



STATE OF THE CITY

City Administrator
Gerald Herman

The City of White House is working towards the daily pursuit of excellence in management and delivery of services, while balancing the preservation of our small-town atmosphere by nurturing orderly, proactive growth.

Thanks
Eric Berner
Darrell and Janet Varley
Chamber
Staff

Most of you have a story about how or why you work and live in White House.

Here is my story....

News: 319-8988

Ads: 509-7622

Check Your Watch

White House Youth Soccer will begin sign ups for the 2008 spring season this month. Registration will be held every Saturday in January from 9 a.m. until 2 p.m. at the Soccer Complex on Highway 31W. Visit www.whysoccer.org for more details.

White House Dixie Youth Baseball and Softball will hold sign ups every Saturday in January from 8:30 a.m. until 12 noon in the Civic Center Cafeteria. Teams are available for baseball ages 5 - 14, softball ages 4 - 18.



Meet the chief

City ends half year hunt with Herman hire

By JOHN FERGUSON
Watch Editor

WHITE HOUSE - The city of White House has a new police chief.

Gerald Otto "Jerry" Herman of Rossford, Ohio accepted the position

last week after an extensive search culminated with him being the unanimous choice by the seven-member search committee.

The group chose Herman above the 5 other candidates for his experience as a growing town's chief of police.

"There were two candidates that stood out above the rest, but Jerry's

A Watch Exclusive!
Breakfast with the Hermans
- Page 6



Interview Process Bibb overalls, too rural!

Not really sure I wanted to stay for the 2nd day.

Cracker Barrel

Email about Church

Welcome Call from Chief Williams

Culture and values of those living in White House

SUBURBAN EDITION

The Press serves 23 towns and surrounding townships in Lucas, Ottawa, Sandusky and Wood County

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Northwood Police Chief Herman to retire



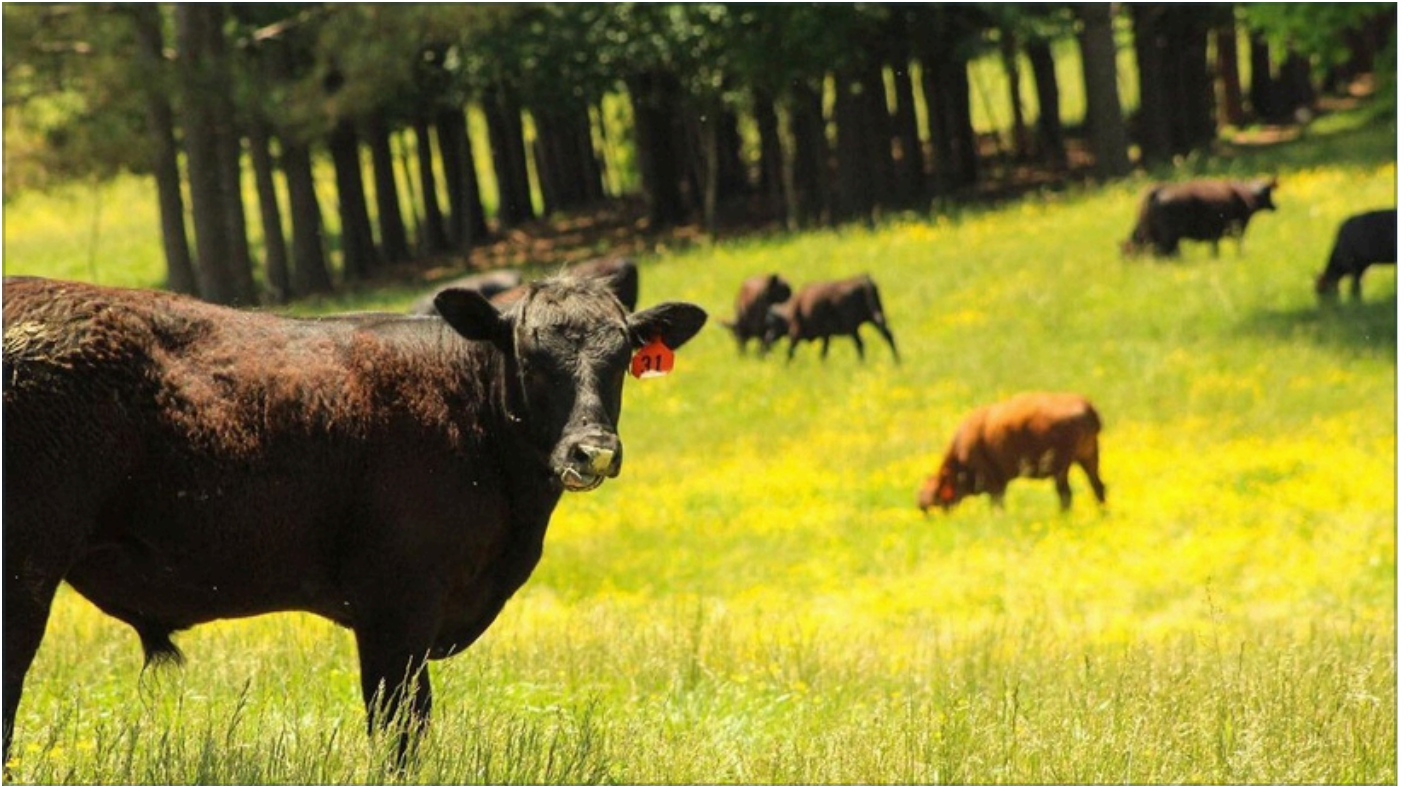
Announced Leaving Northwood, Ohio

Loaded up a truck and moved to Tennessee



Assimilate - to absorb into the cultural tradition of a population

Landfill - Our hills



New Pastures with Cows, Goats, Pigs, and Donkeys



What is this?

Where is the Fire Department?

Ahhhh... the aroma

Conversation with Finance Director

Detective Sgt. Pat Brady the New Yorker

Even the criminals were nice

Assimilated just like Chief Brady

Now, in our off time, we hang out signing Hank Williams songs...



2012 became City Administrator - just coming out of a major recession

Assignment- Grow the economy

Slow start - learning curve

Needed roof tops to bring in places to eat.

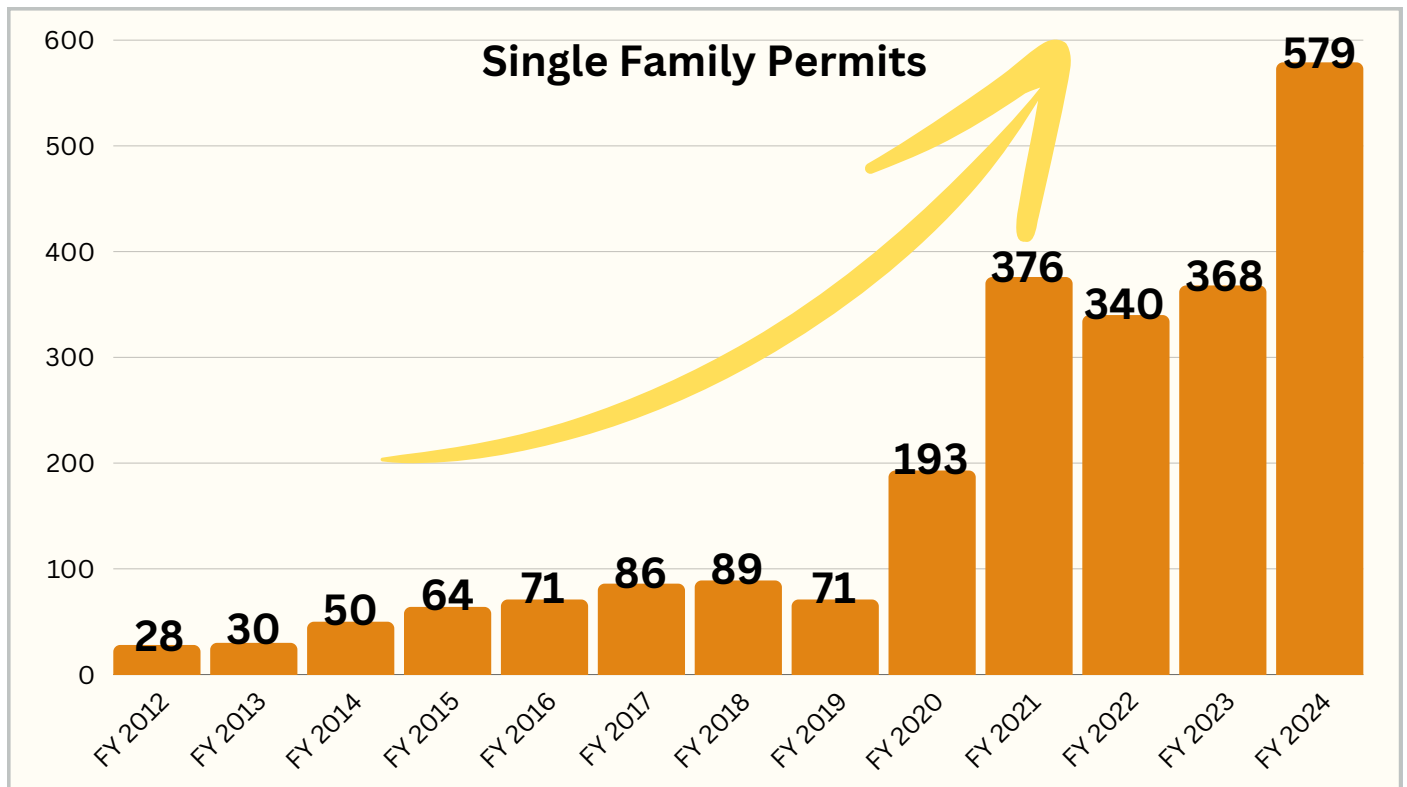
How to do that?

Partnered with Chamber - Mandy had great background in Marketing

The Boards worked together to bring residential, commercial, and industrial projects to the community

Lowered impact fees

Seeds were planted and these past few years the harvest was overwhelming!



Single Family Permits

Last year's prediction - 8 year build out however, it could be less.

Current inventory of approved residential lots could increase our population to approximately 29,000 people!

Much of our State Shared Revenues are population-based, so we need to get a certified count of our current population.

SPECIAL CENSUS

Census Day April 1, 2025

- est. 18,000+
current population
- \$175/person from
State Shared Revenue

$$5,000 \times \$175 =$$

**\$875,000 additional
revenue per year**



Census

\$175 / person

We want our Fair Share

We are at 13,000 in 2020 census

We have added 1,663 single family homes and nearly 500 apartment homes since 2020

2.5 average persons per unit = 5,407 new residents

Giving us 18,500 residents right now



The Great Slow Down

Two years ago change in several board members.

New assignment- slow down high density residential.

- Triple impact fees.

- No annexation for properties wanting dense residential.

- No high density residential planned unit developments.

- In two years, only 30 single family lots added to inventory.

- New developers are seeking to add density residential just outside of city limits particularly in Robertson County.

- Impactful for county to say no.

- This slow down will affect growth 5 to 10 years out.



Growing Pains

Demands on governmental services Requires:

- More employees
- More Equipment
- More Facilities

All requiring more funds

TAX RATES

2022 Tax Rate = \$1.28

**2024 Equalized
Tax Rate = \$0.83**

Tax Increase = +\$0.06

Total 2024 Rate = \$0.89

City Tax rate two years ago (\$1.28)

New Equalized Rate

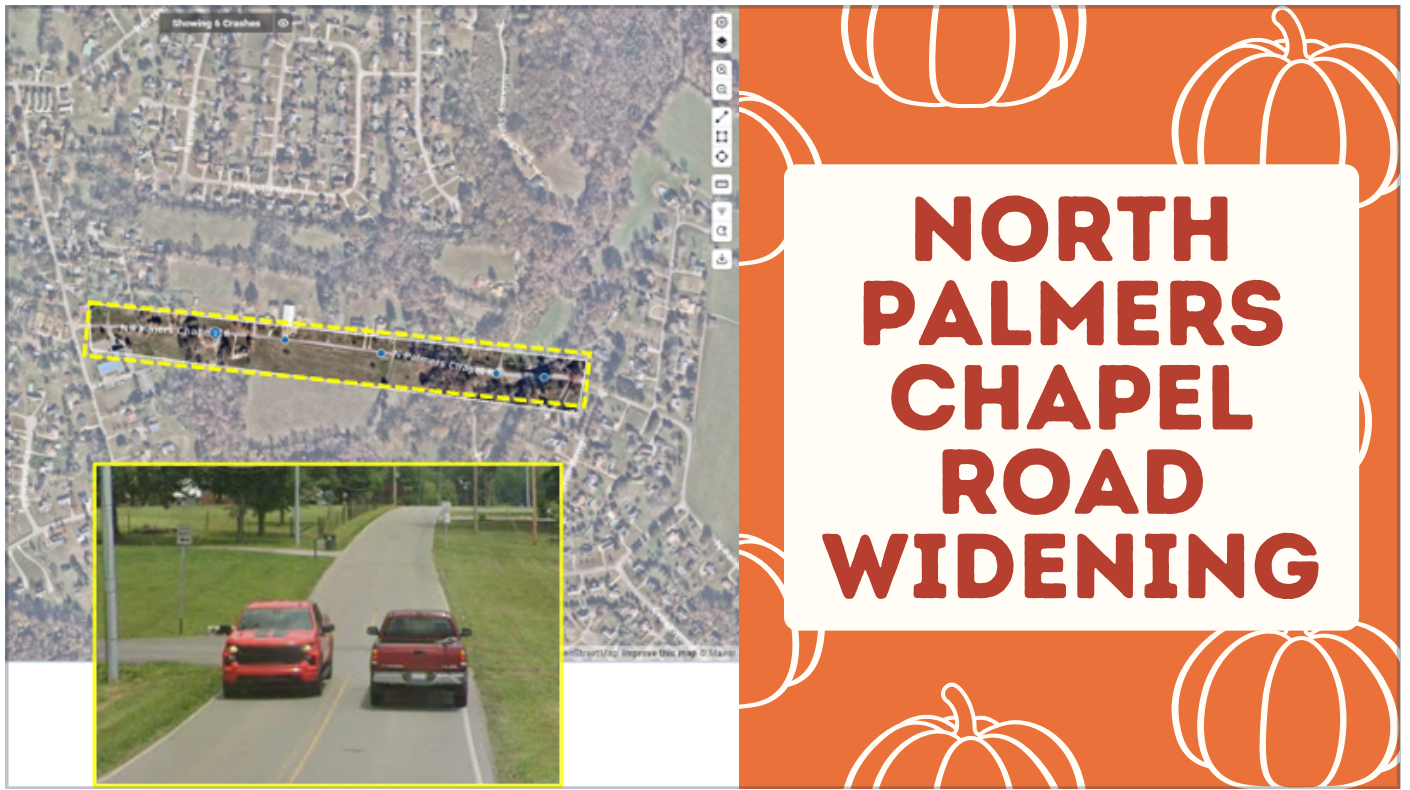
+ 6 cents for road projects

Cost to average home owner- \$11 million loan for 12 years

On a \$300,000 home cost would be \$3.57 a month or \$43 a year

Sanitation and Stormwater Fees stayed the same

Wastewater Increased by 3%



Projected to start October 21st and be finished by the end of December

Utilities moved and project is ready for construction



Bids have been received

Recommendation to Board of Mayor and Alderman

ROW is purchased

Some utilities need to be moved



Final details in construction design.

Should be out to bid in next couple of months

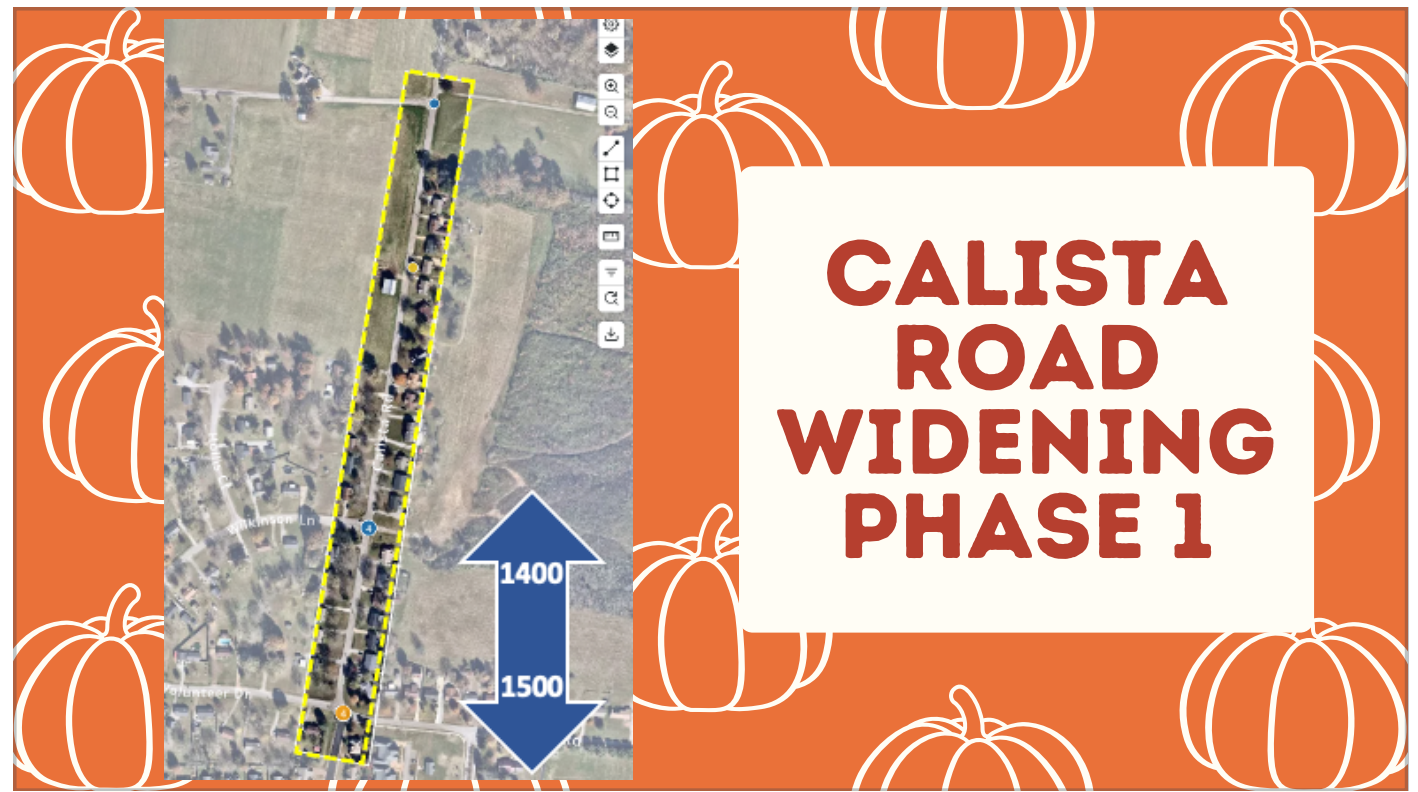


This is in project design- hope to have ready for construction on fall of 2025



**UNION
ROAD @
STATE
ROUTE 76**

Design stage



CALISTA ROAD WIDENING PHASE 1

Design stage





No... We are NOT Changing the Date

White House Football Game Scheduled for that night



LEGAL/ADMINISTRATIVE SERVICES



Accomplishments

- New 40 ft Christmas Tree

To-Do

- Special Census
- Update City Website



Under the leadership of Derek Watson

2024 Sumner County Municipal Employee of the Year

ENGINEERING



Accomplishments

- Sage Road Widening (Madeline to Cardinal)
- Heritage High School Road Extension

To-Do

- Road Projects

Meet with City Engineer weekly to get progress updates

FINANCE



Accomplishments

- Awarded GFOA Certificate of Achievement for Excellence in Financial Reporting

To-Do

- Receive a clean audit

GFOA - Government Finance Officers Association

Under the leadership of Finance Director Jason Barnes

HUMAN RESOURCES



Accomplishments

- Completion of City-wide pay study
- ADA Transition Plan

To-Do

- 100% on City-wide training
- ADA Transition Plan



Under the leadership of Human Resources Director Amanda Brewton

Pay study fully implemented July 2024

POLICE DEPARTMENT



Accomplishments

- Received 4th State accreditation award this year
- Received \$115,000 grant from State to replace/upgrade equipment

To-Do

- Start the process of building an addition to the Police building
- Purchase 5 new vehicles



Under the leadership of Chief Pat Brady

Police expansion of facility- built in 2002

- needs assessment
- employee input
- concept design

FIRE DEPARTMENT



Accomplishments

- Ordered new Fire Engine
- Improvements to training tower

To-Do

- Adding Fire Captain over training
- Additional turn-out gear for each Firefighter

Under the leadership of Fire Chief Patrick McLaughlin

PUBLIC SERVICES



Accomplishments

- Pavement Assessment Tool
- Snow Plow Truck
- Updated trash and recycle routes

To-Do

- Purchase backup Gridsmart camera
- Annual paving program



Under the leadership of Public Services Director Isaiah Manfredi

Pavement Assessment Tool has helped us identify and rank quality of roads and what roads have the greatest need for resurfacing

Orchard Park is up next for repaving

LIBRARY



Accomplishments

- Went fine free
- Added a reading garden with Friends of the Library

To-Do

- Create a butterfly certified garden
- Update the Story Time room and teen area spaces



Under the leadership of Library Director Elizabeth Kozlowski

PARKS & RECREATION



Accomplishments

- Tennis Courts
- Soccer Complex Parking Lot
- TML Achievement Award for Excellence

To-Do

- Recreation Center
- Full-time and part-time parks attendant



Under the leadership of Parks and Recreation Director Kevin Whittaker



Final Buildout of the Municipal Complex

Hoping for April completion

Game Room

Basketball

Pickleball

Volleyball

Meeting Space

PLANNING & CODES

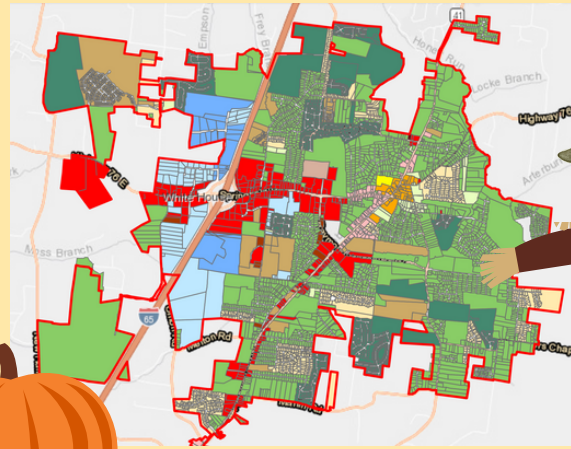


Accomplishments

- Land Use Regulations update process began
- Days Inn Property Maintenance was complete

To-Do

- Land Use Regulations Completion
- Update property maintenance section of Municipal Code



Under the leadership of Planning Director Ceagus Clark

WASTEWATER

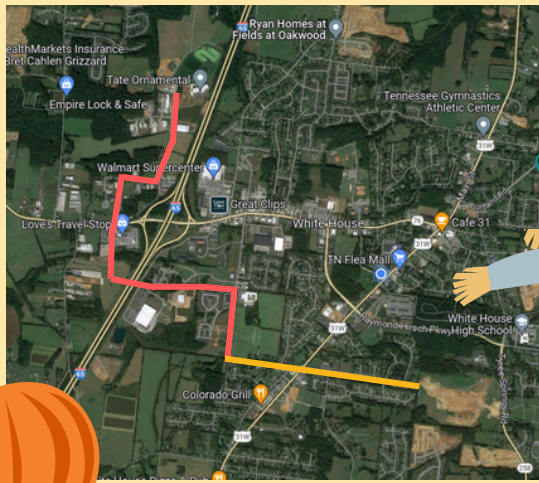


Accomplishments

- Southern Force Main Ph. 3
- Replaced internal lift station at WWTP

To-Do

- Phase 4 and 5 of Southern Force Main
- Finish WWTP Expansion



Under the leadership of Wastewater Director Travis Garmon



Businesses Coming For You





SMILE CENTER





EXPRESS OIL



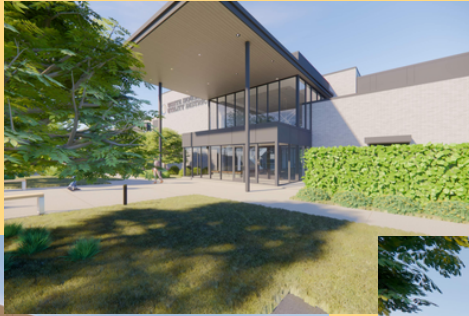


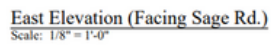
MCINERNY INDUSTRIAL





WHITE HOUSE UTILITY DISTRICT HEADQUARTERS







Goodwill
 5/3 bank
 whataburger
 sage rd retail
 ups
 teriyaki madness
 wingstop
 dentist office
 noire nail salon
 neal's pour house
 casey's gas station (commercial PUD?)

