



Minutes of the Village of Galena Council Meeting

August 24, 2026

On August 24, 2026 the Village of Galena meeting was called to order at 6:00 p.m. in Council Chambers of the Village Hall, 109 Harrison St., by Mayor Kinnell.

Roll Call

Jeff Kinnell, Mayor (Present)
Gillian Doucette, Council Member (Present)
Jill Love, Council Member (Present)
Mike Fry, Council Member (Present)

Kathy Krupa, Council Member (Present)
Pete Casuccio, Council President (Present)
Zach Hopper, Council Member (Present)
Michelle Dearth, Fiscal Officer (Present)

Also Present

Ken Molnar, Solicitor
Tom Marshall, Village Administrator

Roll call for Harlem Township was completed, Adam Holliday, Jon Trainer and Robert Singer were all present.

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

The Pledge of Allegiance was recited.

A public hearing is scheduled for Monday August 24, 2026 at approximately 6:00 p.m. in the Village Hall Council Chambers located at 109 Harrison St. Galena, Ohio 43021 regarding a proposed Cooperative Economic Development Agreement (CEDA) between the Village of Galena and Harlem Township.

Court reporter Kayleigh Kinnamon opened the hearing at 6:02 p.m. and swore in everyone who would be speaking.

Gillian Doucette made a motion to close the hearing for the Village of Galena and Kathy Krupa seconded the motion and the motion passed unanimously in a 6-0 roll call vote:

Casuccio-Yes Doucette-Yes Krupa-Yes Hopper-Yes Love-Yes Fry-Yes

The hearing closed for the Village of Galena at 6:22 p.m.

Adam Holliday made a motion to close the hearing for Harlem Township and Robert Singer seconded the motion and the motion passed unanimously in a 3-0 roll call vote:

Holliday-Yes Trainer-Yes Singer-Yes

The hearing closed for Harlem Township at 6:24 p.m.

The Transcript is attached.

Ordinance No. 2026-10 (2nd Reading)

An Ordinance Ratifying Cooperative Economic Development Agreement (CEDA) By And Between The Village Of Galena, Delaware County, Ohio (GALENA) And Harlem Township, Delaware County, Ohio (HARLEM) According To The Provisions OF Ohio Revised Code 701.07.

Mayor Kinnell read the Ordinance.

Minutes of July 14, 2026 Special Council Meeting

Jill Love made a motion to approve the minutes of the July 14, 2026 Special Council Meeting. Kathy Krupa seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Minutes of July 27, 2026 Council Meeting

Kathy Krupa made a motion to approve the minutes of the July 27, 2026 Council Meeting. Gillian Doucette seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Minutes of July 30, 2026 Emergency Council Meeting

Gillian Doucette made a motion to approve the minutes of the July 30, 2026 Emergency Council Meeting. Jill Love seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Minutes of July 31, 2026 Emergency Council Meeting

Gillian Doucette made a motion to approve the minutes of the July 31, 2026 Emergency Council Meeting. Kathy Krupa seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Delaware Public Health District

Leanna Perdue was not present to give a report.

Public Feedback

Daniel Beal, 1950 S Old 3C Hwy came in to talk about the changes that are being proposed by the Zoning Commission that will appear before Council on September 21, 2026. He is asking for it to be approved asap as they are planning on putting their house on the market and as it reads now there is a problem with a potential buyer getting financing.

Tony Condo, 35 S Walnut St. had the same concerns as Daniel Beal about getting this proposal at the September 21, 2026 approved asap.

Mayor's Report

Mayor Kinnell had no report.

Council President Report

Council President, Pete Casuccio commended Mayor Kinnell and Councilperson Gillian Doucette on a great job working with Harlem Township on the CEDA.

Administrative Report

Village Administrator, Tom Marshall reported that the Wastewater Rate Study is in progress. Final interview and offer letter to Deputy Administrator Candidate. Patrick Shirey moved from Tech II to Tech IV with revised duties. Awarding Road Improvements Design Build Project. Village Square sidewalk improvements starting next week. ADA Entrance Improvement Project contracts have been awarded and building permit approved.

Fiscal Officer Report

Fiscal Officer, Michelle Dearth reported that 4 cemetery plots have been sold and will possibly be selling 5 more plots. Worked on numerous records requests.

Payment of Invoices for August

Zach Hopper made a motion to pay the invoices for August. Gillian Doucette seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Approval of Financial Statements

Zach Hopper made a motion to approve the Financial Statements for August. Gillian Doucette seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Zoning Office Report

Zoning Officer, Matt Shock's report stated the Miller Farm section 2A-53 of 53 parcels in development, Section 2B-27 of 33 parcels in development, Section 2C-23 of 24 parcels in development. Miller Farm Section 3A1-13 of 32 parcels in development. Miller Farm Section 3A-2-9 parcels, permitting has not started yet. Miller Farm section 3B-51 parcels, permitting not started yet., 4A-19 parcels, permitting not started yet., and 4B-25 parcels, permitting not started yet. 5A & 5B Pre-Con for Section 5A was held on 8/5/26, infrastructure construction is underway. Miller Farm Section 6, final phase not started yet.

Resolution No. 2026-19 (1st Reading, Emergency)

A Resolution Delineating An overlay In Relation To The Proposed Arrowhead Incentive District Within The Village Of Galena, Ohio And Adopting A Written Economic Development Plan As To The Same; Setting The Time And Place Of A Public Hearing; Authorizing And Ratifying The Giving Of Notice To The Big Walnut School District, The Delaware Area Career Center, And The Board Of County Commissioners Of Delaware County, Ohio All Pursuant To Ohio Revised Code Section 5709.40 (C) And Its Related Rules And Lawa, And Declaring An Emergency.

Mayor Kinnell read the Resolution.

Resolution No. 2026-20 (1st Reading, Emergency)

A Resolution Advancing Funds In The Amount Of Thirty Nine Thousand Nine Hundred And Sixty Two Dollars (\$39,962.00) From General Fund 1000 To Grant Construction-Preservation Parks 4201 And Declaring An Emergency.

Mayor Kinnell read the Resolution. Jill Love made a motion to suspend the second and third reading. Zach Hopper seconded the motion and the motion passed unanimously in a 6-0 roll call vote:

Casuccio-Yes Doucette-Yes Krupa-Yes Hopper-Yes Love-Yes Fry-Yes

Gillian Doucette made a motion to adopt Resolution No. 2026-20 as an emergency. Jill Love seconded the motion and the motion passed unanimously in a 6-0 roll call vote:

Casuccio-Yes Doucette-Yes Krupa-Yes Hopper-Yes Love-Yes Fry-Yes

Ordinance No. 2026-06 (Postponed To August 24, 2026)

An Ordinance Specifying The Municipal Services To Be Rendered To The Following Described Property Upon Annexation To The Village Of Galena Such Premises Commonly Known As Blackhawk Golf Course Being The Property Of 8830 Dustin Rd., LLC, An Ohio Limited Liability Company, The Land Owner Consisting OF 150.829 Acres, More Or Less,

Parcel No. 417-430-06-002-003 And 4.514 Acres, More Or Less Being Parcel 417-430-07-010-001, And Declaring An Emergency.

Mayor Kinnell read the Ordinance.

Jill Love made a motion to postpone Ordinance No. 2026-06 until the September 21, 2026 Council Meeting. Gillian Doucette seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Other Business

None

Executive Session

Councilperson, Zach Hopper stated the reason for executive session was 121.22 G for discussion of personnel.

Jill Love made a motion to adjourn to executive session. Zach Hopper seconded the motion and the motion passed in a 5-Yes 1-No roll call vote:

Casuccio-Yes Doucette-Yes Krupa-Yes Hopper-Yes Love-Yes Fry-No

Council adjourned to executive session at 7:01 p.m.

Pete Casuccio made a motion to reconvene to regular session. Jill Love seconded the motion and the motion passed unanimously in a 6-0 roll call vote:

Casuccio-Yes Doucette-Yes Krupa-Yes Hopper-Yes Love-Yes Fry-Yes

Time was not notated as to when council reconvened. (Village Administrator taking notes)

Jill Love made a motion to determine whether Councilperson Mike Fry should be removed from Council.

Zach Hopper asked Mike Fry if he was informed about Ordinance No. 2026-11 before his vote and knew it put the Village in Legal jeopardy?

Mike Fry replied that he didn't think Ordinance No. 2026-11 met the standard for emergency.

Zach Hopper seconded the motion and the motion failed 3-3 with the Mayor voting No to break the tie:

Casuccio-No Doucette-No Krupa-Yes Hopper-Yes Love-Yes Fry-No Mayor Kinnell-No

Adjournment

Gillian Doucette made a motion to adjourn. Jill Love seconded the motion and the motion passed unanimously in a 6-0 voice vote.

Time of adjournment was not notated. (Village Administrator taking notes)

Next Meeting

The next Council meeting will be held on September 21, 2026 at 6 p.m. in Council Chambers at the Galena Village Hall.

Respectfully submitted, Michelle Dearth, Fiscal Officer

Fiscal Officer

Date

Mayor

Date

Certification: I, Michelle Dearth, 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.