Minutes of the Village of Galena Council Meeting
September 21, 2026

On September 21, 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 (Absent)
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

A Public Hearing is scheduled for Monday September 21, 2026 at approximately 6:00 p.m. in the Village Hall Council Chambers regarding the following items:

-Adjustments to the permitted uses section of the Planned Commercial and Office District (PC)-correcting the omission of "Residential" as a permitted use in the district and addition of "Megan's Way Out" provisions to the Zoning Code (provides design requirements drive-thru business in Galena-none planned at this time)

Veritext Court reporter opened the hearing at 6:01 p.m. and swore in everyone who would be speaking.

Jill Love made a motion to close the hearing and Zach Hopper seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

The hearing closed at 6:14 p.m.

The Transcript is attached.

Ordinance No. 2026-12 (1st Reading, Emergency)

An Ordinance Modifying Permitted Uses Within The Planned Commercial And Office District (PC) And Declaring An Emergency.

Mayor Kinnell read the Ordinance. Jill Love made a motion to add proposed changes to K-3 as recommended by Councilman Hopper and attached to the Legislation. Gillian Doucette seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Zach Hopper made a motion to suspend the second and third reading. Gillian Doucette seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Zach Hopper made a motion to adopt Ordinance No. 2026-12 as an emergency. Gillian Doucette seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Ordinance No. 2026-13 (1st Reading)

An Ordinance Approving Legislation For What Is Commonly Known As "Megan's Way Out" And Modifying The Zoning Code Accordingly Due To A Submission From the Planning And Zoning Commission.

Mayor Kinnell read the Ordinance.

Ordinance No. 2026-10 (3rd 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. Jill Love made a motion to adopt Ordinance No. 2026-10. Gillian Doucette seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Minutes of August 24, 2026 Council Meeting

Gillian Doucette made a motion to approve the minutes of the August 24, 2026 Council Meeting. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Delaware Public Health District

Leanna Perdue was not present to give a report.

Chief Kovach, BST&G

Chief Kovach, BST&G Fire Chief presented to Council information about the upcoming 2026 Operational Levy that is on the November 3 ballot. A copy of the presentation is available upon request or also on the BST&G website.

Public Feedback

None.

Mayor's Report

Mayor Kinnell had no report.

Council President Report

None.

Administrative Report

Village Administrator, Tom Marshall introduced new Deputy Administrator Mark Reams. He also reported that Ordinance Codification is under review, and numerous projects are in different phases throughout the Village.

Fiscal Officer Report

Fiscal Officer, Michelle Dearth reported that 4 cemetery plots have been sold and there was one full burial and one cremation burial and has worked on numerous records requests.

Payment of Invoices for September

Gillian Doucette made a motion to pay the invoices for September. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Approval of Financial Statements

Gillian Doucette made a motion to approve the Financial Statements for September. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 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-24 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 (2nd 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.

Ordinance No. 2026-06 (Postponed To September 21, 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. Zach Hopper made a motion to adopt Ordinance No. 2026-06 as amended by Ken Molnar and as an emergency. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Other Business

Cub Scouts will be selling popcorn on the square October 3rd, October 24th and November 7th from 9;00-1:00. Halloween will be on October 31st from 6:00-8:00 the same as Sunbury.

Executive Session

Council went into executive session for discussion of personnel 121.22.G1.

Pete Casuccio made a motion to adjourn to executive session. Jill Love seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Council adjourned to executive session at 7:09 p.m.

Pete Casuccio made a motion to reconvene to regular session. Gillian Doucette seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Council Reconvened at 7:23 p.m.

Jill Love made a motion to accept Mike Fry's resignation from Council. Kathy Krupa seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Gillian Doucette made a motion to fill the vacancy at the October 26, 2026 Council meeting. Jill Love seconded the motion and the motion passed unanimously in a 5-0 roll call vote:

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

Adjournment

Gillian Doucette made a motion to adjourn. Jill Love seconded the motion and the motion passed unanimously in a 5-0 voice vote.

Council adjourned at 7:29 p.m.

Next Meeting

The next Council meeting will be held on October 26, 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.