



Minutes of the Village of Galena Council Meeting May 23, 2022

On May 23, 2022, the Village of Galena Council meeting was called to order at 7:00 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)
Zach Hopper, Council Member (Present)

Also Present

Ken Molnar, Solicitor
Michelle Dearth, Asst. Fiscal Officer

Bill Vance, Interim Village Administrator
Levi Koehler, Zoning Inspector (Via Zoom)

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

Minutes of April 25, 2022 Council Meeting

Zach Hopper had one correction to the minutes of April 25, 2022. The contractor Hoopers Lawn Care was misspelled Hoppers Lawn Care. Todd Musacchio made a motion to adopt the minutes of the April 25, 2022, Council meeting. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 voice vote.

A Public Hearing Before the Galena Village Council For Monday May 23, 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.

Ruben Minor made a motion to open the hearing. and Zach Hopper seconded the motion and the motion passed unanimously in a 5-0 voice vote.

The hearing opened at 7:02 p.m.

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

Zoning Inspector Levi Koehler explained the updates to the zoning code were made to iron out inconsistencies in definition of multifamily units and the 25% requirement for Planned Multiuse Districts (PMUD). Zach Hopper commented it appears the commission just removed the word apartment. Levi Koehler explained the commission decided to define any dwelling with a shared wall as multi family.

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



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The hearing closed at 7:04 p.m.

Ordinance No. 2022-10 (1st Reading)

An Ordinance Adopting A Revised Zoning Ordinance For The Village Of Galena, And Repealing Any Inconsistent Legislation Including The Prior Zoning Code Adopted On 11/22/2021.

Mayor Love read the Ordinance.

Guest Participation

David Simmons of 127 N. Walnut St. explained the presence of a piano in the Council Chamber. The piano was a donation from Galena United Methodist Church. Mr. Simmons informed Council the Memorial Day program will begin at 1:00 p.m. on the Village Square and move to the Galena Cemetery. The American Legion will have an honor guard and Council member Ruben Minor agreed to sing the National Anthem.

Jennifer Wilson from the Delaware Public Health District updated Council the Center for Disease Control has increased the transmission risk for Delaware County from low to medium. The vaccine schedule for both the Delaware and Sunbury offices will be posted on the website.

Mayor's Report

Mayor Love gave a big thanks to everyone who helped with the beautification for the square. The WWTP open house was a big success with about 30 people taking the tour. reported that the Planning and Zoning Commission continues to work on the Master Plan. The Galena Fall Gathering is moving along smoothly, 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. The development team met with Tishler Bise regarding the benefits of an impact fee. They said an impact fee study would run approximately \$22,000.00 Mayor Love updated Council on the playground grant and said Senator Brenner submitted the request to the caucus.

Village Administrator's Report

Interim Village Administrator, Bill Vance reported he is working with Eric Sandine of to finalize utility charges for reimbursement to the Village. Mr. Vance is working with the Village Engineer to come up with capital improvement budget. He continues to pursue grant opportunities and is looking at a MORPC transportation grant in hopes it will work for the repair of the Walnut Creek Trail bridge.

Fiscal Officer Report

Fiscal Officer, Suzanne Rease reported that \$1.5 million dollars was invested in the STAROhio account. She met with Tony Palandrani of Rankin and Rankin working on a benefits package proposal for 2023. The Village received \$36,451 from the Galena New Community Authority.



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Fiscal Officer Suzanne Rease asked for approval of a five year contract with Xylem. This contract would lock in our crane maintenance fee of \$4,000.00 for a five year period.

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

Payment of Invoices for May

Ruben Minor made a motion to pay invoices for May. Mike Fry seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Approval of Financial Statements

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

Fry-Yes 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. 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 and the development team met with interested parties on May 21st.

Maintenance Report

Ted Roshon's report stated that he met with contractors regarding sealing the trails and replaced catch basin on Walnut Street. The water leak in the drinking fountain has been fixed. Mowing and trimming continue at the parks and cemetery. Delivered mulch and stone to the square. Cemetery cleanup in preparation for Memorial say services.

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.



**Minutes of the Village of Galena Council Meeting
May 23, 2022**

Resolution No. 2022-10 (2nd 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 third reading. Zach Hopper 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

Todd Musacchio made a motion to adopt Resolution No. 2022-10 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

Resolution No. 2022-11 (2nd 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. 2022-14 (1st Reading, Emergency)

A Resolution Authorizing The Application For A Grant To The Preservation Parks Of Delaware County For The Purpose Of Park Improvements And Declaring An Emergency.

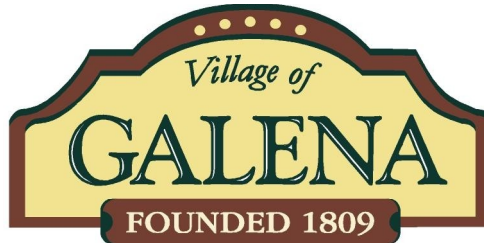
Mayor Love read the Resolution. Mike Fry made a motion to suspend the second and third reading. Ruben Minor seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Mike Fry made a motion to adopt Resolution No. 2022-14 as an emergency Zach Hopper 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

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



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An Ordinance Amending Ordinance 2006-03 Generally Known As The Sewer Use Ordinance For The Village Of Galena Which Was Adopted On March 27, 2006; Adjusting The Sewer Service Rates Set Forth Therein; And, Declaring An Emergency.

Mayor Love read the Ordinance.

Fiscal Officer Suzanne Rease explained the flat rate of \$45.00 for the first two thousand gallons and a rate of \$8.81 per gallon for additional gallons. Kathy Krupa asked that language for an irrigation rate be added. This would take the average amount of water used for nine months excluding the three months with highest usage and charge that amount for the three months with the highest usage. None of the other Council members objected to that language.

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B. S. T. &G

Ruben Minor reported the meeting was cancelled.

Zoning and Planning Commission Report

Mike Fry reported a development plan was approved for 104 Holmes St.

MORPC Report

Mayor Love reported Dr. Amy Acton led a discussion on the RAPID project and she attended a funding workshop with the Metropolitan Housing Authority.

Electronic Media Committee

New website has launched.

Playground Committee

Nothing new to report.

Other Committees

Todd Musacchio reported a cleanup crew will work on trimming and cleanup in the cemetery on the Friday and Saturday before Memorial Day. Zach Hopper brought up the issue of the Village's liability for people working in the cemetery. Village Solicitor Ken Molnar suggested that anyone working in the cemetery sign a liability release.

Other Business

Mayor Love brought up multiple issues with the Ruffner Park playground. The playground is currently posted as closed, but people continue to ignore the signage and allow kids to play on the equipment.



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Mayor Love suggested that the Village remove the equipment. Zach Hopper asked if there was a reason for the equipment removal. Mayor Love explained that a playground inspector has declared the equipment unsafe.

Mayor Love made a motion to remove the playground equipment.

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

Executive Session

None.

Adjournment

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

The meeting adjourned at 8:05 p.m.

A recording of the meeting is available upon request.

Next Meeting

The next Council meeting will be held on June 27, 2022 at 7 p.m. in Council Chambers at the Galena Village Hall and by Zoom.

Respectfully submitted, Suzanne Rease, 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.