

Arcadia Village Council Meeting Minutes, April 11th, 2021

Arcadia Village Council met for the regular scheduled session on April 11th, 2022 at the Town Hall located at 104 South Gibson Street Arcadia, Ohio. At 7:00 p.m. Mayor Chester Balderson called the meeting to order. All present recited the Pledge of Allegiance to the Flag.

Roll Call Attendance: Mayor; Chester Balderson. Voting Council Members: Stephanie Balderson, Rhonda Dingelstedt, Aadam Duckett, Harry Colvin, Sherrie Keefe and Donald E Moses. Brian Dingelstedt, Village Administrator, Amie Clouse, Fiscal Officer and John Filkins, solicitor was present.

Minutes: Stephanie Balderson made a motion to accept the March 14th, 2022, minutes as written, and Donald E Moses seconds the motion. Roll call vote 6–0. Motion carried.

Bills: Sherrie Keefe made a motion to pay the March bills and Harry Colvin seconds the motion. Roll call vote 6-0. Motion carried.

Residents in Attendance: Teresa Margraf, Laurie Lucas, Carol McDonald, Vi Fink, Jim Margraf, Maxine Papenfuse, Carol Good, Nathan and Vicki Simon.

Visitors in Attendance: Tom and Karen Moses

Resident's Concerns: Jim Margraf was in attendance to inquire about the alley that is being proposed to be closed. He wanted to know if the zoning was going to be changed. He stated that in the zoning rules it states that if Mr. Moses is doing new things to the drive way that it needs to be black topped not stone since the owners are redoing the footprint of the parking lot. Mayor Balderson asked about the stone being a grandfather situation. Mr. Margraf believed that the parking lots footprint was being changed and that would remove a grandfather clause. Mr. Margraf also asked if the variance commit would be involved because of this concern. It was determined that the variance committee did not need to get involved at this point. The Administrator/ Zoning Inspector Mr. Dingelstedt stated that he has not received a permit to complete any projects that he would accept or deny. Mr. Margraf stated that this is a concern that should be addressed before the alley is vacated. He gave an example of a property that wanted to have an ice cream store on the edge of town. They wanted to put in a stone parking lot. Mr. Dingelstedt recalled the situation the was explained and stated that the ice cream shop was a new project. The Moses parking lot is not completely changing, only a portion of it is changing. Mr. Margraf believed that adding the alley to the property would be changing the foot print of the property/ parking lot. Mr. Dingelstedt also stated that an alley is intended for property owners to access their property and utility right of ways, it is not intended for general traffic. Mr. Margraf stated that the alley was intended for traffic. He also inquired about closing the alleyway beside his property. Mr. Margraf stated that if the alley is closed that would be ok but he wanted to share his concerns about vacating it. Mr. Margraf was also concerned about a semi that is has been parked in town.

Maxine Papenfuse started with a joke. She explained that she understood that the Moses' wanted to put a ramp in. Mrs. Papenfuse recommend that an architect would be able to give them a solution with in the confines of your property. She explained that the bank wanted to change the alley into a one-way alley and it was denied. The bank did close a few months after it opened.

Nathan Simon stated that he believed that closing the alley so that Mr. and Mrs. Moses could complete the improvements to reopen the Salon will be good for the community. He explained that having businesses in the community was important.

Vicki Simon thought that the bank might not have closed if the alley would have been one way. She also stated that it is important to come together as a community and improve access to

business for those that need the access because of a disability. She explained that she misses having her hair done in town and many other residents do as well. She would like to see the alley closed and for KSA Salon to open back up in town.

Vi Fink asked why would the Village close the alley. She stated that the alley belongs to the Village and its residents and it should not be given away.

Laurie Lucas wanted to know if Mr. Dingelstedt was still excited about the community garden that she inquired about at the previous meeting.

Carol Good was in attendance to observe.

Teresa Margraf also wanted to bring up the semi that was parking in town. She also wanted to remind council that the alley has been addressed already. She wanted to inform new council members that a survey was completed to gage the community's opinion about closing the alley although it revealed that the opinion was split. She expressed that the alley was developed with tax payers' money and should not be given to Mr. and Mrs. Moses

Carol McDonald inquired about the deposit policy for the utilities. Mayor Balderson explained that he would talk to her about it after the meeting.

Guest Concerns: Tom and Karen Moses were in attendance to answer any questions the council might have about the alley they have requested to vacate located to the North of their property located at 113 N. Main Street. Mr. Moses presented council with a picture with some details about where parking, the handicap ramp and the new entrance would be located.

Administrators Report: Brian Dingelstedt reported:

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$26,341.95	\$14,322.81	+\$12,019.14
Sanitary Sewer	\$9,826.73	\$9,317.67	+\$509.06
Electric	\$66,202.96	\$44,221.02	+\$21,981.94

38 delinquent accounts: \$8,661.94

0 resident was disconnected for nonpayment.

Water: Mr. Dingelstedt informed council that the Village is currently looking for a new supplier for chlorine. Our current supplier has dropped us from their route. He explained that we are looking into this but can still drive to Columbus to get the product on our own.

Sanitary Sewer: Nothing to report

Electric: Mr. Dingelstedt informed council that the bucket truck is at DNC Hydraulics. Testing on the truck was recently completed and they are working on the repairs. Mr. Dingelstedt has contacted Hancock Wood and **Kody Kross** to inform them that in case of an electric issue the Village may utilize them while the truck is in the shop.

Other: Mr. Dingelstedt explained that a catch basin located on Route 12 at the intersection of South Main Street has been replaced.

Mr. Dingelstedt informed council that he has reached out to get a quote for streets that need repairs. He is waiting to hear back.

Fiscal Officers Report: Fiscal Officer, Amie Clouse presented council with Appropriation Status, Revenue Status, Cash Flow Summary and the monthly fund balance.

<u>For March</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$218,886.45	\$231,289.70
Streets:	\$192,922.31	\$190,070.66
Highway:	\$12,462.97	\$12,624.45
Storm Sewer:	\$56,997.52	\$66,684.69
ARPA Corona Virus:	\$30,796.81	\$30,796.81
Water:	\$140,351.62	\$152,370.76
Sanitary Sewer:	\$220,257.56	\$220,766.62
Electric:	\$807,403.04	\$829,384.98

Mrs. Clouse informed council that she turned the application for Heart and Soul into the Community Foundation. She explained that the leadership team will have a meeting at Hancock Community Foundation as the next phase of the application on April 29th.

Mrs. Clouse also explained that Robin Miller started last week and will be taking her spot when she is out of the office.

Mayor's Report: Mayor Balderson completed the first reading of the Ordinance to vacate the alley located on North Main Street between Tom and Karen Moses properties. There will be two more readings on this ordinance then it will go to vote. Mayor Balderson explained that he looked over previous minutes to familiarize himself with some of the concerns about the alley. He went over pros and cons of previous ideas, concerns and requirements. Leasing of Rick Aurand's property to accommodate the ramp, paving the parking lot, plowing the snow, safety issues and the money that the Village residents have invested into the parking lot as well as future cost. He explained that over the next few months these concerns will be looked into further.

The mayor presented Resolution 2022-A to contract with Allen County Earthworks to complete work on a catch basin located on Route 12. This work was addressed in the March meeting The Resolution is to address this action. Harry Colvin made a motion to complete the work to the catch basin. Sherry Keefe seconded the motion. All in favor. Motion passed 6-0.

Mayor Balderson then presented Resolution 2022-B to contract with Buckeye Pumps to complete work on the sanitary sewer pumps. Donald Moses made a motion. Stephanie Balderson seconded the motion. All in favor. Motion passed 6-0.

Mayor Balderson also presented a resolution that was sent to the Village from Hancock County prohibiting large solar or wind farms in the majority of the county. The complete resolution will be posted.

Solicitor Report: nothing to report

Zoning Report: nothing to report

Old Business: Mayor Balderson mentioned that he has heard a lot of compliments about the new welcome to Arcadia sign.

The administrator informed council that he has addressed the speeding after school on Farmers Lane. He has placed a sign "left turn only" at the exit of the parking lot. He has contacted Mr. Golden to ask him to make an announcement. He recommended that residents on this road call the sheriff if they see any issues.

New Business: Nothing to report.

Adjourn: Rhonda Dingelstedt moved to adjourn the meeting. Stephanie Balderson seconded. All in favor, meeting was adjourned at 7:37 p.m.

Fiscal Officer, Amie Clouse

Mayor, Chester Balderson