

Village of Shawnee Hills Council Meeting Minutes

April 13, 2026

Mayor Mathews called the meeting to order at 7:00 p.m.

Council in Attendance: Mary Gates, Kathy Isern, Michael Koren, Justin LaRosa, Robert Thatcher and Todd Zimmerman

Also Present: Fiscal Officer Shirley Roskoski

Minutes

It was moved by Zimmerman, seconded by Gates to approve the minutes of March 23, 2026 with the following amendment: on page three, under adjournment, change Ther to There. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

Agenda

It was moved by Zimmerman, seconded by Thatcher to approve the agenda. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

Police Chief

Lieutenant Gerdeman touched on the Police Levy to be on the ballot in May. He said the 2.5 mill levy has expired. A new 1.75 mill levy will be on the ballot. This levy will continue to provide current staffing levels, 24/7 coverage, patrol operations, emergency response, maintain our training, safety standards, all the stuff that we have been doing. This levy allows the village to utilize general funds for all the other areas for necessary operations. The village is requesting 1.75 mills instead of 2.5. When we first started this, the Chief said we would reduce the levy when financially reasonable. That is what we have done. An example of what 1.75 mills would equal for our residents. Council member LaRosa has let me use his home value as an example. If you go to the Delaware County Auditor's website and you click on your address, it will show your home market value. This is not the value that your taxes are assessed on. For example, Mr. LaRosa's home market value is \$233,200.00. However, his assessed value for taxes is only \$81,620.00 which means, for this levy, he will pay 61.00 a year, which comes out to \$5.08 per month. The highest value we could find in the village is 184.00 a year which comes out to \$15.33 per month.

Visitors

Giacomo Bello, 205 Forest Drive. He said he is here tonight that many of the residents brought up concerns when council approved the development in the northwest corner of the village. We were told, numerous times, that there will be plans in place to mitigate the risk for the residents that currently live there. I have a couple of examples of property damage that occurred when people were cutting down the trees. Side roads or unimproved rights of way or undeveloped land

at this point; what plans do you have in place to make sure that these types of disruptions are kept at bay, at a reasonable level.

Mayor Mathews – What disruptions are you speaking of? Obviously, there's heavy equipment, large trucks in the area.

Giacomo – The road was blocked for a couple of hours, and a resident was not able to make their doctor's appointment.

Mayor Mathews – I heard about that one. My question would be did they ask the driver to move the vehicle.

Giacomo – There were lots of things that happened back there. My apologies, I was not there to witness this firsthand, so this is hearsay, but I am bringing the concerns to you. When the next phase of the project happens, maybe we use a different approach and try to help the people who are living in that corner back there. The unimproved piece of land is on my property, and I have pictures to show you. There were trucks parked on that piece of land.

Mayor Mathews – Just to clarify, on the property that is yours, are we talking, is that Forest Drive.

Giacomo – It is not Forest Drive. It is unimproved right of way.

Mayor Mathews – So it is the village's property.

Giacomo – It is on my property and the people that used it were not going anywhere. They parked their vehicles there and not that, they actually dozed over grass and bushes and this is something you guys should be made aware of. They cannot do that.

Mayor Mathews – Again, my question is, if this is unimproved right of way, this is the village's property.

Giacomo – Shouldn't you be even more concerned than me.

Mayor Mathews – With this being unimproved property, I would think, for them, to be a perfect spot to park rather than parking in someone's front yard.

Giacomo – Gave council a picture of work that was done in a utility easement and said it is a safety concern for the people that are working there, and the kids that are walking to the bus. What I am bringing to your attention is that there are safety concerns. You cannot just say this is the village or this is a utility easement. There are things that the village has to do a better job in making sure that these people do these things properly.

Mayor Mathews – There is a process involved in that. Until 5 minutes ago, has anyone contacted the village and said, hey, this could be a potential safety hazard. A heavy truck ran over a utility box.

Giacomo - This has been like that since I came back from Italy. You guys are not back there. You said in this building that there will be a plan making sure that these people do not come and disrupt everything. What has been done so far? Is there a plan in place yet, like you guys promised?

Council Member Gates – What was discussed, and I asked if someone would be in charge of the project and they said yes. Some of this, I would guess, is really not part of the village’s jurisdiction in the sense that it really is Romanelli and Hughes because it is either their equipment or the people that they contract with. This is the first attempt doing something back there and we are seeing that there may be some difficulties and that is understandable because it is fairly narrow. I’m not sure going forward that this is going to be the case for the whole thing because this was kind of a rush situation. It is my understanding that some of these trees had to come down before April 1. Moving forward, I think you will see a project director making sure things are running smoothly.

Giacomo – I am very happy to hear that. However, my question remains unanswered. I asked, what is the plan from the village end that the residents that live back there are not impacted too much by this development because if we open the records, in this same building, you guys said you will make the resources to make sure that things up there will be under control.

Mayor Mathews – There are processes in place. Chris Tebbe, our Engineer, will take pictures, before and after, in case there is any property damage. I am not downplaying the fact that you have a damage here. Do you know who damaged this or is there just evidence that there is damage on something back there.

Giacomo – Absolutely, they damaged it. There is no other heavy equipment that went back there. My concern is that there are children that walk by there and I would expect you guys to try to control if there are safety hazards.

Council member Gates – As you know, I walk the village almost every day. I see this and there has been no heavy equipment. It is poor management on their part of actually putting these boxes in. There has literally not been anything near some of these and because they weren’t dug properly and inserted properly they sunk and the lids have come off. I see it everywhere. Russ has talked to AltaFiber numerous times to get back here and fix things.

Council member Thatcher – When this happened, did somebody contact Russ so that he could contact Chris Tebbe to come out and check things. That would be the first step.

Giacomo – I called the fiber company to let them know they had a broken box. Do we have one sheet that tells us who to call when something happens.

Council member Thatcher - We do and we have said it. You contact Russ and Russ contacts the construction manager or the utility and Chris Tebbe and they take pictures. If there is a road blockage then there are other options. For safety issues, the police can be notified. There are options, but if no one did those things at that time it is kind of hard for us to respond.

Mayor Mathews – The village, as a whole, is very receptive to receiving calls. The police department had regular, if not more, coverage around the area. I received an email with pictures and I guess my question is if someone is in danger of missing an appointment that they have to get to, is email the most appropriate way to get somebody's attention. Why not call the office. Call the police department if the road is blocked.

Giacomo – Can you create a FAQ of who to call for certain situations. He asked can people park in the unimproved right of way.

Lt. Gerdeman said our code allows for construction workers to park in the right of way during their work hours leaving a right of passage. They cannot leave vehicles parked overnight.

Council member Gates – So no one uses that right if way.

Giacomo – No one should use it. Because there is no right of passage. There is nothing to get to.

Council member Gates – If you are talking about the difference between obstructing the road and you are going to be there for a while because of your work. Until they actually encroach and are putting in the infrastructure in the actual ten acres, they are going to have to park somewhere. There isn't any use for that unimproved roadway right there.

Giacomo – The purpose for the unimproved right of way is for the Bankers to get their stuff delivered back there when it comes to mulch and stuff like that. They had mulch scheduled to be delivered back there and they weren't able to have it delivered because a truck was blocking the road.

Councilmember Gates – What you are saying then is you have taken that unimproved roadway and made it your own and have had privilege to use it as a means, for instance, for the Bankers to get deliveries, but, it does belong to the village and we at this point, they haven't been able to use any other piece of property and they don't want to block the actual main road they are going to have to park somewhere so that has to be able to be used.

Mayor Mathews – I'm not certain what your argument is there, other than is to make it inconvenient for them to maybe park at the village and walk up the street.

Giacomo – I had nice grass and bushes growing there and nobody asked permission to drive through there. Who gave the right for those people to come in and level them.

Council member Gates – My argument is who gives anybody the right to do that. It's nice that you have that and you can use it for the other side of your house. At one point the Foy's wanted that for their own and we denied that request.

Council member LaRosa - If that was solidly your piece of land, you owned 100% of it and there was no easement right there, absolutely, you could sue, you could do anything within your legal power. The problem you are going to run into is the village retains that as a right of way. Even

though it's been used by you, utilized by you, you've had your stuff on there, at any point the village can say we are going to pave it. We can do whatever we want to do with it. I know where you are coming from. They are building a million-dollar home across from me and I get blocked in every day. The asphalt is cracking on both sides where they run concrete trucks.

Communications

Mayor Mathews said Curtis, Russ, Chris Tebbe and I met in regards to the news of the Bogey and it would behoove us to come up with a plan to zone different areas along the south side of Glick Road and possibly a little bit up Shawnee Trail. More to come on this.

Russ, Curtis and I met with MORPC for their annual review. They went over what they are doing and working on in Central Ohio.

Legislative Actions

Third Reading – Resolution 07-2026 – A Resolution to host a picnic for the residents of Shawnee Hills in celebration of the United States of America's semiquincentennial.

It was moved by Gates, seconded by Zimmerman to adopt Resolution 07-2026.

Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

First Reading – Ordinance 08-2026 – An Ordinance amending the Sewer Connection fee of Section 925.02 of the Codified Ordinances of the Village of Shawnee Hills and declaring an emergency.

It was moved by Zimmerman, seconded by Isern to suspend with the second and third readings and declare Ordinance 08-2026 an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

It was moved by Thatcher, seconded by Koren to adopt Ordinance 08-2026 as an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

First Reading – Ordinance 09-2026 – An Ordinance creating and establishing Compensation Incentives for certain employees of the Village of Shawnee Hills.

First Reading – Ordinance 10-2026 – An Ordinance creating, establishing and adopting a policy governing the Village of Shawnee Hills Social Media Platforms.

First Reading – Ordinance 11-2026 - An Ordinance approving the continued operation of the Village of Shawnee Hills DORA.

First Reading – Ordinance 12-2026 – An Ordinance confirming the Mayor's appointment of David Staggs as a full-time Police Officer for the Village of Shawnee Hills and declaring an emergency.

It was moved by Koren, seconded by Thatcher to suspend with the second and third readings and declare Ordinance 12-2026 an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

It was moved by Isern, seconded by Zimmerman to adopt Ordinance 12-2026 as an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

Bills

It was moved by Zimmerman, seconded by Isern to pay the bills in the amount of \$99,394.65. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.

Treasurer’s Report

It was moved by Gates, seconded Zimmerman by to approve the following treasurer’s report:

General Fund	521,604.07	Fire Fund	215,184.95
Street Fund	100,427.83	Weed Fund	258.33
State Hwy.	56,591.07	TIF	134,144.79
PD Body Armor	3,561.69	TIF 2	78,925.25
Cont. Prof. Training	15,042.20	Police Dist. Fund	126,859.91
Drug Law Enfct.	534.31	Veteran’s Memorial	298.97
Indigent Drivers	385.84	Sewer Operating	75,766.00
Law Enforcement Trust	3,852.20	Sewer Replacement	7,506.08
Law Enfct. Trust	3,852.20	Storm Sewer Fund	42,892.51
Enfct. & Education	1,830.98	Enterprise Improv.	26,569.00
OneOhio	800.11	Debt Service Fund	134,065.78
Evans Farm JEDD	4,604.16		

For a total of \$1,554,706.13.

Miscellaneous Business

Carol Kender thanked the Mayor for liking the April Fool’s story in the Gazette.

Adjournment

There being no further business, it was moved by Zimmerman, seconded by Isern to adjourn. Following vote on the motion is recorded: yea, 6; Gates, Isern, Koren, LaRosa, Thatcher and Zimmerman. Nay, none.