



Minutes of the Village of Galena Council Meeting April 25, 2022

On April 25, 2022, the Village of Galena Council meeting was called to order at 7:01 p.m. in Council Chambers of the Village Hall, 109 Harrison St. and via Zoom, by Mayor Jill Love.

Roll Call

Jill Love, Mayor (Present)
Todd Musacchio, Council Member (Present)
Eric Johnston, Council Member (Absent)
Mike Fry, Council Member (Present)

Kathy Krupa, Council Member (Present)
Ruben Minor, Council President (Present)
Suzanne Rease, Fiscal Officer (Present on Zoom)
Zach Hopper, Council Member (Present)

Also Present

Ken Molnar, Solicitor
Michelle Dearth, Asst. Fiscal Officer

Bill Vance, Interim Village Administrator

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

Minutes of March 28, 2022 Council Meeting

Kathy Krupa made a motion to adopt the minutes of the March 28, 2022 Council meeting. Ruben Minor seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Chief Kovach-B.S.T. & G Fire District

Chief Kovach from the B.S.T. & G. Fire District presented the 2021 Annual Report for the B.S.T. & G Fire District. The Fire Department responded to 1235 incidents in 2021. The busiest month was August, the busiest time of day is between 5-6 p.m. and the busiest day of the week was Friday in 2021. The complete power point presentation is available upon request.

Guest Participation

Jennifer Wilson from the Delaware Public Health District updated Council about the booster shot now available for 50+, have had 2 doses of Johnson & Johnson and are immune compromised. They are still working on a COVID and flu shot combination. They are now offering Narcan kits at no cost with required training, and appointments need to be scheduled for the training. Mayor Love said Genoa Township is having Narcan training on May 24th.

A Public Hearing Before The Galena Village Council For Monday April 25, 2022 At Approximately 7:00 P.M. In The Council Chambers Of The Village Hall Located At 109 Harrison Street In Galena, Ohio RE: A Recommendation To Adopt The Proposed Comprehensive Sewer Rate Regulations.

Mike Fry made a motion to open the hearing. and Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 voice vote.

The hearing opened at 7:15 p.m.



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Solicitor, Ken Molnar swore in anyone who wanted to speak.

Mark Rufener, representing K.E. McCartney discussed with Council sewer rates. He explained the Village's current debt and reserves and how it impacts the Village's sewer rates. He presented a couple different scenarios as to how the Village could base the rates on water consumption rather than the flat rate the Village currently has.

Zach Hopper asked if we are losing \$700,000 how is this going to help our situation?

Mark Rufener, Mayor Love and Interim Village Administrator all said this is the worse case scenario, if we had no additional new development.

Kathy Krupa was wondering if the irrigation months would be re-visited each year to look for the 3 highest months? July, August and September may not be the highest months each year.

Solicitor, Ken Molnar responded that it could be put in the legislation that it be required for review each year.

Kathy Krupa also asked about doing a tap fee study in the near future and how much it would cost?

Mayor Love responded that they were looking into doing a sewer tap study and it would cost approximately \$15,000.00.

Mr. Rufener's power point presentation is available upon request.

Kyle Virgin, 482 Melimare Dr. asked about the sewer plant capacity, and when an expansion would be needed.

Mark Rufener responded expansion will occur when we reach 570 eru's and the blended rate would bring in more money than the current flat rate. The expansion would be approximately 4 mil. Mayor Love also responded there has been no rate increase for 4 years and that growth should pay for growth.

Ruben Minor made a motion to close the hearing. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 voice vote.

The hearing closed at 7:39 p.m.

Resolution No. 2022-08 (2nd Reading)



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A Resolution Ratifying A Contract Between The Village Of Galena And The Galena Historic Foundation To Hold A Flea Market In Miller Park.

Mayor Love read the Resolution.

Dave O'Neal, President of the Historic Foundation asked Council if they would suspend the 3rd reading so they would know that they had Council's final approval so they could start advertising and coordinating the flea market.

Todd Musacchio made a motion to suspend the third reading. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor- Yes Musacchio-Yes Fry-Yes Hopper-Yes

Ruben Minor made a motion to adopt Resolution No. 2022-08 adding emergency language. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Resolution No. 2022-09 (1st Reading, Emergency)

A Resolution Estimating The Aggregate Maximum Amount TOF Village Funds To Be Invested In State Treasury Asset Reserve Of Ohio (Star Ohio). Account Commencing In Calendar Year 2022 And Declaring An Emergency.

Mayor Love read the Resolution. Kathy Krupa made a motion to suspend the second and third reading. Ruben Minor seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Mike Fry made a motion to adopt Resolution No. 2022-09 as an emergency. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Resolution No. 2022-10 (1st Reading, Emergency)

A Resolution Declaring It Necessary To Levy a Tax Outside OF The Ten Mil Limitation For Current Expenses, The Same Being A Replacement Levy; Authorizing Certification To The Delaware County Auditor To Determine Tax Valuation Of The Subdivision And The Dollar Amount To Be Generated By A Two (2) Mill Levy, And Declaring An Emergency.

A 2.00 mill replacement levy would generate approximately \$102,398 annually.

Mayor Love read the Resolution. Mike Fry made a motion to suspend the second and third reading. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes



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Ruben Minor made a motion to adopt Resolution No. 2022-10 as an emergency. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Resolution No. 2022-11 (1st Reading, Emergency)

A Resolution To Proceed With Levying A Replacement Tax Outside The Ten Mill Limitation For Current Operating Expenses At The Rate Of Two (2) Mills For Each Dollar Of Valuation Which Amounts To Twenty Cents For Each One Hundred Dollars Of Valuation For Four (4) Years Commencing January 1, 2023 And Declaring An Emergency.

Exhibit A is a copy of the Certificate from the Delaware County Auditor estimating the amount of revenue to be generated as a result of such levy. This will not be available until Resolution 2022-10 is submitted to the Delaware County Auditor.

Mayor Love read the Resolution.

Resolution No. 2022-12 (1st Reading, Emergency)

A Resolution Approving The Following Account For Capital Improvement Projects 4901-100-000; And Declaring An Emergency.

Mayor Love read the Resolution. Ruben Minor made a motion to suspend the second and third reading. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Mike Fry made a motion to adopt Resolution No. 2022-12 as an emergency. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Resolution No. 2022-13 (1st Reading, Emergency)

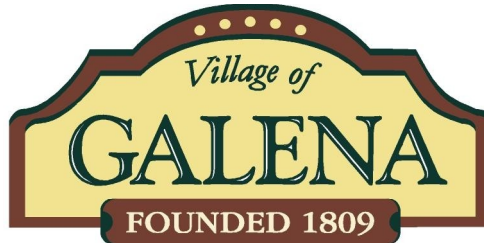
A Resolution Approving A Service agreement With Hoopers Lawn Care Services LLC; Setting Compensation; And Declaring An Emergency.

Mayor Love read the Resolution. Ruben Minor made a motion to suspend the second and third reading. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Mike Fry made a motion to adopt Resolution No. 2022-13 as an emergency. Ruben Minor seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes



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Ordinance No. 2022-08 (1st Reading, Emergency)

An Ordinance Authorizing The Mayor To Execute A Conveyance Of Real Property Commonly Known As “The Galena Water Building” Sold To Thomas J. Watt And Declaring An Emergency.

Mayor Love read the Ordinance. Kathy Krupa made a motion to suspend the second and third reading. Todd Musacchio seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Kathy Krupa made a motion to adopt Resolution No. 2022-08 as an emergency. Ruben Minor seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Fry-Yes Hopper-Yes

Mayor’s Report

Mayor Love reported that the Planning and Zoning Commission continues to work on the Master Plan. The Galena Fall Gathering is moving along smoothly, Byers will be managing the car show with possible involvement of the Toy Barn. Mayor Love attended the State of the County on April 19th at the Delaware County Fairgrounds. Mayor Love was asked to serve on the grant committee for the United Way of Delaware County Strengthening Families program. Arrowhead is in contract pending approvals by Schottenstein properties. The development schematic was shared with the development team and upon first review the density does not coincide with our current zoning codes.

Village Administrator’s Report

Interim Village Administrator, Bill Vance reported that the recent Bridge accident damages involving Rumpke Trash Truck has been corrected and reimbursement from Rumpke has been requested. Annual Wastewater Treatment Plant maintenance took place on April 19th. Galena has a 10- year service warranty which includes these benefits. The Village Development team continues to meet bi-monthly with regional economic development partners, residential and commercial development interests, and local property owners. The front and rear concrete steps at the Galena Village Hall have been repaired. The old copiers are being shipped back, and the grease spill clean-up behind the Diner involving nearby residential areas appears to be in its final stage. Ohio EPA has expressed a related interest in following the conclusion of these last efforts.

Fiscal Officer Report

Fiscal Officer, Suzanne Rease reported that 116 ACH sewer payments were made, the Fiscal Office attended the two-day Auditor of State training, filed the ARPA report with the U.S. Treasury and had 3 new residents.

Payment of Invoices for April

Ruben Minor made a motion to pay invoices for April. Kathy Krupa seconded the motion and the motion passed unanimously in a 4-0 roll call vote:



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Krupa-Yes Minor-Yes Musacchio-Yes Hopper-Yes

Approval of Financial Statements

Ruben Minor made a motion to approve the Financial Statements. Kathy Krupa seconded the motion and the motion passed unanimously in a 4-0 roll call vote:

Krupa-Yes Minor-Yes Musacchio-Yes Hopper-Yes

Code Compliance Report

Levi Koehler's report stated that Storm Water inspections have been conducted and Phase 2 construction is underway at the Retreat at Dustin. Storm Water inspections have been conducted and homes are under construction in Blackhawk Phase-D. Miller Farm engineering has been approved by the Planning and Zoning Commission, the Development Agreement is under review by Village staff, addresses have been assigned for Phase 1 and Homewood is selling the project to Lennar Homes, and NCA research is underway by Lennar Homes. The development team continues meeting regularly to discuss potential development, to meet with interested developers, and other community entities. Arrowhead Golf Course is in contract with Schottenstein Real Estate Group.

Maintenance Report

Ted Roshon's report stated that two additional trash cans and a bike rack have been added to the Village and the water leak in the drinking fountain has been fixed. Mowing and trimming has started and cemetery decorations have been cleaned up.

Wastewater Report

Brian Rammelsberg's report stated that there were no violations for the month. There were 4 new sewer taps and Suez was at the plant on the 19th, 20th and 21st. They pulled out one of the membrane filters to inspect and everything looked great. They also performed a recovery clean on train 1 and trained us how to pull the filters and do recovery cleans.

Delaware Regional Planning Commission Report

Mayor Love had nothing new to report. Next meeting is April 24th.

Zoning and Planning Commission Report

Nothing else to report that wasn't covered in other reports.

MORPC Report

Mayor Love reported that the Eastern Region MORPC contingency met in Galena on March 29th and was well attended.

Electronic Media Committee

New website is ready to launch.

Playground Committee



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Nothing new to report.

Other Committees

None.

Other Business

Todd Musacchio said the Bee City is beginning to meet, and that he will be meeting with Ted Roshon about volunteers to help with clean up in the cemetery for Memorial Day. The Square Beautification is scheduled to be done with volunteer help on May 14th. Mayor Love said the Galena Village Hall could use some sprucing up also. Mayor Love mentioned that the personnel manual needs to be completed with Ken Molnar's input. Zach Hopper said the personnel Committee needs to meet and look into hiring a permanent Village Administrator.

Executive Session

None.

Adjournment

Ruben Minor made a motion to adjourn. Zach Hopper seconded the motion and the motion passed unanimously in a 4-0 voice vote.

The meeting adjourned at 8:24 p.m.

A recording of the meeting is available upon request.

Next Meeting

The next Council meeting will be held on May 23, 2022 at 7 p.m. in Council Chambers at the Galena Village Hall and by Zoom.

Respectfully submitted, Michelle Dearth, Assistant 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.