

WHITEHALL CITY COUNCIL

AGENDA MEETING MINUTES

May 1, 2018

Jim Graham, Council President, called the April 17, 2018 agenda meeting to order at 6:30 p.m. All members were present with the exception of Mr. Kantor.

President Graham reviewed the agenda and confirmed who would handle the various required motions this evening.

President Graham advised that he would like a motion to adjourn to executive session pursuant to Ohio Revised Code Section 121.22 (g)(3) conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. Mr. Bailey so moved and Mr. Rodriguez seconded the motion. A roll call was taken and all members voted in the affirmative and the meeting adjourned to executive session at 6:35 p.m.

The meeting adjourned at 6:53 p.m.

Respectfully submitted,

Mary Freimark, Clerk of Council

APPROVED: _____, 2018.

Jim Graham, Council President

WHITEHALL CITY COUNCIL MEETING

MINUTES – MAY 1, 2018

Council President Graham called the regular meeting of Whitehall City Council to order at 7:00 p.m. on Tuesday, May 1, 2018.

At President Graham's request, everyone rose for a moment of silence. The Pledge of Allegiance was then recited by those assembled.

On roll call by the clerk, the following members of council were present:

Karen Conison
JoAnna Heck
Larry Morrison
Robert Bailey
Chris Rodriguez
Lori Elmore

EXCUSE ABSENT MEMBERS

Mr. Bailey moved to excuse the absent members and Mr. Rodriguez seconded the motion. There was no discussion. On a roll call vote, all present members responded in the affirmative and Mr. Kantor was excused.

APPROVAL OF MINUTES

Ms. Conison moved to approve the Minutes of the April 17, 2018 agenda and regular meetings. Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all present members responded in the affirmative and the Minutes were approved as submitted.

SPECIAL PRESENTATION

Joe Ryan explained that they had a comprehensive approach when selecting a firm to do the Economic Development Plan. He sent out an RFQ and had seven responses. The steering committee picked OHM as the final. They have a great team and will do a great job.

Jason Sudy, Project Manager for OHM, 880 Hamlet St. Erin Moriarty, Planning Lead, 432 E. Rich St., Chris Magill, Economic Development, 50 W. Broad St., Pete DiSalvo, Market Research & Analysis, 5880 Sawmill Rd., and Donald Warner, Zoning Code, 255 E. 5th St., Cincinnati, Ohio. They showed a power point presentation on how they will be creating a Whitehall Economic Development Plan.

Ms. Elmore asked if they have considered focus groups, especially on Phase 3.

Mr. Sudy said the steering committee will identify stakeholders. That could be community groups, municipal elements, directors of recreation centers, schools, business owners, anyone that should be a part of the process, but were not part of the steering committee. They will have events for the public to keep them involved and they will be meeting regularly with the staff.

Ms. Elmore asked how are they are going to inform people to take the mobile survey.

Ms. Moriarty said that they will make bookmarks and postcards and pass them out at libraries and community events to encourage people to go to website and take the survey. They can also use the cities website, facebook and their project website.

Ms. Elmore asked how they're going to handle people being displaced.

Mr. Sudy said what they are trying to do is to offer affordable units that they can compensate in new developments for any that are lost. They are focused on how to provide affordable housing in the corridors.

Mayor Maggard asked what other type of technologies from Smart City will be applicable for the cities corridors.

Mr. Sudy said autonomy is on the way and they are not sure what type of format that is going to take. They are guessing on the future economy and peoples preferences. There are so many changes happening in transit and mobility. They will do the best they can do to try capture the type of development that is less likely to fail if mobility changes. They need to find ways for everybody in all of the corridors to be able to access groceries, medical and their basic needs. They are excited because Whitehall is close to three corridors and all they need to do is to make sure the right stuff is on those corridors.

POLL PUBLIC

John Rhett, 215 Riversedge Way, Gahanna, Ohio. He was there to address the collusion and the background dealings of Whitehall officials who are involved in the purpose of seizing the property known as Woodcliff Condominiums. The city is bribing powerful players of the association by offering them 100% more than the other owners. They have used scare tactics to force owners to agree to sell far below market value. He urged council to either offer just compensation for the property or create a fair distribution list or drop the litigation and let them continue to revitalizing the community. The owners are engaged and will fight this.

STANDING COMMITTEE REPORTS

Administration and Financial Management – Chairperson Bailey reported that they met last Tuesday and their minutes are on file and they will meet again next week, sometime after 6:30 p.m.

Community and Elder Advocacy – Chairperson Elmore reported that they met last Tuesday and gave an update on the T.O.U.C.H. program, which stands for teaching opportunity unity and connecting hearts. They also discussed the Trade Fair on May 8 at the High School. Their minutes are on file and they will meet next week, sometime after 6:30 p.m.

Community Standards and Enforcement – Chairperson Rodriguez reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Economic Development – Chairperson Morrison reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Infrastructure, Maintenance and Services – Chairperson Heck reported that they met last Tuesday their minutes are on file and they will meet next week, sometime after 6:30 p.m.

Public Safety – Chairperson Conison reported that they met last Tuesday and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Parks and Recreation – President Graham reported that Chairperson Kantor was not able to make it tonight but they did meet last week and their minutes are on file. They will meet next week, sometime after 6:30 p.m.

OFFICIALS' REPORTS

Mayor Kim Maggard – she thanked OMH for a wonderful presentation and she is excited for the opportunity to work with them..

City Attorney Michael Bivens – his official report for the month of April there were 276 cases in Mayor's Court, 24 of them were of a criminal nature committed by Whitehall residents. He was excited to tell everyone that as of last Saturday there have been zero domestic violence cases in the City of Whitehall. He said that this has never happened since he has been City Attorney and he hopes that the city is going in the right direction.

City Auditor Dan Miller – he had no official report. He asked for favorable consideration on Ordinance Nos. 040-2018 and 041-2018.

Director of Public Service and Development Zach Woodruff – he had no official report. He asked for favorable consideration on Ordinance Nos. 038-2018. He thanked OMH for their presentation and he looks forward to working with them soon.

Director of Public Safety Van Gregg – was not present.

Treasurer Steve Quincel – he had no official report.

President Graham – advised that the following Officials' Reports have been filed in the Council Office since the last meeting: The Treasurer's Investment Report for March 2018; The Treasurer's Activity Report for March 2018; and The Treasurer's Fund Reconciliation Report for March 2018.

VERIFICATION OF COPIES

President Graham requested a roll call on whether each member of council received a copy of each item of legislation listed on the agenda prior to the meeting, including any add-on legislation. On a roll call vote, all present members responded in the affirmative.

THIRD READING:

RESOLUTION NO. 015-2018 was read by title only by President Graham:

“RESOLUTION TO ADOPT A COMPREHENSIVE DEVELOPMENT PLAN THAT DESCRIBES THE PUBLIC NEED FOR THE PROPERTY KNOWN AS THE WOODCLIFF CONDOMINIUMS AND AFFIRMING THE PUBLIC NEED FOR THE PROPERTY AS NUISANCE ABATEMENT; AND AUTHORIZING THE MAYOR, ON BEHALF OF CITY COUNCIL, TO MAKE AN OFFER TO PURCHASE 317 PARCELS FROM THE WOODCLIFF CONDOMINIUM UNIT OWNERS ASSOCIATION.”

Mr. Morrison then moved to table Resolution No. 015-2018 until May 15, 2018 and Mr. Bailey seconded the motion. There was no discussion. On a roll call vote, all present members voted in the affirmative and RESOLUTION NO. 015-2018 was tabled.

SECOND READING:

ORDINANCE NO. 036-2018 was read by title only by President Graham:

“DECLARING THE IMPROVEMENT TO CERTAIN PARCELS IN THE CITY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HAMILTON ROAD AND BROAD STREET TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO OHIO REVISED CODE SECTION 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AUTHORIZING SCHOOL COMPENSATION PAYMENTS; AND APPROVING A TAX INCREMENT FINANCING AGREEMENT AND A REVENUE SHARING AGREEMENT.”

ORDINANCE NO. 037-2018 was read by title only by President Graham:

“AUTHORIZING THE EXECUTION AND DELIVERY OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY AND CONTINENTAL REAL ESTATE COMPANIES OR ITS DESIGNEE.”

ORDINANCE NO. 038-2018 was read by title only by President Graham:

“ALLOWING THE MAYOR TO ENTER INTO A CONTRACT WITH OHM ADVISORS FOR THE PURPOSE OF DEVELOPING A COMPREHENSIVE ECONOMIC DEVELOPMENT PLAN AND DECLARING AN EMERGENCY.”

Mr. Morrison introduced and moved to suspend the rules on Ordinance No. 038-2018 and Mr. Bailey seconded the motion. There was no discussion. On a roll call vote, all present members responded in the affirmative and the rules were suspended.

Mr. Morrison then moved to adopt Ordinance No. 038-2018 and Mr. Bailey seconded the motion. There was no discussion. On a roll call vote, all present members voted in the affirmative and ORDINANCE NO. 038-2018 was adopted.

FIRST READING:

ORDINANCE NO. 039-2018 was read by title only by President Graham:

“AUTHORIZING ADOPTION OF THE MAY 2018 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, AND DECLARING AN EMERGENCY.”

Mr. Rodriguez introduced and moved to suspend the rules on Ordinance No. 039-2018 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all present members responded in the affirmative and the rules were suspended.

Mr. Rodriguez then moved to adopt Ordinance No. 039-2018 and Ms. Conison seconded the motion. There was no discussion. On a roll call vote, all present members voted in the affirmative and ORDINANCE NO. 039-2018 was adopted.

ORDINANCE NO. 040-2018 was read by title only by President Graham:

“AUTHORIZING THE CREATION OF THE AEP GRANT FUND (264) AND APPROPRIATING TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) FROM UNAPPROPRIATED MONIES IN THE AEP GRANT FUND (264) TO THE AEP GRANT EXPENSE ACCOUNT (264.000.50000) AND DECLARING AN EMERGENCY.”

Mr. Bailey introduced and moved to suspend the rules on Ordinance No. 040-2018 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all present members responded in the affirmative and the rules were suspended.

Mr. Bailey then moved to adopt Ordinance No. 040-2018 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all present members voted in the affirmative and ORDINANCE NO. 040-2018 was adopted.

ORDINANCE NO. 041-2018 was read by title only by President Graham:

“MAKING A SUPPLEMENTAL APPROPRIATION OF FIFTY-ONE THOUSAND AND 00/100 DOLLARS (\$51,000.00) FROM THE ECONOMIC DEVELOPMENT INCENTIVES/PLANNING FUND (316) TO ECONOMIC DEVELOPMENT INCENTIVES EXPENSE ACCOUNT (316-000-50000) AND DECLARING AN EMERGENCY.”

POLL PUBLIC

Kim Bentley, 4565 St. Ann. She thanked council and administration for the positive changes she has seen in the last seven to eight years. She came tonight to share a problem that she has with a bully named Gerald Dixon. She volunteered for the Charter Review Commission because she has been so impressed on the direction Whitehall is headed. The city has never been better. When she stepped up to volunteer, she never imagined the constant intimidation from Gerald Dixon. He took notes for his blog and facebook and criticized every word that was said. It made it an uncomfortable situation and she can't imagine what the elected officials have to go through.

She understands why the public did not vote Mr. Dixon in after reading his blog and his email comments regarding elected officials. He is a bully. He said the Charter Review Commission did not research and investigate term limits for themselves. She said they worked very hard to come up with their findings and she is offended by that comment. She said the surrounding cities do not have term limits. She said Mr. Dixon sends out so much hatred and negativity that he should be called out for exactly what he is, a bully. She urged him to present all the facts to the public, not just the Gerald Dixon version. She said to Mr. Dixon that if he is that unhappy with Whitehall, then maybe he should move and become a happier person. She thanked council for allowing her to voice her concerns and reiterated that council and administration are appreciated by many people.

Gerald Dixon, 3877 Doney St. He said that bias and conflict of interest are important. It isn't necessary that somebody will do something, but it is the perception on the public's part that there could be something wrong. When you deal with government entities that is why the conflict of interest is important. He finds it fascinating that Ms. Bentley, who he had thanked publicly for being on the Charter Review Commission, gets up to address council and all she does is address him.

He is a Whitehall native and his job as an American citizen is to make sure that elected officials are doing their job correctly, and that includes political appointees like Ms. Bentley. If they are not, it is his obligation and duty as an American citizen to point it out. You can't say the Pledge of Allegiance, you can't care about America and the troops and not do your duty. He does not serve in the military, but he stands up and lets people know when things are wrong. That is his duty and for Ms. Bentley to call that out, that is fine, it is her first amendment right. But what he does is holy to this country. He wants an apology from Mr. Graham and Mr. Miller from four weeks ago. He said they don't know how to deal with the citizens and he doesn't know how they keep their jobs. He concluded by saying he is very happy.

COMMUNITY DATE BOARD

Ms. King said it is small business week, so she urged everyone to shop small and shop in Whitehall.

Ms. Conison said May 3 is National Day of Prayer and they will be taking a moment to pray at 6:30 p.m. at the police station. June 23 is the Cruise In and June 30 is the pageants at Rosemoor Junior High.

Ms. Elmore said May 8 is the first Academic Trade Fair at Whitehall Yearling High School from 2:00 p.m. to 6:30 p.m. The building and construction trades will be present. It is for students that may not want to go to college and want to pursue a career in the building trades. There will be booths set up and each student can go around and talk to the different trades.

Mr. Miller said that May 12 postal workers will be collecting food.

POLL COUNCIL

Ms. Conison thanked everyone for coming and their comments.

Ms. Heck thanked everyone for coming. She thanked her husband for bringing her son. She thanked OMH for their presentation and she is looking forward to seeing what they can bring to Whitehall.

Mr. Morrison thanked everyone for coming and he enjoyed OHM presentation.

Mr. Bailey thanked everyone for coming. He said to OHM it is a breath of fresh air. He said there have been years of meetings, strategic planning and ideas that he was able to see in their comprehensive plan. He is excited to see with what they come up with.

He said it was a great debate tonight and he loves it when an individual can share their personal opinion. The problem is it sometimes upsets other people, but if it was a debate he would vote Ms. Bentley as the winner. He said they do not get an opportunity to respond to negative comments that are made to them. He is thanking Ms. Bentley for expressing a lot of his feelings on a personal level on what Mr. Dixon has done to him and his family. He thanked Ms. Bentley for her service and the other members of the commission. He said she is absolutely right that when you volunteer for a committee you should not be bullied and challenged. They performed a public service and they did an excellent job. He apologized if he was out of line for talking to Mr. Dixon.

Mr. Rodriguez thanked OMH for their presentation. It is wonderful for central Ohio and it is a chance for Whitehall to grow. He is glad that they have excellent leadership in place to take advantage of this opportunity. He is excited to see what they have to offer.

Ms. Elmore thanked everyone for coming and thanked OHM for their presentation. She also thanked them for staying for the entire council meeting. She is not a native of Whitehall, but it is their home. They decided on Whitehall because of the opportunity, the growth and the economic development that was occurring. It was diverse, multi-cultural and offered everything that is needed and wanted in a community. She thanked Ms. Bentley for her service on the Charter Review Committee and her words tonight. She thanked the individuals that show opposition for the things that are happening in Whitehall. They make her stronger. Everyone should have the voice to exist and to be who they are. They help us be better elected officials and bring in good services to the community. She thanked council and elected officials for the great job they are doing. She said if anyone ever wants to speak with her about any concerns, she is always available.

President Graham thanked everyone for coming. He is looking forward to the Economic Development Plan because status quo does not get us into the future. You have to have a plan that is going to be adaptable to the ever changing city and without a plan we will not be getting anywhere. We need to start on it now so we don't get left behind. The difficult thing about having a plan is to make sure it has people that are willing to follow through with the plan until the end. The parks are a great example of that, it started and stopped several times, but now they have a plan and it is working.

Having nothing further, Mr. Bailey moved to adjourn and Mr. Rodriguez seconded the motion. On a roll call vote, all present members responded in the affirmative and the meeting adjourned at 8:21 p.m.

Respectfully submitted,

Mary Freimark, Clerk of Council

APPROVED: _____, 2018.

Jim Graham, Council President