



WHITEHALL CITY COUNCIL

COMMITTEE MEETING

TUESDAY, OCTOBER 28, 2025

ADMINISTRATION/COUNCIL OF THE WHOLE MATTERS:

THERE ARE TWO PIECES OF DRAFT LEGISLATION ON THE AGENDA.

COMMITTEE OF THE WHOLE LEGISLATION/ISSUES:

STANDING COMMITTEES

ADMINISTRATION AND FINANCIAL MANAGEMENT - CHAIRPERSON ELMORE

MEMBERS: MORRISON, SMITH AND BROWN

ORDINANCE NO. 116 -2025 (*Adm. & Fin. Mgmt- 1st reading- SUSP &ADOPT- 11-05-2025- Elmore /*
)

APPROVING AND MAKING A FUND TRANSFER IN THE AMOUNT OF EIGHT HUNDRED TWENTY NINE THOUSAND FOUR HUNDRED FORTY THREE AND 75/100 DOLLARS (\$829,443.75) FROM UNAPPROPRIATED

WHEREAS, bonds were issued on August 15, 2019 for the purpose of improving and expanding the City's Municipal Recreation Facilities at Whitehall Community Park; and

WHEREAS, bonds were issued on October 24, 2023 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

WHEREAS, bonds were issued on November 14, 2023 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; and

WHEREAS, Ordinance 102-2024 appropriated monies for the purpose of repayment of these bonds; and

WHEREAS, the Auditor of State requires bond retirement payments and other long term debt be paid from the Debt Service Fund; NOW, THEREFORE,

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

SECTION 1: That the Council of the City of Whitehall approves and makes a fund transfer in the amount of eight hundred twenty nine thousand four hundred forty three and 75/100 dollars (\$829,443.75) from unappropriated monies in the General Fund (101) to the Debt Service Fund (401).

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 in this Ordinance.

SECTION 3: That this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

Requested and Prepared by: Chris Peterson, Deputy Auditor

Approved as to form: Bradley S. Nicodemus, City Attorney bsn 10/24/2025

ORDINANCE NO. 117 -2025 (*Adm. & Fin. Mgmt- 1st reading- SUSP &ADOPT- 11-05-2025- Elmore /*)

APPROVING A FUND TRANSFER IN THE AMOUNT OF FOUR HUNDRED SIXTY-TWO THOUSAND TWO HUNDRED TWELVE DOLLARS AND 50/100 (\$462,212.50) FROM THE POLICE DEPARTMENT TAX LEVY FUND (280) TO THE DEBT SERVICE FUND (401).

WHEREAS, bonds were issued on January 25, 2023, and October 24, 2023, for the purpose of making additions and renovations to the City's Police Station; and

WHEREAS, Ordinance 102-2024 appropriated monies for the purpose of repayment of these bonds; and

WHEREAS, monies from the voter-approved property tax levy for this purpose have been received from the County Auditor; and

WHEREAS, the Auditor of State requires bond retirement payments and other long term debt to be paid from the Debt Service Fund; NOW, THEREFORE,

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

SECTION 1: The Council of the City of Whitehall approves a fund transfer in the amount four hundred sixty two thousand two hundred twelve dollars and 50/100 (\$462,212.50) from the Police Department Tax Levy Fund (280) to the Debt Service Fund (401).

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

SECTION 3: That this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

Requested and prepared by: Chris Peterson, Deputy Auditor

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

FIRST READING:

ORDINANCE NO. 112 -2025 (*Comm. Stand & Enf.-3rd reading- ADOPT- 12-02-2025- Smith/Dixon*)
(Referred to the Whitehall Planning Commission for November 17, 2025 SPECIAL 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.

PUBLIC HEARING WILL BE HELD ON NOVEMBER 18, 2025

ECONOMIC DEVELOPMENT – CHAIRPERSON DIXON

Members: Smith, Morrison, Brown

FIRST READING:

ORDINANCE NO. 113 -2025 (*Econ. Dev.3rd reading- ADOPT- 12-02-2025- Dixon/Smith*)
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.

ORDINANCE NO. 114-2025 (*Econ. Dev.- 3rd reading- ADOPT- 12-02-2025- Dixon/Smith*)
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.

INFRASTRUCTURE, MAINTENANCE AND SERVICES - CHAIRPERSON DEVIN BROWN

Members: Morrison, Dixon and 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

ORDINANCE NO 116-2025

APPROVING AND MAKING A FUND TRANSFER IN THE AMOUNT OF EIGHT HUNDRED TWENTY NINE THOUSAND FOUR HUNDRED FORTY THREE AND 75/100 DOLLARS (\$829,443.75) FROM UNAPPROPRIATED MONIES IN THE GENERAL FUND (101) TO THE DEBT SERVICE FUND (401).

WHEREAS, bonds were issued on August 15, 2019 for the purpose of improving and expanding the City's Municipal Recreation Facilities at Whitehall Community Park; and

WHEREAS, bonds were issued on October 24, 2023 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

WHEREAS, bonds were issued on November 14, 2023 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; and

WHEREAS, Ordinance 102-2024 appropriated monies for the purpose of repayment of these bonds; and

WHEREAS, the Auditor of State requires bond retirement payments and other long term debt be paid from the Debt Service Fund; NOW, THEREFORE,

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

SECTION 1: That the Council of the City of Whitehall approves and makes a fund transfer in the amount of eight hundred twenty nine thousand four hundred forty three and 75/100 dollars (\$829,443.75) from unappropriated monies in the General Fund (101) to the Debt Service Fund (401).

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 in this Ordinance.

SECTION 3: That this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

PASSED this ____ day of _____, 2025.

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2025

Mayor

ORDINANCE NO. 117 -2025

APPROVING A FUND TRANSFER IN THE AMOUNT OF FOUR HUNDRED SIXTY TWO THOUSAND TWO HUNDRED TWELVE DOLLARS AND 50/100 (\$462,212.50) FROM THE POLICE DEPARTMENT TAX LEVY FUND (280) TO THE DEBT SERVICE FUND (401).

WHEREAS, bonds were issued on January 25,2023 and October 24, 2023 for the purpose of making additions and renovations to the City's Police Station; and

WHEREAS, Ordinance 102-2024 appropriated monies for the purpose of repayment of these bonds; and

WHEREAS, monies from the voter-approved property tax levy for this purpose have been received from the County Auditor; and

WHEREAS, the Auditor of State requires bond retirement payments and other long term debt to be paid from the Debt Service Fund; NOW, THEREFORE,

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

SECTION 1: The Council of the City of Whitehall approves a fund transfer in the amount four hundred sixty two thousand two hundred twelve dollars and 50/100 (\$462,212.50) from the Police Department Tax Levy Fund (280) to the Debt Service Fund (401).

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

SECTION 3: That this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

PASSED this ____ day of _____, 2025.

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2025.

Mayor

ORDINANCE NO. 112-2025

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		
	PERMIT REQUIRED BY DISTRICT	SPECIFIC USE REGULATIONS
LAND USE TYPE	STUR	
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		
	PERMIT REQUIRED BY DISTRICT	SPECIFIC USE REGULATIONS
LAND USE TYPE	MUR	
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

ORDINANCE NO. 112-2025

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

TABLE 1108.01 PRINCIPLE USES BY ZONING DISTRICT											USE DEFINITION & STANDARDS
	STUR	MUR	BRD	MAIN	SH	YEAR	CCD	MILO	INDD	FP	
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	1116.03 E

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

PASSED this ____ day of _____, 2025

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2025

Mayor

ORDINANCE NO. 113-2025

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; and

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, 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.

PASSED this ____ day of _____, 2025

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2025

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

ORDINANCE NO. 114-2025

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.

PASSED this ____ day of _____, 2025.

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2025.

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