a contract with Corna Kokosing. An RFP was put out for the manager at risk services. They received numerous proposals; they narrowed it down and did interviews and ultimately selected Corna Kokosing to be the construction manager at risk. They are working with Corna to define schedules and budgets. The plan right now is to come to committee on September 27 to give an update on where they are in the process. He asked that this legislation be passed on first reading so they can get them under contract and continue that process.

City Administrator Woodruff answered question from Council members at this time.

*(Comm. Of the Whole – 1st reading – ADOPT 09/20/2022- Kantor/Dixon)*

ADMINISTRATION AND FINANCIAL MANAGEMENT

Councilperson Bailey opened at 6:34 p.m. and addressed the legislation in his committee, as follows:

ORDINANCE NO. 058-2022 DRAFT # 2

PROVIDING FOR THE ISSUANCE AND SALE OF NOTES, IN ONE OR MORE SERIES, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$9,765,000.00, 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.

City Administrator Woodruff said Ordinance 057-2022 is a companion piece to 056-2022 and is for the outstanding debt that the City took on to end the case with the Woodcliff Condominium Association and the ownership. This similar, if not identical legislation has been done for the past three years. In the development agreement with the developer for the Woodcliff property, these notes will eventually be reduced then ultimately paid off by the developer. As an example, the developer, last year, this year and subsequent years will pay the interest on these obligations.

*(Adm & Fin Mgmt. – 1st reading – ADOPT 09/20/2022-Bailey/Kantor)*

ORDINANCE NO. 059-2022 DRAFT # 3

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.

City Administrator Woodruff answered question from Council members at this time.

*(Adm & Fin Mgmt. – 1st reading – ADOPT 09/20/2022-Bailey/Kantor)*

ORDINANCE NO. 060-2022 DRAFT # 4

AUTHORIZING AND APPROVING A FUND ADVANCE TRANSFER IN THE AMOUNT OF THIRTY-FIVE THOUSAND AND NO/DOLLARS (\$35,000.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND 101 TO THE PD BUILDING RENOVATION/ADDITION FUND 324; APPROPRIATING THIRTY-FIVE AND NO/DOLLARS (\$35,000.00) FROM THE PD BUILDING RENOVATION/ADDITION FUND 324 TO THE 324-000-51000 EXPENSE ACCOUNT AND DECLARING AN EMERGENCY.

Deputy Director of Public Affairs Megan Meyer said this legislation goes with the legislation that Mr. Woodruff explained so well. There is a level of preconstruction that a construction manager has to do to schedule everything out such as orders and subs. This will allow them to get these things completed before the construction has started.

*(Adm & Fin Mgmt. – 1st reading – ADOPT 09/20/2022-Bailey/Conison)*

RESOLUTION NO. 032-2022 DRAFT # 5

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

Auditor Steve Quincel said this the last of the then and now and they are all caught up. Mr. Quincel answered questions from Councilmember Kantor in reference to bills from American Electric Power.

*(Adm & Fin Mgmt. – 1st reading – ADOPT 09/20/2022-Bailey/Conison)*

**SECOND READING:**

ORDINANCE NO. 053-2022 (*Adm & Fin Mgmt. – 2nd reading – ADOPT 09/20/2022-Bailey/Conison*)

AUTHORIZING AND APPROVIING SUPPLEMENTAL APPROPRIATIONS IN A TOTAL AMOUNT OF TWO HUNDRED THIRTY DOLLARS (\$230,000.00) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND 101 TO THE FOLLOWING GENERAL FUND EXPENSE ACCOUNTS AND DECLARING AN EMERGENCY.

Having nothing further, Councilperson Bailey closed at 6:43 p.m.

**COMMUNITY STANDARDS AND ENFORCEMENT**

Chairperson Kantor opened at 6:43 p.m. and addressed the legislation in his committee, as follows:

**SECOND READING:**

ORDINANCE NO. 054-2022 (*Comm. Stand & Enf.– 3rd reading – ADOPT 10/04/2022-Smith/Dixon*)

**PUBLIC HEARING 10/04/2022**

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 1123.12(c)(5) TO ALLOW MAGIC REAL ESTATE HOLDINGS, LLC TO OPERATE A PAINLESS DENT REMOVAL FACILITY ON THE PROPERTY LOCATED AT 4629, 4645 AND 4651 POTH ROAD and 181A, 181B, 181C, 181D, 181J, 181N and 181P NORTH HAMILTON ROAD PROPERTY OWNED BY HGI-MIDWEST LLC.

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

**COMMUNITY AND ELDER ADVOCACY**

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

Chairperson Kantor said the Senior Center is open.

Having nothing further, Chairperson Dixon closed at 6:45 p.m.

**ECONOMIC DEVELOPMENT**

Chairperson Kantor opened at 6:45 p.m. and said there are no drafts or pending legislation on the agenda.

City Administrator Zach Woodruff requested that the Economic Development Committee remain open as he was requesting an executive session at the close of Parks and Recreation Committee.

President Potter advised that he would like a motion to adjourn to executive session pursuant to Ohio Revised Code Section 121.22 (g)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance. Mr. Bailey so moved and Mr. Kantor seconded the motion. A roll call was

taken, all members present voted in the affirmative and the meeting adjourned into executive session at 6:57 p.m.

The meeting reconvened at 7:42 p.m.

Having nothing further, Chairperson Kantor closed at 7:42 p.m.

### INFRASTRUCTURE, MAINTENANCE AND SERVICE

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

#### **SECOND READING:**

RESOLUTION NO. 028-2022 (*Infra. Maint. & Srvs. – 2nd reading – ADOPT 09/20/2022-Conison/Kantor*)

TO AUTHORIZE THE MAYOR TO FILE AN APPLICATION WITH THE MID-OHIO REGIONAL PLANNING COMMISSION FOR THE PURPOSE OF ACQUIRING FUNDS THROUGH THE MORPC-ATTRIBUTABLE FEDERAL FUNDING PROGRAM FOR TRANSPORTATION IMPROVEMENTS.

City Administrator Zach Woodruff informed Council there would be a presentation for the Fairway Boulevard Infrastructure and Safety Improvement Project. Letters went out last week to all residents on Fairway Blvd and Fairway Circle inviting them to attend so they could better understand what is going to be taking place.

There was discussion on the new LED streetlights within the City. They are being installed at no cost to the City. There was discussion on the brightness, safety and light pollution at this time.

Having nothing further, Chairperson Conison closed at 6:55 p.m.

### PUBLIC SAFETY

Chairperson Elmore opened at 6:56 p.m. and addressed the legislation in her committee, as follows:

#### **SECOND READING:**

ORDINANCE NO. 055-2022 (*Public Safety – 3rd reading – AMEND & ADOPT 10/04/2022-Elmore/Dixon*)

AUTHORIZING AND APPROVING AN AMENDMENT TO THE AUTHORIZED TABLE OF PERSONNE, 161.37(E)(2) TITLED “POLICE DIVISION”.

Having nothing further, Chairperson Elmore closed at 6:56 p.m.

### PARKS AND RECREATION

Chairperson Kantor opened at 6:57 p.m. and said there are no drafts or pending legislation on the agenda.

Chairperson Kantor said on Friday, September 16 is Jazz on the Green is from 6:30 until 8:00 p.m. at Kelly Green in Norton Crossing. Wednesday, October 12 at 5:30 p.m. is Barktober Fest at Central Bark.

Having nothing further, Chairperson Kantor closed at 6:57 p.m.

Meeting adjourned at 7:42 p.m.

Respectfully submitted,

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Julie A. Ogg, Clerk of Council