

WHITEHALL CITY COUNCIL
AGENDA MEETING MINUTES

JULY 18, 2017

Council President Graham called the July 18, 2017, agenda meeting to order at 6:30 p.m. All members were present.

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). Mr. Rodriguez so moved and Mr. Gregg seconded the motion. A roll call was taken and the present members all voted in the affirmative and the meeting adjourned to executive session at 6:37 p.m.

The meeting reconvened at 6:53 p.m. and, having no further business, adjourned at 6:53 p.m.

Having no further business, the meeting adjourned at 6:38 p.m.

Respectfully submitted,

Mary Freimark, Clerk of Council

APPROVED: _____, 2017.

Jim Graham, Council President

WHITEHALL CITY COUNCIL MEETING

MINUTES – JULY 18, 2017

Council President Jim Graham called the regular meeting of Whitehall City Council to order at 7:00 p.m. on Tuesday, July 18, 2017.

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:

Lee Stahley
Larry Morrison
Bob Bailey
Chris Rodriguez
Van Gregg
Karen Conison
Wes Kantor

APPROVAL OF MINUTES

Ms. Conison moved to approve the Minutes of the July 5, 2017 agenda and regular meetings. Mr. Kantor seconded the motion. There was no discussion. On a roll call vote, all members responded in the affirmative and the Minutes were approved as submitted.

SPECIAL PRESENTATION

Jean Carter Ryan, President of the Franklin County Finance Authority, 350 E. First, Suite #120, Columbus, Ohio. She gave a PowerPoint presentation regarding an overview of the Finance Authority, Energy Program and PACE Financing. She explained the role that local government plays is to levy special assessment via PACE by passing three pieces of legislation; Resolution of Necessity, Ordinance to Proceed and Ordinance Levying Assessments. She explained that they have been working with Wasserstrom in Whitehall on an Energy Efficiency Program which included upgrades to HVAC, building automation system, LED Lighting, solar PV array, and operational upgrades. She said they would like to use Wasserstrom as an example to see if they can work with other buildings in Whitehall to help become more energy efficient. She concluded by saying her goal tonight was to give a general overview about Finance Authority, PACE and about the project. A copy of the Power Point demonstration is in council's electronic folder.

Mayor Kim Maggard, Parks & Rec. Dir. Shannon Sorrell, Brian Kridler, Senior Vice President-Strategy & Innovation, YMCA of Central Ohio. Mayor Maggard thanked council for allowing Mr. Kridler to come and share the design and concept for the new YMCA at Whitehall Community Park. She explained that at the end of the last year they did began a needs assessment by hosting focus groups to learn what the residents and visitors of Whitehall wanted in their community center. In February at the stakeholders meeting they discussed what type of programs and activities could be offered. She stated that she is pleased to present a concept of renovation, expansion and creativity for a community center at Whitehall Community Park. She introduced Mr. Kridler and Director Sorrell to further discuss the particulars on how that building can be

used. Director Sorrell said she excited to share with council the conversations that she has been having since January. The ideas are unique to Whitehall and she hopes everyone will see the value and the added benefits that partnering with the YMCA will bring to this community and our residents. Mr. Kridler introduced himself and stated that this project is one of the most interesting plans he has been a part of because of the unique set of needs in the community along with the unique building and location. He explained that through the surveys and conversations there were a couple things that stood out. We need to get kids off the street and we need a place that the community can come together. He said they have put together a concept and a plan that will help do these things. He introduced his colleague Josh Harris who is a resident of Whitehall and is a program director with the YMCA. He presented a Power Point presentation. A copy of the Power Point demonstration is in council's electronic folder.

Mr. Kantor asked how they will get down to the basement. Mr. Kridler said they will be redoing the steps along with following ADA standards by having some type of lift.

Mr. Rodriguez asked if they have a definitive timeline. Mr. Kridler said anywhere from 18 months to 2 years before it is open.

Mr. Bailey asked if they have an estimated cost and forecast on what kind of staffing it would take and where the offices would be. Mr. Kridler said that there will be offices within the locker room area and they will be keeping the two offices that currently are the Director's and the Administrative Assistance.

Director Woodruff said he can't give the budget yet until he gets some real numbers. He said the purpose of tonight was to bring the concept to council and get some feedback.

POLL PUBLIC

There were no comments at this time.

STANDING COMMITTEE REPORTS

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

Community Engagement – 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.

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 Gregg reported that they met last Tuesday and their minutes are on file. They will meet next week, sometime after 6:30 p.m.

Public Safety – Chairperson Stahley said they met last week and their minutes are on file. They will meet next week, sometime after 6:30 p.m.

Parks and Recreation – Chairperson Kantor reported that they met last week and their minutes are on file. They discussed the grand opening of the Splash Pad. They will meet next week, sometime after 6:30 p.m.

OFFICIALS' REPORTS

Mayor Kim Maggard – she thanked Mr. Kridler from the YMCA for the presentation. She said that the YMCA is open to creativity and exploring on what our communities concerns are. She said the presentation is accurate and she is committed to this project and looks forward to working with them.

City Attorney Michael Bivens – reported there were 319 cases in Mayor's Court for the month of June; only 85 were Whitehall residents, 30 were of a criminal nature. He compares cases on how they relate to an individual and how neighbors relate to each other. He said out of the 30 criminal cases this year, only three were of criminal trespass. This means we only had three residents that trespassed against a neighbor. He applauds the neighbors and the residents for their caring attitude towards each other. He invited council and the public to come with him to meet the people that are on the diversion program through the Columbus Urban League. He echoed what the mayor said regarding the YMCA. He said Mr. Kridler is an outstanding individual and he gets the needs of our community. He said he is pleased to see Chuck Underwood and Michael Shannon at the meeting this evening.

Director of Public Service and Development Zach Woodruff –had no official report

City Auditor Dan Miller – he said he is excited that they are moving forward on the renovation of the community center and thanked the YMCA. He said had no official report, but wanted to remind everyone that they can see the budgets, audits and all the reports on the City's web-site. He asked for favorable consideration on Resolution No. 038-2017.

Treasurer Steve Quincel – he reported yesterday at noon was the deadline for banks to submit their proposals regarding the cities banking services. He said Auditor Miller and he will go through six proposals and make a recommendation to council soon.

Council President Graham - advised that the following Officials' Reports have been filed in the Council Office since the last meeting: Auditor's Expense Report for June 2017; Auditor's Bank Report for June 2017; Auditor's Statement of Cash Position for June 2017; Auditor's Revenue Report for June 2017.

PUBLIC HEARING

ORDINANCE NO. 052-2017

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 CHECKERS DRIVE IN RESTAURANTS, INC. TO OPERATE A DRIVE-IN WINDOW AND DRIVE-THROUGH FACILITIES ON THE PROPERTY LOCATED AT 837 S. HAMILTON RD., PROPERTY OWNED BY QPH PROPERTIES LTD.

President Graham opened the public hearing on Ordinance No. 052-2017 at 7:43 p.m. and invited the applicant to come forward and present his case.

Jim Maniace, Council for Checkers, 65 S. State Street. He introduced John Laverdy from Checkers and George Switzer, their local engineer. He stated that he appreciates the care and attention they have gotten from the development staff to get through the process. He stated that he has a hamburger restaurant that is dependent on a drive through window. Their drive through window is 70% of their business because of limited seating inside. He said they have worked hard at making this work with the overlay that has been adopted. He displayed a drawing that shows the location and of the drive through window. He explained that this is not a franchised store it will be owned by corporate.

Mr. Rodriguez asked if this will be a Rally's or a Checkers. Mr. Maniace, said it will be a Checkers.

Mr. Morrison said it looks like from the design that most of the customers will be coming off of Hamilton Road.

Mr. Maniace said they have tried to design the plan on a system that will work and what people will actually do.

Mr. Morrison asked if there will be a stop sign on the loop around to exit on Wright Road.

Mr. Maniace said that some of the details have not been settled yet.

Mr. Bailey said that it looks like there is some type of island on the display.

Mr. Maniace said it is a canopy.

Mr. Graham asked if the exit from Hamilton Road will be right turn only.

Mr. Switzer said to make that restriction would be hard with the limited space.

Mr. Kantor asked what the hours will be at Checkers.

Mr. Laverdy said they are open 10:00 a.m. to 4:00 a.m., Sunday through Wednesday and 10:00 a.m. to 5:00 a.m., Thursday through Saturday.

Mr. Morrison asked what the plans are to block them off from resident behind them.

Mr. Maniace said that some of the residents were at the zoning meeting to voice their concerns. The design was changed to add a 6 "privacy fence along with landscaping of 21 trees.

President Graham asked about the lighting behind the restaurant.

Mr. Switzer it is a LED downward fixture.

Mr. Laverdy reiterated that after hearing the resident's concerns at the planning meeting they changed the plans to address their concerns.

Joe Ryan, Economic Development Specialist. Mr. Ryan went through a summary report describing the different variances that were addressed with this business. He stated they have worked with this business to construct the best type of building, followed all the cities codes and has it be pedestrian friendly.

Lorraine Ziza, 890 Ross Road, Whitehall, Ohio. She said she was not at the planning meeting because they were not notified. She said that they have concerns because they have a lot

of issues in the neighborhood lately. She said it was her understanding that the residents requested an 8” fence in the back.

Mr. Ryan said the code requires a six foot fence not eight. Mr. Ryan said that the City would not want eight foot fences because of setting a precedent.

Ms. Ziza said she asked if there was any studies done on how much traffic will be flowing throughout the day.

Director Woodruff said that there were no traffic studies done because this was already zoning for a restaurant. The special permit that is requested is only for a drive through window.

Ms. Ziza said she is also concerned about the traffic, noise and the litter population.

Mr. Kantor asked Ms. Ziza if she and her neighbors were notified.

Ms. Ziza said she doesn’t believe they were.

Director Woodruff stated that notices were sent to all the adjacent properties and there also a sign posted at the property.

Joshua Miller, 44 Etna St. He said he doesn’t feel that the city needs another fast food restaurant, especially since there is a Rally’s on Broad and James. He said he would like to see parents and children understand that healthy food is a better option. He said he has been proud of the progress of the city with the new development and branding and he feels this does not fit in to the new Whitehall. He stated that having a restaurant open at such late hours gives people a reason to be out and does not promote a healthy living style. He concluded by saying he is against another fast food restaurant in the city.

After confirming there were no additional proponents and no opponents, President Graham closed the public hearing at 8:19 p.m.

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. All members responded in the affirmative.

THIRD READING

ORDINANCE NO. 049-2017 was read by title only by President Graham:

“DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG HAMILTON ROAD IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS.”

Mr. Bailey then moved to adopt Ordinance No. 049-2017 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and ORDINANCE NO. 049-2017 was adopted.

ORDINANCE NO. 050-2017 was read by title only by President Graham:

“AMENDING SECTION 135.21 OF THE CODIFIED ORDINANCES TITLED “WATER AND SEWER MANDATE IMPROVEMENT RESERVE FUND” AND DECLARING AN EMERGENCY.”

Mr. Bailey then moved to adopt Ordinance No. 050-2017 and Mr. Gregg seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and ORDINANCE NO. 050-2017 was adopted.

ORDINANCE NO. 052-2017 was read by title only by President Graham:

“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 CHECKERS DRIVE IN RESTAURANTS, INC. TO OPERATE A DRIVE-IN WINDOW AND DRIVE-THROUGH FACILITIES ON THE PROPERTY LOCATED AT 837 S. HAMILTON RD., PROPERTY OWNED BY QPH PROPERTIES LTD.”

Mr. Rodriguez then moved to adopt Ordinance No. 052-2017 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and ORDINANCE NO. 052-2017 was adopted.

ORDINANCE NO. 056-2017 (***PULLED BY SPONSOR***)

AMENDING PART THREE, APPENDIX – TRAFFIC SCHEDULE II, OF THE TRAFFIC CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO, ENTITLED “STOP INTERSECTIONS” BY ADDING A STOP SIGN ON ~~ETNA ROAD AND~~ BEECHWOOD ROAD.

ORDINANCE NO. 057-2017 (***PULLED BY SPONSOR***)

AMENDING PART THREE, APPENDIX – TRAFFIC SCHEDULE I, OF THE TRAFFIC CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO, ENTITLED “TRAFFIC CONTROL SIGNALS” BY REMOVING A TRAFFIC SIGNAL AT BEECHWOOD ROAD AND ~~ETNA ROAD ELEMENTARY SCHOOLS AND~~ AT BRIARWOOD DRIVE.

SECOND READING:

ORDINANCE NO. 059-2017 was read by title only by President Graham:

(***Public hearing on August 1st***)

“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)(22) TO ALLOW JAY GLASER, DBA JAYS METAL CRAFTING TO OPERATE A WELDING REPAIR AND CREATIVE METAL/IRON WORK BUSINESS, ON PROPERTY LOCATED AT 4025 EAST MAIN STREET UNIT C (PARCEL NUMBER 090-001972-00), OWNED BY JOYCE SHEETS.”

ORDINANCE NO. 062-2017 (PULLED BY SPONSOR)

“AMENDING PART THREE, APPENDIX – TRAFFIC SCHEDULE I, OF THE TRAFFIC CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO, ENTITLED “TRAFFIC CONTROL SIGNALS” BY REPEALING A TRAFFIC SIGNAL AT ETNA ROAD ELEMENTARY SCHOOL.”

ORDINANCE NO. 063-2017 (PULLED BY SPONSOR)

“AMENDING PART THREE, APPENDIX – TRAFFIC SCHEDULE II, OF THE TRAFFIC CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO, ENTITLED “STOP INTERSECTIONS” BY ADDING A STOP SIGN ON ETNA ROAD.”

FIRST READING:

RESOLUTION NO.038 -2017 was read by title only by President Graham:

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

Mr. Bailey introduced and moved to suspend the rules on Resolution No. 038-2017 and Mr. Kantor seconded the motion. There was no discussion. On a roll call vote, all members responded in the affirmative and the rules were suspended.

Mr. Bailey then moved to adopt Resolution No. 038-2017 and Mr. Kantor seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and RESOLUTION NO. 038-2017 was adopted.

RESOLUTION NO.039 -2017 was read by title only by President Graham:

“LEVYING SPECIAL ASSESSMENTS FOR PROPERTY MAINTENANCE AT SEVERAL LOCATIONS IN THE CITY OF WHITEHALL, OHIO (ADDRESSES AND PARCEL NUMBERS AS PROVIDED WITHIN THE TEXT OF THIS RESOLUTION), CERTIFYING SUCH COSTS TO THE FRANKLIN COUNTY AUDITOR TO BE ASSESSED AGAINST SUCH PROPERTY AND DECLARING AN EMERGENCY.”

Mr. Gregg introduced and moved to suspend the rules on Resolution No. 039-2017 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all members responded in the affirmative and the rules were suspended.

Mr. Gregg then moved to adopt Resolution No. 039-2017 and Mr. Morrison seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and RESOLUTION NO. 039-2017 was adopted.

RESOLUTION NO.040-2017 was read by title only by President Graham:

“AUTHORIZING THE INTENT TO APPROPRIATE A 0.664-ACRE PROPERTY IN FEE SIMPLE FROM PROPERTY OWNER H. EUGENE FLETCHER, LOCATED AT 61-91 S. HAMILTON ROAD, WHITEHALL, OHIO, FOR THE PUBLIC PURPOSE OF CONSTRUCTING A ROADWAY TO BE OPEN TO THE PUBLIC AND DECLARING AN EMERGENCY.”

Mr. Morrison introduced and moved to suspend the rules on Resolution No. 040-2017 and Mr. Gregg seconded the motion. There was no discussion. On a roll call vote, all members responded in the affirmative and the rules were suspended.

Director Woodruff said this for the public purpose and it is a necessity and to this date we have not been able to reach a resolution with the owner as to fair market. As we continue to work with the owner in good faith, the City is specifying the exact dimensions of the right-of-way road taking that will be owned and maintained by the City.

Mr. Morrison then moved to adopt Resolution No. 040-2017 and Mr. Gregg seconded the motion. There was no discussion. On a roll call vote, all members voted in the affirmative and RESOLUTION NO. 040-2017 was adopted.

POLL PUBLIC

There were no comments at this time.

COMMUNITY DATE BOARD

Mr. Bailey said that the Whitehall Education Foundation Golf Outing is Monday at the Jefferson Country Club.

President Graham said the Food Truck Festival is July 29.

Ms. Conison reminded everyone about Music in the Park this Sunday.

Auditor Miller reported that the WCPAAA is having a fundraiser at City Barbeque today.

Events are listed on the City's Website.

POLL COUNCIL

Mr. Stahley thanked everyone for coming and said it was good to see a full house. He thanked Ms. Thomas for filling in as the Clerk of Council. He hopes everyone has a good night.

Mr. Morrison thanked everyone for coming and for the YMCA presentation. He wished everyone a good week.

Mr. Bailey thanked everyone for coming and had no other comments.

Mr. Rodriguez said he enjoyed the presentation from the YMCA and he hopes we can keep the dynamics going in the city.

Mr. Gregg hopes everyone has a good evening and thanked the YMCA for their presentation.

Ms. Conison thanked everyone for coming. She said she has been to the Garver and Gahanna YMCAs and they are great. She said she thinks it is exciting that they have used the concepts from the February meetings.

Mr. Kantor thanked everyone for coming and staying. He said that Mayor Maggard, Director Woodruff and Director Sorrell have done an amazing job with the Splash Pad and now the YMCA. He thanked Attorney Bivens for the statistics and he appreciates his input. He stated it is always a pleasure to see Mr. Underwood.

President Graham thanked everyone for coming and for their comments. He hopes to see everyone in a couple of weeks at the same time and same place.

Having nothing further, Mr. Rodriguez moved to adjourn and Mr. Kantor seconded the motion. On a roll call vote, the six present members responded in the affirmative and the meeting adjourned at 8:34 p.m.

Respectfully submitted,

Mary Freimark, Clerk of Council

APPROVED: _____, 2017.

Jim Graham, President of Council