

**Minutes of the Village of Galena Council Meeting  
March 22, 2021**

On March 22, 2021 the Village of Galena Council meeting was called to order at 7:01 p.m. in an online Zoom meeting by Mayor Jill Love.

**Roll Call**

Jill Love, Mayor (Present)	Kathy Krupa, Council Member (Present)
David Simmons, Council Member (Present)	Ruben Minor, Council President (Absent)
Todd Musacchio, Council Member (Present)	Suzanne Rease, Fiscal Officer (Present)
Eric Johnston, Council Member (Present)	
Mike Fry, Council Member (Present)	

**Also Present**

Jeffrey White, Village Administrator	Ken Molnar, Solicitor
Michelle Dearth, Asst. Fiscal Officer	

A List of those in attendance is attached at the end of the minutes.

A Public hearing is scheduled for Monday, March 22<sup>nd</sup>, 2021 at 7:00 p.m.. regarding the application of James M. Alt representing EHAB Eskander for an INITIAL DEVELOPMENT PLAN for the following described property:

Situated in the Village of Galena, in the Township of Berkshire, in the County of Delaware, and the State of Ohio.

Being known as: 1811 South Galena Rd., Parcel number: 41742001016000.

Mike Fry made a motion to open the hearing at 7:02 p.m. Eric Johnston seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Solicitor, Ken Molnar swore in anyone who was speaking and verified with everyone before they spoke that they had been sworn in.

Stephen Butler, Architect for the proposed project gave a brief overview of the project. The project will include a Primrose School and Office buildings with a common drive off of S. Galena Rd. There are no uses yet for the office building and they intend to hook into Delco Water and The Village's sewer system.

Levi Koehler addressed any Council questions and then presented the Zoning Inspector Report and Recommendation from the Planning and Zoning Commission. (Available upon request).

There were no public questions or comments.

David Simmons made a motion to keep the hearing open until the next Council meeting on April 26, 2021. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston -Yes Musacchio-Yes Fry-Yes

The hearing was closed at 7:34 p.m.

**Ordinance No. 2021-06 (1<sup>st</sup> Reading, Emergency)**

**An Ordinance Accepting The Recommendation Of The Zoning And Planning Commission For The Rezoning Of Approximately 6.073 Acres, More or Less, From Berkshire Township Agricultural Zoning To Planned Commercial Office District In The Village Of Galena; And, Declaring An Emergency.**

Mayor Love read the Ordinance.

**Minutes of February 22, 2021 Council Meeting**

David Simmons made a motion to adopt the minutes of the February 22, 2021 Council meeting. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 voice vote.

**Guest Participation**

Chief Kovach from B.S.T.& G Fire District did a PowerPoint presentation on the Fire Departments 2020 Annual Report. The full report is available for review at bstgfire.org.

**Selection of Committee Chairs**

Bee City-Eric Johnston Cemetery-Kathy Krupa Electronic Communications-Mike Fry  
NCA-Jason Hillyer Records Commission-David Simmons Nature Preserve-Jeff White  
Events Committee-Eric Johnston Beautification-Jill Love

Eric Johnston reported that the Bee City is working on moving plants and are looking for volunteers.

David Simmons suggested signage on the square about Bee City.

**Administrator's Report**

Village Administrator Jeff White reported that the Village's funding application for the N. Walnut Street Culvert project has been tentatively approved by the Ohio Public Works Commission (OPWC). OPWC's final decision is anticipated in May/ June. Council will then have legislation to pass. Meanwhile, KEM is proceeding to prepare the construction plans and specifications so we will be ready to start the bidding process in the May/June period.

Mr. White has spent a considerable amount of time researching, inventorying, and mapping the Walnut Street storm sewer system and coordinating with Columbia Gas and Miller Pipeline regarding their planned gas main installation in the Village. Construction could begin as soon as the week of 3/22 and is foreseen to take about two weeks. Eric Johnston asked about contacting Village residents that were being affected and Mr. White responded that Columbia Gas would be sending out letters to all affected residents. Mr. Johnston wants the Village to send out letters to Village residents too.

**Mayor's Report**

Mayor Jill Love reported that the Planning and Zoning draft was approved by the Planning and Zoning Commission on March 17, 2021 and referred to Council for review and final approval. Romanelli and Hughes came to a public Village Finance meeting on March 4<sup>th</sup> to present an initial request of the Village for 8mil Tax Increment Financing (T.I.F.) for the Blackhawk/Wright Farm proposed development. These funds are requested to help offset infrastructure costs. Jeremy Buskirk, Finance from Big Walnut Schools, Chief Kovach and BST&G Finance Director, along with the Village Solicitor, Fiscal Officer, Planning and Zoning Inspector, KEM Engineering and all Finance team members were in attendance. This was a meeting to discuss the challenges of the project needs and funding. No decisions were made and additional input from Bricker and Eckler will provide further guidance for the Village.



Tebbe Engineering has proposed a new veterinary clinic next to Talula's. The Mayor and staff have seen plans and they will likely be coming to Planning and Zoning next month.

### **Fiscal Officers Report**

Fiscal Officer Suzanne Rease reported that late fees were placed on accounts and 35 delinquent sewer letters were sent out. Sharon Bland from The Galena Historic Foundation notified the Village that they will not be holding their annual Flea Market on July 4<sup>th</sup>. Final CARES Act report was completed and the Cemetery registration with The Department of Commerce was filed and updated.

Kathy Krupa asked about the State Auditor investigation of the Mayor's pay. Mrs. Rease replied that she was the only one questioned and it was mostly questions about UAN payroll and how and when the Mayor's payroll was paid.

### **Approval of Financial Statements**

Kathy Krupa made a motion to approve the financial statements. David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

### **Payment of Invoices for March**

Kathy Krupa made a motion to approve the invoices for February. David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

Fiscal Officer, Suzanne Rease asked for a motion to pay Delaware County Office of Homeland Security and Emergency Management in the amount of \$519.48 for the annual fee.

Mike Fry made a motion to pay Delaware County Office of Homeland Security and Emergency Management in the amount of \$519.48. Eric Johnston seconded the motion and the motion passed unanimously in a 5-0 voice vote.

### **Code Compliance Report**

Levi Koehler's report stated that Storm Water inspections have been conducted at the Retreat at Dustin, and Phase 2 construction has begun. Arrowhead Lake Estates Phase 2 construction is underway. Miller Farm engineering has been approved by the Planning and Zoning Commission and some details are being worked out by the Village Engineer and the Development Agreement is under review by Village staff. Galena Crossing 's Development Plan and rezoning has been approved by the Planning and Zoning Commission, and recommended it, with conditions to the Village Council. 51 Middle St.'s architects met with Village staff to discuss a possible Veterinary Clinic.

### **Wastewater Treatment Plant Report**

Brian Rammelsberg's report stated that there were no violations for the month. There were ten new sewer taps for the month and the two tanks for the new chemical feed system were delivered.

### **Resolution No. 2021-01 (1<sup>st</sup> Reading, Emergency)**

**A Resolution Approving The Permanent Appropriation Budget For The Village Of Galena For Calendar Year 2021 And Declaring An Emergency.**

Mayor Love read the Resolution. David Simmons made a motion to suspend the second and third reading. Eric Johnston seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

David Simmons reported to Council that the Finance Committee met and recommended the final budget.

David Simmons made a motion to adopt Resolution No. 2021-01 as an emergency. Eric Johnston seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

**Ordinance No. 2020-10 (3<sup>rd</sup> Reading, Emergency) TABLED UNTIL 3-22-2021  
An Ordinance Regulating The Use Or Occupation Of All Public Rights-Of-Way In The Village Of Galena, The Issuance Of Right-Of-Way Permits To Persons For Such Use Or Occupancy And To Set Forth The Policies Of The Village Related To Its Public Rights-Of-Way And Declaring An Emergency.**

Eric Sandine from OhioROW Consulting gave a brief overview to Council about the Right-of -Way program and answered Council's questions and concerns.

Mayor Love read the Ordinance. David Simmons made a motion to adopt Ordinance No. 2020-10 as an emergency. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

**Ordinance No. 2020-16 (3<sup>rd</sup> Reading)  
An Ordinance Conditionally Accepting The Public Improvements At The Arrowhead Lake Estates Section 2; Implementing The Maintenance Period And Bond, Releasing the Performance Bond All In Accordance With The Development Agreement.**

Mayor Love read the Ordinance. Kathy Krupa made a motion to table Ordinance No. 2020-16 until the April 26, 2021 Council meeting David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

**Ordinance No. 2021-3 (3<sup>rd</sup> Reading, Emergency)  
An Ordinance Regulating The Payment Of Passthrough Developer Fees; Providing For The Time Of Payment; Providing For Late charges And Declaring An Emergency.**

Mayor Love read the Ordinance. David Simmons made a motion to adopt Ordinance No. 2021-03 as an emergency. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Absent Simmons-Yes Johnston-Yes Musacchio-Yes Fry-Yes

**Other Business**

None.

**Delaware Regional Planning Commission Report**

Mayor Love reported there was nothing going on in our area.

**MORPC Report**

Mayor Love had nothing new to report.

## Michelle Dearth

---

**From:** Jill Love  
**Sent:** Monday, March 29, 2021 1:38 PM  
**To:** Michelle Dearth  
**Subject:** RE: Attendance list for March 22 Council meeting

Ehab Eskander  
Jim Alt  
Stephen Butler  
Eric Sandine  
Zach Hopper  
Susan COate-Anderson  
Ken Molnar  
Mary Howad  
Eric Johnston  
Dave O'Neil  
Todd Musacchio  
Suzanne Rease  
Michelle Dearth  
Kathy Krupa  
Gary Anderson  
Jeff White  
David Simmons  
Levi Koehler  
Monica Cubberly-Early  
Heidi and Tim Erb  
Susan Lease  
JoAnn Cubberly

Thank You!

Jill

---

**From:** Michelle Dearth <mdearth@galenaohio.gov>  
**Sent:** Monday, March 29, 2021 11:36 AM  
**To:** Jill Love <jlove@galenaohio.gov>  
**Subject:** Attendance list for March 22 Council meeting

Jill  
Could you please send me the attendance list from the March 22 Council meeting.  
Thanks

Michelle Dearth  
Asst. Fiscal Officer  
Village of Galena  
740 965-2484



**BST&G Fire Board Report**

Ruben Minor was absent and Chief Kovach gave his Annual Report Presentation.

**Planning and Zoning Commission Report**

Kathy Krupa had nothing else to report that hadn't already been covered in other reports.

**Other Commission Reports**

None.

**Other Business**

None.

**Executive Session**

None.

**Adjournment**

David Simmons made a motion to adjourn. Eric Johnston seconded the motion and the motion passed unanimously in a 5-0 voice vote.

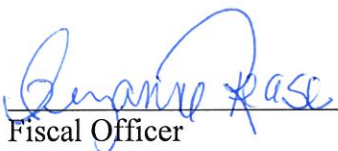
The meeting adjourned at 10:09 p.m.


A recording of the meeting is available upon request.

**Next Meeting**

The next Council meeting will be held on April 26, 2021 at 7 p.m. This will be a zoom meeting.

Respectfully submitted, Michelle Dearth, Assistant Fiscal Officer

  
Fiscal Officer                      Date      4/27/2021

  
Mayor                                      Date      4-27-21

**Certification:** I, Suzanne Rease, Fiscal Officer of the Village of Galena, Ohio hereby certify that publication of these Minutes was duly made by posting true copies thereof at five (5) of the most public places as determined by Council in Resolution 2015-18.