

Village of Shawnee Hills Council Meeting Minutes

February 13, 2023

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

Council in Attendance: Mary Gates, Kathy Isern, Justin LaRosa, Renee Matney, and Todd Zimmerman

Absent: Robert Thatcher

Also Present: Fiscal Officer Shirley Roskoski, Administrator Russell Baron and Solicitor Brian Zets

Minutes

It was moved by Matney, seconded by Isern to approve the minutes of January 9, 2023. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

It was moved by Gates, seconded by Zimmerman to approve the minutes of January 23, 2023 with the following amendment: on page 2, third paragraph, change Presumable to Presumably. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

Agenda

It was moved by Isern, seconded by Zimmerman to approve the agenda. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

Solicitor

Brian said I am working with Mark on a couple of different zoning issues. Some code issues with respect to trying to get people to comply with the code and also some code changes that may or may not come to be. I will be attending the Planning and Zoning Commission meeting on February 28. I am continuing to work with Russ on the Equity development which it seems to be getting some momentum and maybe getting closer to a point where we can get it before council and get it signed. I sat through an hour of a riveting meeting with UST and they will be reporting on that.

Village Administrator

Russ said the majority of my time last week was listening to Chris talk about the sewer rates and the flush fund.

Project updates:

We are picking up the end of Equity's handicap ramp at Shawnee Trial and Glick and continuing the sidewalk from there to the drive for Glick Park so we will be completely connected east to west on Glick Road on sidewalk.

The traffic light mast arms have been installed so that is moving along. We will be putting a couple of signs up to show where public parking is.

Council member Matney asked if Russ knew when the traffic lights will be working.

Russ said I do not know.

Russ said part of the agreement that we are working out with Equity is finishing the curbs, sidewalks and cross walk, which some are in the process now.

The park between Equity and Walgreens is moving along. Terry Herzog has done a phenomenal job working on the landscape. We are really trying to keep this as small of a large-scale project that we can. Chris is working on the structural portion of it. Once that is done I will get with the electrical engineer to add a couple of street lamps there which should be ready to go to bid here soon from them.

The Veterans Memorial is nearing completion. The granite tiles for the top are coming from India. They estimated two to four months for delivery. Shirley has the info to order tiles or bricks. The tiles are \$50.00 and the bricks are \$100.00.

Shawnee Hills Blooms. I met with Craig Baldrige the other day. They had a nice seminar in here about fertilizing your yard. I am working with them to help them accomplish some of their goals. I think the community survey that we did last year is kind of a good blueprint as to where we need to go. We definitely can't divert every spare penny we have towards some of those community wish list items but we are definitely using that to tick off as much as we can.

The Health Department has a grant right now for healthy communities. I am working on a grant to upgrade our water fountains in the park and then the water fountain here. Hopefully adding a bottle fill station and putting in a more appropriate water fountain at the park.

Just a reminder, with no leaves on the trees, it is time to cut back your branches from the roadways and check your ditches before it starts to rain. The culverts under the driveways are the responsibility of the residents. We do have a couple of locations that are clogged and are causing issues for the entire street.

Visitors

Steve Smith gave council a handout which is the official letter from the new homeowner on Beech Drive. He said he is here to introduce the new owner of the lots on Beech Drive. Her name is Benjapond Pinittanond. She is looking forward to being a resident of the village. I gave you a reminder of where we were last time. The feedback I got from you folks about trying to come up with a plan that would work for everybody. Eric Thomas, Pamela Goodfellow, James Hagloch and Barbara Hagloch have already signed saying that they do not oppose the street vacation.

Sarah provided this email. Straders attorney replied back to us that they were okay with vacating Beech Drive as long as there was some sort of easement to get utilities back through their

property. We prefer an easement on the north side but I understand that is a no go from the Village Engineer here. He likes the south side.

Steve said it has been there for 87 years and it has never been used. I don't know if it will ever get used. Our request is the street vacation and an easement that can go along the south side. We are just requesting that the easement be no larger than 15 feet wide. Mark told me that is the side yard setback for building.

Council member Zimmerman said Chris recommends 20 foot.

Chris said I said 20 foot. A 20-foot easement along the south property line.

Steve said we are requesting 15 foot. Like I said it has been there for 87 years and never been used. I don't know that it will ever get used. Strader's seem to have no intention of selling off anything. That is kind of where we are at. We prefer to be at fifteen foot so we can do what we want to do build wise. We have already shrunk down the house from what we were talking about. That five feet means a lot to us. If we can keep it at fifteen that would be wonderful.

Council member Isern said if you add the two lots together it is about 240 feet wide by however deep. The other question I have is your recommendation is to have an easement on the south side. The attorney from Straders specifically says we prefer to have it on the north side.

Steve said I think that is what they requested but I think they would probably sign off on the south side. I will run that back by the Straders folks. I think we were talking to them about the north so they probably just picked up on that.

Council member Zimmerman said if we go north, according to Chris, we do not have access to it because we don't own the lot at the end of Westview. The best for the village is a 20-foot easement on the south.

Chris said in order to actually get equipment in there you need 20 feet. It is pretty tough to get something in there if we were to install some utility like storm or some other utility in there. The house to the south there is fairly close to the property line and there is a grade difference between the two properties. That is why I am going for 20 feet. It's the standard width of an easement now.

Council member Gates said the existing ROW easement is 35 feet. We are asking for 20 feet so there is still property that we technically own that we will be giving up.

Steve said it is her land but it is your easement.

Benjapond said I would probably be okay with five feet more.

Chris said with the fifteen feet on one side and twenty on the other side you have 105 feet for building width.

Steve said I guess we would be okay with the twenty feet. Doesn't sound like we have an option.

Brian said we will have to have a legal description of the easement before we can sign off on that option and then once that is presented we can do legislation. Is the new easement going to be dedicated on the plat? I am just trying to make sure that we know how that is going to come to be because once you vacate the unimproved ROW that is gone.

Steve said you want us to write up a new lot description with the new easement.

Chris said I assume that you are going to combine it once vacated so you might as well just plat it for recording.

Steve said I don't want to wait on that. If we can agree that we are going to give that twenty feet all the way from the west to the east of what we own on the south corridor. We would like to get started on the building process. We can have the new description written up. I will also get with Straders to have them sign off with the south side easement.

Brian said he will prepare the necessary legislation.

Candice Myers, Delaware Health Department, said there will be car seat inspections in Powell. She said they will be moving in April to their new building so come and check it out.

Communications

Mayor Mathews said earlier today I swore in Mycca Sassoon-Meyers. She actually works in day care which seems much worse than being a part-time police officer. Real nice girl. When you get a chance reach out and meet her.

I also met with Delaware County Commissioner Barb Lewis today with Dr. O'Shaughnessy and his wife about the ongoing, thirty years, worth of riverfront stuff. Just to kind of get her opinion, hopefully gain her support, and maybe plan next steps for whatever the plan is for the sunseting and the reforestation of the riverfront. More to come on that.

As you all know, my brother was taken to the hospital last week, Concord Township was fantastic. I really want to commend those guys and I am glad we have the relationship with them. It could have been much worse.

Committee Reports

Council member Zimmerman said UST met tonight. We discussed the sewers and the rates for tap fees, usage rates and clean river. We discussed doing incremental increases on our rates.

Chris said the next step is going through this with Brian so he can prepare the legislation.

Russ said you will have legislation at the next council meeting to adopt some of these fees. There is some pending potential development and every month that we don't adjust our rates the village is losing money.

Council member Matney said for the sake of the meeting being recorded and those that were not in the UST meeting, the background behind needing the rates increases, in short, not an hour.

Chris said we had to do a CMOM,(Capacity, Management, Operation and Maintenance) and we had to have a plan. We are under findings and orders from the EPA and we have to have a plan. As part of that I looked at everything. We did the CCTV, we did SSES, figured out the repairs and we have a couple left to do this year. We are a satellite community of Columbus. We connect to Dublin to get to Columbus. Columbus charges us. I looked at the funding. You have a sewer fund 5201. With development there are two things. One is tap fees. Your tap fees are woefully behind everyone else's. You have not changed them since 2005. I compared them to other satellite communities. The tap fees are only for new construction. There is potential for multi-family development so there is a need for having something in place for that. Your sewer tap is based on water service size so if you have 70 condos come in they might have a three-inch water service. That capacity fee is \$66,000.00. What some communities have moved to is more equivalent domestic units so equivalent houses. So, 70 condos is equal to fifty seven houses. Basically, you end up with a significantly higher fee. It went for \$66,000.00 to \$300,000.00. Tap fees go directly into a fund for repairs and maintenance.

Council member Isern said the purpose for all this it to avoid any cost for repair and maintenance and so on coming out of the general fund.

Chris said sanitary sewers should be self-supporting. The other component of it was the rates. There are set expenses that I have projected all the way out to 2050. We do not get a say in what Columbus charges every year but they have been raising their rates by five percent every year for the last five years on average. We were set up to charge more than the Columbus rate but this year they exceed our rates. We are actually paying Columbus eighteen more dollars than we are charging so we are in a hole. I went through different scenarios and the one that I proposed is three years of ten percent increases and then six percent beyond that. We will revisit this every year. Every year we will get a new rate from Columbus so we can revisit it.

Council member Matney said it is two-fold. We are behind now. We are receiving less money than what we need to pay them. We also need to make sure we build our fund for repairs and things that happen in the village.

Chris said correct. If you do nothing you will end up being negative nine million dollars. Two and a half million in 2050 is not going to buy you as much as today. At the end of 2050 your sewer system will be fifty years old so you are looking at more expensive repairs. You have to have money. Yes, there are grants and loans that you can attempt to get but we don't want that. Have a plan so that financially you are okay and you are not having to pull funds from elsewhere.

Council member Zimmerman said our sewer system is supposed to be self sufficient financially. That is what we are trying to get back to.

Steve Smith asked if the plan you are laying out, are the fees just for the current residents or does that include all the residents and new development?

Chris said the tap fees will be for all new development. The rates are for everybody. That is a monthly rate. More people mean more people pay into debt service so we pay off our debt service earlier.

Steve asked what are the current tap fees.

Chris said right now, for a single-family home, Columbus will get \$3,044.00 and the village gets \$1,305.00. If we were in Dublin, they would be getting \$2,200.00, Grove City would be getting \$3,200.00 and Hilliard would get \$2,200.00. They are all satellite communities. The tap fees have not increased since 2005.

Council member Larosa said Safety met. We discussed the annual plan. What we were at last year. What our projections are for this year. Russ printed up some nice papers. We discussed it and we made a plan.

Russ said we looked at cars, we looked at training, we looked at stats. Statistically last year the police department was on par with previous years. Slightly ahead in some areas. The biggest concern that jumped out was overdoses. We had five overdoses all out of one business. We had zero in any other year before that. Our fights, harassments, and threats were down because Largos was closed most of the year.

Legislative Actions

First Reading- Resolution 03-2023 – A Resolution to increase the rate of pay for Village of Shawnee Hills Administrator Russell Baron and declaring an emergency.

Mayor Mathews said Russ has done an absolutely fantastic job at this and we missed a previous opportunity where we could have raised the pay rate so this is kind of a catch up.

It was moved by Zimmerman, seconded by Gates to suspend with the second and third readings and declare Resolution 03-2023 an emergency. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

It was moved by Isern, seconded by Zimmerman to adopt Resolution 03-2023 as an emergency. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

First Reading – Ordinance 03-2023 – An Ordinance confirming the Mayor’s appointment of Mycca Sassoon-Meyers as a part-time police officer for the Village of Shawnee Hills and declaring an emergency.

It was moved LaRosa, seconded by Zimmerman to suspend with the second and third readings and declare Ordinance 03-2023 an emergency. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

It was moved by Gates, seconded by Isern to adopt Ordinance 03-2023 as an emergency. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

Bills

It was moved by Matney, seconded by Isern to pay the bills in the amount of \$176,547.62. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

Treasurer’s Report

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

General Fund	494,099.23	Enfct. and Education	1,245.85
Street Fund	405,192.97	Fire Fund	70,672.93
State Highway	33,514.38	TIF Fund	92,161.26
PD Body Armor	2,753.48	TIF 2 Fund	28,886.54
Cont. Pro. Training	2,535.48	Police District Fund	71,705.04
Evans Farm JEDD	41.27	Veteran’s Memorial	248.97
Drug Law Enfct.	534.41	Sewer Operating	25,272.08
Indigent Drivers	385.84	Sewer Replacement	8,006.08
Law Enfct. Trust	3,259.20	Storm Sewer Fund	15,304.32
Am Rescue Plan	63,418.14	Debt Service Fund	101,330.03

For a total of \$1,420,567.50.

Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none.

Miscellaneous

Shirley informed council that the village has still not received any funds from the Evans Farm JEDD.

Adjournment

There being no further business, it was moved by Zimmerman, seconded by Isern to adjourn. Following vote on the motion is recorded: yea, 5; Gates, Isern, LaRosa, Matney and Zimmerman. Nay, none. Meeting adjourned at 7:47 p.m.