



WHITEHALL CITY COUNCIL

COMMITTEE MEETING

TUESDAY, OCTOBER 14, 2025

6:30 P.M. – ADMINISTRATION/COUNCIL OF THE WHOLE MATTERS:

THERE ARE FOUR PIECES OF DRAFT LEGISLATION ON THE AGENDA.

COMMITTEE OF THE WHOLE LEGISLATION/ISSUES:

STANDING COMMITTEES

ADMINISTRATION AND FINANCIAL MANAGEMENT - CHAIRPERSON ELMORE

Members: Morrison, Smith, Brown

DRAFT # 1

ORDINANCE NO. 111-2025 (*Adm.&Fin. Mgmt.-1st reading- SUSP & ADOPT- 10-21-2025- Elmore/*
)

AUTHORIZING AND APPROVING A SUPPLEMENTAL APPROPRIATION FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND 101 TO THE INSURANCE AND BONDS EXPENSE ACCOUNT 101.950.56500 IN THE AMOUNT OF FIFTY THOUSAND AND NO/DOLLARS (\$50,000.00).

WHEREAS, the costs of cyber liability insurance has increased and additional monies are required for the City of Whitehall; and

WHEREAS, claims against our Public Entities Pool of Ohio insurance have exceeded the amount budgeted for the year; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WHITEHALL, OHIO:

SECTION 1: That the Council of the City of authorizes a supplemental transfer in the amount of fifty thousand and no/dollars (\$50,000.00) from unappropriated monies in the General Fund 101 to the Insurance and Bonds expense account 101.950.56500 to cover increased insurance premiums.

SECTION 2: That this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

Requested by: Michael T. Bivens, Mayor

Prepared by: Steven Quincel, City Auditor

Approved as to form: Bradley S. Nicodemus, City Attorney bsn 10/14/2025

COMMUNITY AND ELDER ADVOCACY– CHAIRPERSON HARCAR

Members: Heck, Dixon, Brown

No drafts or pending legislation.

COMMUNITY STANDARDS AND ENFORCEMENT – CHAIRPERSON SMITH

Members: Dixon, Elmore & Harcar

DRAFT # 2

ORDINANCE NO. 112 -2025 (*Comm. Stand & Enf.-3rd reading- ADOPT- 11-18-2025- Smith/*)
(Refer to the Whitehall Planning Commission for November 6, 2025 meeting)

AN ORDINANCE AMENDING USE REGULATIONS AND TABLES 1103.02, TABLE 1103.03, AND TABLE 1108.01 OF PART 11 – THE PLANNING AND ZONING CODE.

WHEREAS, the City of Whitehall updated the Planning and Zoning sections of the Whitehall Codified Code in 2023; and

WHEREAS, since that time minor updates to the Planning and Zoning Code have become warranted to encourage residential unit creation and offer flexibility for residents to do so; NOW THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WHITEHALL, OHIO:

SECTION 1: Table 1103.02 STUR PERMITTED LAND USES & PERMIT REQUIREMENTS shall read as follows:

TABLE 1103.02 PERMITTED LAND USES & PERMIT REQUIREMENTS		
LAND USE TYPE	PERMIT REQUIRED BY DISTRICT STUR	SPECIFIC USE REGULATION S
Accessory Uses (Any use permitted within the district shall be permitted as an accessory use so long as it is subordinate to the primary use in total GFA devoted to the accessory use)		
RESIDENTIAL		
Accessory Dwelling Units		
		1116.03 E

SECTION 2: Table 1103.03 MUR PERMITTED LAND USES & PERMIT REQUIREMENTS shall read as follows:

TABLE 1103.03 PERMITTED LAND USES & PERMIT REQUIREMENTS

LAND USE TYPE	PERMIT REQUIRED BY DISTRICT STUR	SPECIFIC USE REGULATION S
Accessory Uses (Any use permitted within the district shall be permitted as an accessory use so long as it is subordinate to the primary use in total GFA devoted to the accessory use)		
RESIDENTIAL		
Accessory Dwelling Units		
		1116.03 E

SECTION 3: Table 1108.01 COMPREHENSIVE USE TABLE shall read as follows:

TABLE 1108.01 PRINCIPLE USES BY ZONING DISTRICT	STUR	MUR	BRD	MAINSH	YEAR	CCD	MILO	IND	DDFP	USE DEFINITION & STANDARDS
Accessory Uses (Any use permitted within the district shall be permitted as an accessory use so long as it is subordinate to the primary use in total GFA devoted to the accessory use)										
RESIDENTIAL										
Accessory Dwelling Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
										1116.03 E

SECTION 4: This Ordinance shall be in full force and effect from and after the earliest time provided for by law.

Requested and Prepared by: Jackie Russell, Director of Economic Development
Approved as to form: Bradley S. Nicodemus, City Attorney bsn 10/14/2025

ECONOMIC DEVELOPMENT – CHAIRPERSON DIXON

Members: Smith, Morrison, Brown

DRAFT # 3

ORDINANCE NO. 113 -2025 (*Econ. Dev.3rd reading- ADOPT- 11-18-2025- Dixon/*)

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE PROPERTY FROM COLUMBUS HOUSING PARTNERSHIP INC. LOCATED AT 0 ETNA ROAD, WHITEHALL, OHIO AND DECLARING AN EMERGENCY.

WHEREAS, the City of Whitehall (the “City”) has been negotiating with property owner Columbus Housing Partnership Inc. (the “Property Owner”) for the purchase of his property located at 0 Etna Road, Whitehall, Ohio (the “Property”); and

WHEREAS, the City entered into a Purchase Sale Agreement with the Property Owner for the purchase of the Property; and

WHEREAS, the City and the Property Owner participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the Property for the sum of \$375,000.00; and

WHEREAS, this property acquisition will position the City to attract and support the development of new commercial uses, as well as community-serving uses to strengthen the local tax base, provide opportunities for economic growth, and support the continued revitalization of the City.

WHEREAS, the City desires to execute necessary conveyance documents to complete the transaction between the City and the Property Owner. NOW, THEREFORE,

BE IT ORDAINED by the Council of the City of Whitehall, Franklin County, State of Ohio, of the elected members concurring that:

SECTION 1. The Mayor is hereby authorized to execute all necessary conveyance documents to acquire the Property for \$375,000.00, said Property with a physical address of 0 Etna Road, Whitehall, Franklin County, Ohio 43213, and identified as Franklin County Parcel No. 090-001820-00.

SECTION 2. Council further hereby authorizes and directs the Mayor, Economic Development Director, City Attorney, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance without further legislation being required.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public health, peace, safety, and welfare, and for the further reason that legal agreements have been reached and now agreements must be signed; WHEREFORE, this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

Requested and Prepared by: Jackie Russell, Director of Economic Development 10/13/2025

Approved as to form: Bradley S. Nicodemus, City Attorney bsn 10/14/2025

DRAFT # 4

ORDINANCE NO. 114-2025 (*Econ. Dev.- 3rd reading- ADOPT- 11-18-2025- Dixon/*)

AUTHORIZING AN APPROPRIATION IN THE AMOUNT OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/DOLLARS (\$375,000.00) FROM UNAPPROPRIATED MONIES IN THE WIMPITE FUND 279 TO THE ETNA RD TIF EXPENSE ACCOUNT 279.000.50008 AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance 113-2025 authorized the Mayor to execute necessary conveyance documents to acquire property at 0 Etna Road, Franklin County parcels No. 090-001820-00, in the sum of \$375,000.00; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WHITEHALL, OHIO:

SECTION 1: The Whitehall City Council authorizes an appropriation to the Etna Rd. TIF Expense Account 279.000.50008 in the sum of \$375,000.00 from unappropriated monies in the WIMPITE Fund 279.

SECTION 2: That the City Auditor is hereby authorized to draw his warrant upon the Treasurer of the City for these funds for the purpose stated.

SECTION 3: That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public health, peace, safety, and welfare, and for the further reason legal agreements have been reached and now payment is required; WHEREFORE, this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

Requested by: Steve Quincel, City Auditor

Prepared by: Jackie Russell, Economic Development Director

Approved as to form: Bradley S. Nicodemus, City Attorney bsn 10/14/2025

INFRASTRUCTURE, MAINTENANCE AND SERVICES - CHAIRPERSON BROWN

Members: Morrison, Dixon, Heck

No drafts or pending legislation.

PUBLIC SAFETY – CHAIRPERSON MORRISON

Members: Elmore, Heck, Harcar

No drafts or pending legislation.

PARKS AND RECREATION – CHAIRPERSON HECK

Members: Elmore, Harcar, Smith

No drafts or pending legislation.

ADJOURN