



**Minutes of the Village Council Meeting
February 25, 2019**

A Public Hearing at the Village Council of the Village of Galena, Ohio (the “Council”) pursuant to a Resolution of the Council duly adopted January 28, 2019 (the “ Resolution of Sufficiency”), at 7:03 p.m. on February 25, 2019, at the offices of the Village, 109 Harrison Street, Galena, Ohio on the application (the “Application”) of the Village, in its capacity as a “developer” within the meaning of Ohio Revised Code Section 349.01(E), and M/I Homes of Central Ohio, LLC, as property owner, to add certain parcels of real property to the Galena New Community Authority District (the “District), a new community district established pursuant to Ohio Revised Code Chapter 349, and to amend the original petition (the “Petition “) establishing the District and the Galena New Community Authority. The Resolution of Sufficiency, the Application, and the Petition are each on file in the office of the Clerk of Council, located at 109 Harrison Street, Galena, Ohio 43021, and are available for inspection by interested persons during regular business hours.

Rob McCarthy from Bricker & Eckler explained to Council that the hearing is the second step to approve the addition of the Retreat at Dustin development to the New Community Authority.

There were no public comments.

Dave Walker made a motion to close the hearing. Jason Hillyer seconded the motion and the motion passed in a 5-0 voice vote.

The hearing was closed at 7:07 p.m.

On Monday February 25, 2019 the Village of Galena Council meeting was called to order at 7:08 p.m. in Council Chambers of the Village Hall, 109 Harrison St., by Mayor Thomas Hopper.

Roll Call

Tom Hopper, Mayor (Present)
Bob Molter, Council Member (Present)
David Simmons, Council Member (Present)
Todd Musacchio, Council Member (Present)

Jason Hillyer, Council Member (Present)
David Walker, Council President (Present)
Kathy Krupa, Council Member (Absent)
Suzanne Rease, Fiscal Officer (Present)

Also Present

Lisa Dyson
Lorie Armbruster
Chris Armbruster
Rob McCarthy
Shelia Hiddleson
Randy Ridenour

Jeffrey White, Village Administrator
Michelle Dearth, Asst. Fiscal Officer
Dave O’Neil
Jennifer Strong, Health Department
Nick Ridenour
Levi Koehler, Zoning

Minutes of January 28, 2019

David Simmons made a motion to approve the minutes as presented. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Rob McCarthy-Bricker & Eckler N.C.A.-M/I Homes of Central Ohio LLC, Retreat at Dustin

Rob McCarthy explained to Council that an approval of the application is needed to continue the process of adding The Retreats at Dustin to the New Community Authority (NCA). The NCA Board is scheduled to consider the application on February 28th at 4:00 at the Village Hall.

Resolution No. 2019-05 (1st Reading, Emergency)

A Resolution Approving The Application To Add Certain Parcels Of Real Property To The Galena New Community Authority District And To Amend The Petition For Establishment Of The Galena New Community Authority As A New Community Authority Under Chapter 349 Of The Ohio Revised Code.

Mayor Hopper read the Resolution. David Simmons made a motion to suspend the rules on the second and third readings. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Dave Walker made a motion to adopt Resolution No. 2019-05 as an emergency. David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

A Public Hearing at 7:11 p.m. in the Council Chambers of the Galena Village Hall located at 109 Harrison Street in Galena, Ohio re: a change in zoning district classification from a Planned Industrial District (PI) to a Planned Residential District (PRD), initiated by the Village of Galena, for the following properties:

- PIN: 41743105011000, ADDRESS: 59 Holmes St.
- PIN: 41743105010000
- PIN: 41743105009000, ADDRESS: 65 Holmes St.
- PIN: 41743105008000, ADDRESS: 77 Holmes St.
- PIN: 41743105007000, ADDRESS: 85 Holmes St.
- PIN: 41743105006000, ADDRESS: 95 Holmes St.
- PIN: 41743105005000, ADDRESS: 103 Holmes St.
- PIN: 41743105004000, ADDRESS: 109 Holmes St.
- PIN: 41743105003000, ADDRESS: 115 Holmes St.
- PIN: 41743105001000, ADDRESS: 123 Holmes St.
- PIN: 41743105036000, ADDRESS: 217 Harrison St.
- PIN: 41743105035000, ADDRESS: 207 Harrison St.
- PIN: 41743102028000, ADDRESS: 66 Holmes St.
- PIN: 41743102029000, ADDRESS: 74 Holmes St.
- PIN: 41743102035000, ADDRESS: 104 Holmes St.
- PIN: 41743102036000, ADDRESS: 112 Holmes St.
- PIN: 41743102037000
- PIN: 41743102039000, ADDRESS: 225 Harrison St.
- PIN: 41743102040000, ADDRESS: 233 Harrison St.
- PIN: 41743102041000, ADDRESS: 241 Harrison ST.
- PIN: 41743102044000, ADDRESS: 247 Harrison ST.

PIN: 41743102045000, ADDRESS: 275 Harrison St.
PIN: 41743102046000

Levi Koehler was sworn in.

Levi read recommendation from the Zoning and Planning Commission: Following a public hearing on January 16, 2019 and, after consideration and deliberation, the Galena Zoning and Planning Commission voted 3-0 with one member absent and one abstaining, in favor of the Commission recommending rezoning the properties on Holmes St. and Harrison St. totaling 23 properties. The rezoning would change the zoning of said properties from a Planned Industrial District (PI) to a Planned Residential District (PRD). The current configuration of each given property will serve as the existing development plan for each given property. If a property owner would like to make a significant change or changes it will be done through the process for an amendment to a development plan.

David Simmons made a motion to close the hearing. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 voice vote.

The hearing was closed at 7:21 p.m.

Ordinance No. 2019-05 (1st Reading)

An Ordinance Approving The Recommendation Of The Planning And Zoning Commission Of The Village OF Galena For The Rezoning Of Various Properties Hereinafter Described On Holmes Street And Harrison Street From Planned Industrial District (PI) To A Planned Residential District (PRD).

Ken Molnar dictated Ordinance. Dave Walker made a motion to adopt Ordinance No. 2019-05. Bob Molter seconded the motion. The motion passed in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Guest Participation

Shelia Hiddleston from the Delaware County Health Department reported that the new Community Health Improvement Plan (CHIP) is up and running. The CHIP was created to prioritize the top health issues facing Delaware County. The top health issues in Delaware County are Mental Health & Addiction, and Chronic Diseases which includes obesity, diabetes, heart disease and chronic pain. The CHIP contains an action plan for each of the strategic health issues that list specific activities that the community can take to make steady and continuous improvements in its health. Electronic copies of the CHIP plan can be viewed at DelawareHealth.org or contact Traci Whittaker at twhittaker@delawarehealth.org.

Bob Molter asked for an update on the new facility in Sunbury. Mrs. Hiddleston said renovations are being completed and it will hopefully be open by April 1, 2019.

Lorie Armbruster from Bee City USA spoke to Council about the importance of Bee Cities. There are currently 79 bee cities and 67 bee campuses nationwide. The Bee City USA initiative endorses a set of commitments made by cities nationwide for creating sustainable habitats for pollinators which are vital to feeding the planet. Pollinators are facing global declines mainly due to habitat loss, poor nutrition/ lack of plant diversity, and pesticide exposure. Mrs. Armbruster explained to Council how the Village could become a Bee City affiliate by submitting a Resolution and an Application to Bee City USA and approving a Bee City USA Village of Galena Committee.

Nick and Randy Ridenour new owners of the Galena Diner introduced themselves to Council and said they are happy to be part of a small town community.

Bob Molter asked if there has been any big changes to the diner since they took over and Mr. Ridenour (Nick) reported that they did a lot of clean up and organizing, a few menu changes and have expanded their hours.

Administrator's Report

Village Administrator Jeff White reported planning and design is underway for the Galena Brick Trail Phase 3 project. This is the segment of the Ohio-To-Erie Trail that will connect Galena to Sunbury. Construction is anticipated during the second half of 2019. The Village's engineering firm K.E. McCartney & Associates, Inc. has been authorized to proceed with the design. Field work related to land surveying and site preparation will start during March. The construction of the Village's new Water Reclamation Facility should be "substantially complete" by the end of February. The commissioning of the plant, which is the process of starting the plant and bringing it fully online, is expected to begin during the first week of March. The commissioning process could take four to six weeks. An expert from Suez, the company that manufactured the plant's core equipment and operating system, will be onsite to guide the entire commissioning process. Exterior site improvements and landscaping will continue over the next few months.

Fiscal Officer Report

Fiscal Officer Suzanne Rease reported that sewer bills were sent out February 1st and are due March 11th. Three bids were received from financial institutions pursuant to the public advertisement for depositing \$500,000 of the Village's inactive funds for a period of one year. After a discussion, Council instructed Rease to obtain further details that will enable a more informed decision to be made for awarding the contract at the March council meeting.

Rease also discussed with council the sewer bill for Talula's. It is currently past due and the owner was asking if Council would waive current bill until the building is rebuilt.

Dave Walker made a motion to terminate account and waive tap fee but not inspection fee once Talula's is rebuilt. Bob Molter seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Approval of Financial Statements

David Simmons made a motion to approve the financial statements. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Payment of Invoices for February

David Simmons made a motion to approve the invoices for February. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Code Compliance Report

Levi Koehler's report stated that the Retreats at Dustin's construction is underway. Four new applications for zoning certificates have received. A zoning certificate has been issued for a temporary sales trailer. Work has begun at the Arrowhead Lake Estates. Blackhawk Phase -D has had some equipment delivered to the site and construction will commence when the weather allows. Ross Estates Subdivision had an informal discussion at the zoning and planning meeting. The prospective developer for Blackhawk G.C./Wright Farms attended the zoning and planning meeting to discuss a preliminary concept plan.

Wastewater Treatment Report

Brian Rammelsberg report stated there was a violation for suspended solids loading. The suspended solids were way under the limit but with the high flow of 226, 000 put the suspended solids loading over the limit. There were two sewer tap inspections on 2-18-19 at 301 and 305 White Pine way. On 2-15-19 AEP

switched the plant over to the new electric. On 2-11-19 the Delco waterline was connected to the new plant.

Maintenance Report

Josh Cherubini's report stated that the maintenance staff has continued doing a lot of snow and ice removal. New street signs have been purchased and are in the process of being installed. Scheduled Jess Howard for street light repairs which were done on February 19th.

Dave Simmons asked if the Village has an obligations to remove a tree if it falls into the Village right of way, because the recent wind storm had brought down a tree in his neighbor's yard. Mayor Hopper will pass the information on to the maintenance staff.

Jason Hillyer asked about when the lights were going to be removed from the tree. Mayor Hopper reported that Josh has been in contact with Adams Tree Service and they have been on vacation and they said the ground is too wet.

Resolution No. 2019-06 (1st Reading, Emergency)

A Resolution Ratifying A Management Agreement Between The Village Of Galena And 8687 Columbus Sharks Regarding Ruffner Park; And, Declaring An Emergency.

Mayor Hopper read the Resolution.

Resolution No. 2019-07 (1st Reading, Emergency)

A Resolution Ratifying A Contract Between The Village Of Galena And The Greater Galena Civic Association (GGCA) For Summerfest 2019.

Mayor Hopper read the Resolution.

Resolution No. 2019-08 1st Reading, Emergency)

A Resolution Authorizing Acceptance Of The Bid And Awarding A Contract To _____ For Inactive Deposits Commencing In Calendar Year 2019 And Declaring An Emergency.

Mayor Hopper read the Resolution.

Ordinance No. 2019-02 (2nd Reading)

An Ordinance Regulating Parking During Snow And Ice Events In Village Of Galena, Ohio, And Declaring An Emergency.

Mayor Hopper read Ordinance.

Ordinance No. 2019-03 (1st Reading, Emergency)

An Ordinance Approving, Adopting And Enacting American Legal Publishing's Ohio Basic Code, 2019 Edition, As The Code Of Ordinances For The Municipality Of Galena, Ohio, And Declaring An Emergency.

Mayor Hopper read the Ordinance. Dave Walker made a motion to suspend the second and third readings. David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Dave Walker made a motion to adopt Ordinance No. 2019-03 as an emergency. Jason Hillyer seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Ordinance No. 2019-04 (1st Reading, Emergency)

An Ordinance Suspending The Operation Of Ohio Basic Code Section 137.09 (E) Regarding Large Agricultural Properties Situated Within The Corporate Limits Of The Village Of Galena; And, Declaring An Emergency.

Mayor Hopper read the Ordinance. Dave Walker made a motion to suspend the second and third readings. David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Dave Walker made a motion to adopt Ordinance No. 2019-04 as an emergency. Jason Hillyer seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Delaware County Regional Planning Commission Report

Mayor Hopper reported that there was nothing pertaining to the Village.

BST&G Fire Board Report

Bob Molter reported that Chief Kovach wants to get more involved in community events and attend a Council meeting to present the annual fire report. Seven new fire fighters were sworn in. The new fire engine is being promoted in the International Firefighter Event in Indianapolis.

Zoning and Planning Commission Report

Mayor Hopper reported a variance was approved for 443 N. Walnut St. Re-zoning for the Holmes/Harrison St. was approved by the Zoning and Planning Commission and recommended to Council for approval.

MORPC Report

David Simmons reported that Morrow County is now a member of MORPC. Galena is one of seven Villages in MORPC along with Plain City, Crooksville, New Lexington, Somerset, Johnstown and Sunbury. MORPC has the responsibility for updating 3 elements of the 2020 census: 1. Census tracts. 2. Census addresses by August 2019 and 3. Jurisdictional boundaries through the county auditor. Columbus Forecast 2019 was distributed which had all these positive indicators such as construction and manufacturing employment but ignored the growing poverty rate. MORPC's Public Policy Agenda for 2019-20 was also circulated. It features and describes four goals: regionalism, transportation, sustainability, and data and digital infrastructure.

Electronic Media Committee

David Simmons had nothing to report.

Other Business

Jeff White suggested that we change the Zoning & Planning Commission to Planning & Zoning Commission.

Dave Walker made a motion to change the name from Zoning and Planning Commission to Planning & Zoning Commission and change documents as they come up. Bob Molter seconded the motion and the motion passed in a 5-0 voice vote.

Jason Hillyer was asked by the Big Walnut Baseball Association if the ball field could be used at Ruffner Park. Mayor Hopper responded that the field could be used anytime the Columbus Sharks are not using it.

Executive Session

David Simmons made a motion to adjourn into Executive Session for Pending Litigation (121.22G3). Dave Walker seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Council adjourned to Executive session at 9:23 p.m.

David Simmons made a motion to reconvene. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Council reconvened at 9:50 p.m.

Resolution No. 2019-09 (1st Reading, Emergency)

A Resolution Authorizing The Hiring And Appointment Of Special Counsel Of Jeff Dittmer, Phillips, And Steele, LLC For Litigation Purposes Involving IBI Group And Declaring An Emergency.

Ken Molnar dictated Resolution. Dave Walker made a motion to suspend the second and third readings. David Simmons seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

Dave Walker made a motion to adopt Resolution No. 2019-09 as an emergency. Bob Molter seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Walker-Yes Simmons-Yes Musacchio-Yes Molter-Yes Hillyer-Yes

David Simmons distributed a handout about the History of Public School Funding.

Adjournment

Jason Hillyer made a motion to adjourn. Dave Walker seconded the motion and the motion passed unanimously in a 5-0 voice vote. The meeting adjourned at 9:53 p.m.

Next Meeting

The next Council meeting will be held on March 25, 2019 at 7 p.m., in Council Chambers at the Galena Village Hall.

Respectfully submitted, Michelle Dearth, Asst. Fiscal Officer

Fiscal Officer

Date

Mayor

Date

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.