

## Village of Shawnee Hills Council Meeting Minutes

March 27, 2023

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

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

Also Present: Fiscal Officer Shirley Roskoski and Solicitor Brian Zets

Absent: Administrator Russell Baron.

### Minutes

It was moved by Gates, seconded by Isern to approve the minutes of March 13, 2023 with the following amendments: on page 1, under Administrator, capitalize the word The; on page 2, change *then* to *them*; on page 3, change *od* to *do*; on 5, add the word *expensive* after *bit more* and switch the names Tahoe and Ford Explorer when talking about maintenance costs; on page six, change *of* to *for*.

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

### Agenda

Council member Thatcher said I have a motion to add an Executive Session to consider the purchase of property for public use pursuant to Revised Code 121.22 G 2, and add it after the Treasurer's Report. Council member Gates said there was a typo on the first reading of Ordinance 09-2023. The word *be* should be *by*.

It was moved by Gates, seconded by Isern to approve the agenda with the above mentioned amendments.

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

### Solicitor

Brian said Resolution 07-2023 is the companion second piece of legislation with respect to the police levy. It is not drafted as an emergency but it will become effective once it is adopted. We do have time since the election isn't until November.

The second piece of legislation I worked on is Ordinance 09-2023 where we are amending the fee schedule. I know Russ and Chris Tebbe have worked extensively on this.

### Visitors

Candice Myers, Delaware General Health District, said she has a couple of flyers to pass out. They are doing collections at different locations for electronics, tv's, and hazardous waste. The Norovirus is going around. There is a Board of Health member opening. She also had a new clinic schedule.

## **Communications**

Mayor Mathews said he had a statement to read into the minutes. Many of you know, since you were at the planning and zoning meeting, we have some hot topics that I would like to address.

As all households are aware, the village requested some feedback about multi-family housing via a survey that was sent the week before last. I will first apologize on the quick turnaround time as to the fact that this was over spring break for Dublin schools. I merely looked at a calendar for a return date and based my decision solely on the next planning and zoning meeting.

While I do have two kids in school I had no plans for travel and didn't even know when their spring break was. Another issue with the survey was the manner in which it was sent out. We do not have a list of registered voters. We merely took our sewer list and sent it out to households that way. We do want feedback from the entire household so this is not you get one vote for your house. This is the entire household. This isn't a ballot or a vote, so any survey that comes in after Friday, it will be reviewed. We are looking for that feedback. As I said in my previous meeting any type of change can sometimes be contentious and emotional. We are merely trying to gather vital information to determine our options. Factual information is most important for residents to form their own opinion for the future of their ideal community. If anyone has questions, I urge you to contact me directly. My email is on the website. I hope anyone with questions is here tonight or watching at home.

Some of the facts that need stated of the multi-family discussion deal with two separate issues. I referenced this situation previously at the planning and zoning meeting. We are discussing the possibility of adding new zoning or PUD legislation revision to allow multi-family and simultaneously hear a presentation of the landowner north of Straders about a multi-family mixed use project. As I said these are separate issues. One does depend on the other, but we can't intermingle these items. We may or may not like the concept that was presented with the discussion of the inclusion of this type of zoning in our code. There are many advantages and disadvantages of allowing this type of zoning. We are at the beginning of that conversation and there is no rush and there is no application that has been presented. Any changes would go through planning and zoning first and then on to Council for any sort of vote. As that property sits now, it was recently approved for retail along Dublin Road and storage units. There is ample time to get questions answered and voice concerns or support. During planning and zoning the need for a new comprehensive plan was also discussed. I have reviewed the plans from 2001 and 2011. I have them here and they are in the municipal building if interested. They were both produced by the Delaware County Regional Planning group. I do not know the cost. It has come to light that it was \$11,000.00 and I have an appointment with them on April 6. I believe an equally big decision will be if money is spent on a new comprehensive plan and what we expect to learn from it. If I had to summarize the previous two versions, I would say it was a report of the characteristics of Shawnee Hills that we are all well aware of. The items they recommended, we have made progress towards quite a few. It confirmed we do have narrow roads, storm water problems, need for access to the river and a development of our Main Street. It has taken time but we have steadily worked towards some of the recommendations and have finished some of them over the years, like sidewalks, streetlamps and the intersection. We have also chosen to ignore some of the recommendations. I will preface this with triple asterisks. This is not being presented. This is not up for any vote. They recommended widening roads and making them one way. Again, not presented. The quote we have for a comprehensive plan now is for \$42, 200.00

through a third-party vendor to perform a comprehensive plan. We will be receiving more, including Delaware County Regional Planning's cost. This was the reason for citing the cost in the survey. The receipt posted on social media from Delaware County Visitors Bureau was strategic marketing plan. This is far less detailed and not a good apples to apples comparison in content or fair to compare costs. I believe a useful comprehensive plan would address not only our current deficiencies but also a blueprint for expansion, ideas for economic development, and access to creative types of financing and grants.

This is a good segue to another topic that was discussed with multi-family housing. The finances. While it has been insinuated and suggested that we are broke, I can report that we had one of the highest years in revenue in 2022 and 2023 is trending the same way. I believe this misunderstanding was from a comment I made in planning and zoning for the need to consider multi-family due to financial positions we could find ourselves in in our future. Our engineer, Chris Tebbe, presented last month to our UST Committee and our Council on the current and future costs of our sanitary sewer system, changes to different fees and increases all satellite communities to Columbus sewer will deal with. Columbus increases costs five percent per year and we have maintained our costs at a loss to the village. They will also mandate inspections much like the one we just completed for the EPA that cost over one hundred thousand dollars. Chris presented several scenarios of the operating costs that we will encounter through 2050 and what options we have to make up the predicted shortfall of nine million dollars if we remain on our current fee structure. We have taken steps to update fees to market rates for tap fees and other development costs. There are several rate increase options we would have to consider as well that would take into account development versus current number of households. We would also need to consider that any shortfall that we would encounter over this period would be accounted for by funds from other accounts which would affect other village services. This does not mean we are broke and are in trouble. It does mean we need to address plans for how we will deal with the cost that is expected to increase over time. As for our current condition, as Russ' report on our finance and budget was posted says, every fall we start working on the following years budget based on the projected revenue. We have historically been very conservative on this and every year has resulted in some amount of carry over. We have also been very creative in our expenditures for some of our current projects utilizing a bloated street fund as the roads did not need repaired in the past two years and the two TIF accounts. One of the items of concern is the new police cruiser. In past years we have tried to rotate our vehicles in service to keep them in good working order. As some may remember, we became perilously close to only having one, maybe two, available just a few years back. We also must deal with the historically unpredictable delivery times of a cruiser and I believe our previous was well over a year to a year and a half to receive. The track record of our current Ford Explorer models has not been great and other agencies are migrating to the Tahoe. As reported in Council this vehicle was available immediately, at a similar cost, and the price quote was for thirty days.

As the discussion of multi-family zoning progresses there will be many opinions and conversations. One person may have a different vision of the future of the village than someone else and they are entitled to. I urge you all to formulate your own opinion on these issues with accurate information that we will continue to accumulate and discuss in committees and council. I would like to thank our committees for their time, dedication and thoughtfulness with past projects and the future progress that we are making.

## **Pro Tem Report**

Pro Tem Thatcher said I did meet with American Legion Post 800. They did say they will be able to do the rededication of the Vets Memorial on Memorial Day. We will be meeting again in April to discuss the details.

## **Committee Reports**

Council member Gates said Finance met. Mayor Mathews covered the comprehensive plan that we talked about. The other topic was health care coverage for the employees. The new plan that they have is going to save \$10,073.04 this year.

## **Legislative Actions**

Third Reading – Resolution 04-2023 – A Resolution authorizing and directing the Village Administrator and Fiscal Officer to execute a development agreement with Equity, LLC and declaring an emergency.

It was moved by Zimmerman, seconded by LaRosa to adopt Resolution 04-2023.

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

First Reading – Resolution 07-2023 – A Resolution to proceed with placing the issue on the ballot of a two and one-half (2.50) mills, three year renewal levy for providing and maintaining motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of a Police Department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under R. C. 145.48 or R.C. 742.33

First Reading – Resolution 08-2023 – A Resolution authorizing and directing the Village Administrator and Fiscal Officer to execute all documents necessary to provide all full-time employees with the COSE Benefit Plan through Medical Mutual and declaring an emergency.

It was moved by LaRosa, seconded by Zimmerman to suspend with the second and third readings and declare Resolution 08-2023 an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Larosa, Matney, Thatcher and Zimmerman. Nay, none.

It was moved by Matney, seconded by Thatcher to adopt Resolution 08-2023 as an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Larosa, Matney, Thatcher and Zimmerman. Nay, none.

It was moved by Gates, seconded by Thatcher to amend Ordinance 07-2023 by adding an additional \$15,000.00 to the transfer out to police department and the same amount to other police services in the Police District Fund.

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

Second Reading – Ordinance 07-2023 - An Ordinance to reappropriate funds for current expenses and other expenditures of the Village of Shawnee Hills, State of Ohio, during the fiscal year ending December 31, 2023.

First Reading – Ordinance 08-2023 – An Ordinance authorizing the payment of the invoice received from Jess Howard Electric Company and declaring an emergency.  
 It was moved by Gates, seconded by Thatcher to suspend with the second and third readings and declare Ordinance 08-2023 an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Larosa, Matney, Thatcher and Zimmerman. Nay, none.  
 It was moved by LaRosa, seconded by Isern to adopt Ordinance 08-2023 as an emergency. Following vote on the motion is recorded: yea, 6; Gates, Isern, Larosa, Matney, Thatcher and Zimmerman. Nay, none.

First Reading – Ordinance 09-2023 – An Ordinance amending Section 1129.07 of the Codified Ordinances of the Village of Shawnee Hills by amending the application and permit fee schedule as well as adopting an engineering plan review fee schedule

**Bills**

It was moved by Zimmerman, seconded by Gates to pay the bills in the amount of \$47,563.08. Following vote on the motion is recorded: yea, 6; Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

**Treasurer’s Report**

It was moved by Matney, seconded by Thatcher to approve the following treasurer’s report:

General Fund	454,338.89	Enfct. and Education	1,245.85
Street Fund	456,501.78	Fire Fund	152,045.91
State Highway	34,251.85	TIF Fund	155,309.53
PD Body Armor	0.00	TIF 2 Fund	43,824.15
Cont. Pro. Training	2,535.48	Police District Fund	156,400.32
Evans Farm JEDD	41.27	Veteran’s Memorial	298.97
Drug Law Enfct.	534.41	Sewer Operating	46,400.58
Indigent Drivers	385.84	Sewer Replacement	8,006.08
Law Enfct. Trust	3,259.20	Storm Sewer Fund	19,843.43
Am Rescue Plan	63,418.14	Debt Service Fund	113,992.39

For a total of \$1,712,634.07

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

**Executive Session**

At 7:25 p.m. it was moved by Thatcher, seconded by Zimmerman to move into Executive Session to consider the purchase of property for public use pursuant to R. C. 121.22 G 2 including council members, the Mayor and Solicitor. Following vote on the motion is recorded; yea, 6; Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

At 7:48 p.m. it was moved by Thatcher, seconded by Matney to return from executive session and go back to the regular session. Following vote on the motion is recorded; yea, 6; Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none.

**Miscellaneous Business**

Council member Matney said I want to comment on some of your communications, Dan. Thanks for putting all of that information out there. I know a lot of discussion has been had about the survey. Something we need to consider for the future is doing them online. I did not receive one at my house. It was nice that we did do that, to send it out, and get some honest communication from the residents, which is something we haven't done in the past. I would encourage that if we do have future surveys to try to have an online option as well as paper.

Council member Gates said the survey got kind of jammed up at the postal service.

**Adjournment**

There being no further business, it was moved by Thatcher, seconded by Isern to adjourn. Following vote on the motion is recorded; yea, 6; Gates, Isern, LaRosa, Matney, Thatcher and Zimmerman. Nay, none. Meeting adjourned at 7:51 p.m.