

WHITEHALL CITY COUNCIL
AGENDA MEETING MINUTES

President Potter ordered the July 1, 2025, agenda meeting at 6:30 p.m. All members were present.

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

The meeting adjourned at 6:35 p.m.

Submitted by,

Julie A. Ogg, Clerk of Council

APPROVED: July 15, 2025

Thomas M. Potter, Council President

WHITEHALL CITY COUNCIL MEETING

MINUTES JULY 1, 2025

President Potter called the regular meeting of the Whitehall City Council to order at 7:00 p.m. on Tuesday, July 1, 2025.

At President Potter's request, everyone rose for a moment of silence. Those assembled then recited the Pledge of Allegiance.

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

Amy Harcar
Gerald Dixon
Devin Brown
Lori Elmore
Larry Morrison
Jo Anna Heck
Amy Smith

APPROVAL OF MINUTES:

Councilor Dixon moved to approve the minutes of the June 17, 2025, Agenda and Regular Meeting Minutes. Councilor Heck seconded the motion. On a roll call vote, all members responded affirmatively, and the minutes were approved as submitted.

STANDING COMMITTEE REPORTS:

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

Community and Elder Advocacy – Councilor Harcar reported that the committee 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 – Councilor Smith reported that the committee met last Tuesday, and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

Economic Development – Councilor Dixon reported that the committee 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 – Councilor Brown reported that the committee met last Tuesday, and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

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

Parks and Recreation – Councilor Heck reported that the committee met last Tuesday, and their minutes are on file. They will meet again next week, sometime after 6:30 p.m.

OFFICIALS' REPORTS

Mayor Michael T. Bivens stated that the fireworks viewing party is on July 3. The Food Truck Festival is July 26 at John Bishop Park with the Workforce Pavilion. They are partnering with Jobs Ohio to bring workforce development opportunities to Whitehall. He recognized Karen Conison and WCCA for their dedication and leadership as it relates to the Whitehall Parade.

City Attorney Bradley S. Nicodemus had a staff meeting today, and in general, everything is going well.

City Auditor Steve Quincel has received the draft audit report from Jullian and Grube for FY 2024. He requested favorable consideration for Resolution 024-2025.

Director of Public Service Casey Rowlands was not present.

Director of Public Safety Van Gregg was not present.

City Treasurer Shaquille Alexander was not present.

Director of Economic Development Jackie Russell had no official report.

President Potter stated the following officials' reports have been filed in the Council office since the last meeting: the Treasurer's Report for May 2025.

COMMUNICATIONS, PETITIONS, AND CLAIMS:

There were no Communications, Petitions, or Claims filed in the Council office since the last meeting.

POLL PUBLIC:

Amanda Waller of Whitehall is excited about the progress being made in the Rockwell District. She believes that increasing the amount of affordable housing is beneficial, and slightly reducing the commercial space makes sense given the current economic climate. Waller encourages everyone to take their time with the project, as it serves as the gateway to Whitehall. This redevelopment initiative is the largest in Whitehall's history and the most significant redevelopment project in a qualified opportunity zone in the entire country. She hopes the public will have the opportunity to review the new plans and the development agreement.

VERIFICATION OF COPIES:

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

THIRD READING:

ORDINANCE NO. 042-2025 was read by title only by President Potter:
(Postponed to no later than July 15, 2025)

AN ORDINANCE ENACTED BY THE ELECTORS OF THE CITY OF WHITEHALL PURSUANT TO AN INITIATIVE PETITION TO AMEND THE ZONING CODE TO ESTABLISH FAIRWAY BOULEVARD OVERLAY DISTRICT, TO LIMIT FUTURE USES, SUBDIVISION AND INFRASTRUCTURE WITHIN SAID DISTRICT, TO AMEND THE ZONING MAP, TO PROTECT LARGE TREES, TO IMPOSE A MORATORIUM ON DEVELOPMENT PENDING THE OUTCOME OF THE INITIATIVE PETITION, AND TO PROVIDE FOR A PRIVATE RIGHT OF ACTION.

Director of Economic Development Jackie Russell gave a presentation on the Fairway Cliffs Initiative Petition. She answered questions from the Council members at this time. The presentation packet is in the folder dated June 17, 2025.

Patricia Balser and Holly Stein clarified some of the questions the Councilmembers had about their visit to Mill Brook in New Albany.

SECOND READING:

No legislation for Second Reading.

FIRST READING:

ORDINANCE NO. 058-2025 was read by title only by President Potter:
(Referred to Planning Commission for 07-29-2025 meeting)

MAKING UPDATES TO PART 11 – PLANNING AND ZONING CODE, ARTICLE 1114.04.

ORDINANCE NO. 059-2025 was read by title only by President Potter:
(Referred to Planning Commission for 07-29-2025 meeting)

AN ORDINANCE AMENDING ORDINANCE 042-2022 TO AMEND PHASE 1A AND PHASE 1B FINAL DEVELOPMENT PLAN IN THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) FOR THE PROPERTY LOCATED ON EAST BROAD ST., HAMILTON RD., AND POTH RD., PARCEL NUMBERS LISTED IN APPENDIX A, PROPERTY OWNED BY THE CITY OF WHITEHALL.

RESOLUTION NO. 023-2025 was read by title only by President Potter:
(Public Hearing 08-05-2025)

ADOPTING THE TAX BUDGET FOR THE CITY OF WHITEHALL, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND SUBMITTING SAME TO THE COUNTY AUDITOR.

RESOLUTION NO. 024-2025 was read by title only by President Potter:
RESOLVING TO APPROVE “THEN AND NOW” CERTIFICATES.

Councilor Elmore introduced and moved to suspend the rules on Resolution No. 024-2025, and Councilor Morrison seconded the motion. There was no discussion. All members voted in the affirmative on a roll call vote, and the rules on Resolution No. 024-2025 were suspended.

Councilor Elmore moved to adopt Resolution No. 024-2025, and Councilor Morrison seconded the motion. There was no discussion. All members voted in the affirmative on a roll call vote, and Resolution No. 024-2025 was adopted.

POLL PUBLIC:

Amanda Waller from Whitehall addressed the kerosene spill that occurred five or six weeks ago. She argued that when the city submits its requests for reimbursement for Whitehall's manpower, it should also seek additional funds to cover long-term effects and future remediation efforts.

Patricia Balser of Whitehall asked that they be able to have some input on the development on Hamilton and Broad as there are changes being made. It is an important and beloved property to many. She has seen many comments about the live videos and not being able to comment on them.

Holly Stein from Whitehall addressed the Rockwell District in relation to the ordinance that will be presented to the Planning Commission on July 29. She raised concerns about Buckeye Apartments LLC and wanted to ensure that the City Council is conducting thorough due diligence regarding this entity. She questioned whether Buckeye Apartments LLC is genuinely a representative of NR Investments or if it is part of a more complex structure involving multiple LLCs. This inquiry is crucial because Whitehall needs to ensure that there are adequate protections in place, and the City Council must

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clearly understand who Buckeye Apartments LLC is. She noted that her efforts to research the ownership and structure of this entity have been challenging.

COMMUNITY DATE BOARD:

The parade starts at 10:00 am on July 4. There is a new route for the parade this year. There is a survival skills course this Saturday, July 5 at Whitehall Community Park from 12:00 until 1:30 pm.

POLL COUNCIL:

Councilor Harcar expressed her gratitude to both the viewers at home and those in attendance at the meeting. She thanked Director Russell for the work she is doing with the Initiative Petition Committee to try to reach a resolution that will work for everyone.

Councilor Dixon expressed his gratitude to both the viewers at home and those in attendance at the meeting. He thanked those who spoke at poll public and Ms. Balser for her comments on the new streaming platform. He thanked Ms. Russell for her presentation, saying that he had met with her last week.

Councilor Brown expressed his gratitude to both the viewers at home and those in attendance at the meeting. He appreciated everyone who spoke tonight. He addressed how he felt that the Fairway Cliffs project is moving in the right direction.

Councilor Elmore expressed her gratitude to both the viewers at home and those present at the meeting. She hopes that everyone has a safe July 4 holiday. She thanked Director Russell for the way she has reached out to the community, to the Petition Committee, and the collaboration that has happened between all of them. They all want a win-win.

Councilor Morrison expressed his gratitude to both the viewers at home, those present at the meeting, those who presented, and those who made comments. He said that things are moving in a positive direction.

Councilor Heck expressed her gratitude to both the viewers at home and those present at the meeting, as well as to everyone who spoke, and to Ms. Russell for her presentation and continued communication with the community and Councilmembers.

Councilor Smith expressed her gratitude to both the viewers at home and those present at the meeting, as well as to everyone who spoke, and to Ms. Russell for her presentation

President Potter expressed his gratitude for the collaborative nature of the committee, the Development Director, and the city.

Having nothing further to add, President Potter adjourned the meeting at 8:09 p.m.

Submitted by,

Julie A. Ogg, Clerk of Council

APPROVED: July 15, 2025

Thomas M. Potter, Council President