

## RECORD OF PROCEEDINGS

Minutes of

Meeting

PEARL GRAPHICS 800.325.8094 FORMING 10148

Held \_\_\_\_\_ 20\_\_\_\_

**Arcadia Village Council Meeting Minutes, June 6<sup>th</sup>, 2022**

Arcadia Village Council met for the rescheduled regular session on June 6<sup>th</sup>, 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, Sherrie Keefe, Adam Duckett, Harry Colvin 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 May 9<sup>th</sup>, 2022, minutes as written, and Sherrie Keefe seconds the motion. Roll call vote 6-0. Motion carried.

**Bills:** Harry Colvin made a motion to pay the May bills and Donald Moses seconds the motion. Roll call vote 6-0. Motion carried.

**Residents in Attendance:** Teresa Margraf, Vi Fink, Maxine Papenfuse, Janelle Grine and Kendall Lilly.

**Visitors in Attendance:** Tom and Karen Moses, Marna Warren, William Laveglia, Melody Bowman, David Moyer, Beatrice R and John Waaland

**Resident's Concerns**

Vi Fink differed her time to speak to Teresa Margraf. She stated that Mrs. Margraf shares their feelings about closing the alley east of South Main Street. Mrs. Margraf stated that she and Mrs. Papenfuse meet with Mayor Balderson "last" Thursday to discuss their concerns about closing the alley located beside KSA. Mrs. Margraf questioned whether Tom and Karen Moses are on board with the zoning rules regarding off-street parking. She is not sure they have been notified. She explained that the footprint of the property will be changed, and a building permit would be needed. She mentioned that the alley has been utilized for many years and the empty lot once had a house sitting on it. Mrs. Margraf pointed out that many of the guest at the meeting were not residents. She expressed to council that they were elected by residents and their concerns should be addressed as they are the ones that elect them. Mrs. Margraf did not believe that they were adequately notified about the closer because their properties are adjacent to the proposed closer. She stated that they were concerned that the Village was giving property away that taxpayers invested in, instead of getting money in return. Maxine Papenfuse stated that she believed council knew her thoughts on closing the alley. She uses the alley and does not want to see it closed.

**Guest Concerns:** Tom and Karen Moses were in attendance to answer any questions the council might have about the alley that they have requested to be vacate located to the North of their property located at 113 N. Main Street. Marna Warren William Laveglia, Melody Bowman, David Moyer, Beatrice and John Waaland were all in attendance to support closing the alley located north of the former salon. They would also like to see the KSA Salon back in the community.

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**Administrators Report:** Brian Dingelstedt reported receipts and expenditures for May 2022:

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$23,956.42	\$15,279.83	+\$8,676.59
Sanitary Sewer	\$9,521.23	\$8,523.49	+\$997.74
Electric	\$48,479.97	\$52,370.39	-\$3,890.42

36 delinquent accounts: \$9,833.86  
 0 resident was disconnected for nonpayment.

**Water:** Nothing to report.

**Sanitary Sewer:** Nothing to report

**Electric:** Nothing to report

**Other:** A sink hole on the corner N. Main and Brown Rd. has been repaired. A broken clay tile was discovered and repaired.

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

<u>For May</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$231,832.50	\$235,262.77
Streets:	\$192,215.71	\$194,789.42
Highway:	\$12,784.36	\$12,679.82
Storm Sewer:	\$66,640.52	\$66,454.16
ARPA Corona Virus:	\$30,796.81	\$30,401.16
Water:	\$165,979.92	\$174,656.51
Sanitary Sewer:	\$222,181.53	\$223,179.27
Electric:	\$827,146.36	\$823,255.94

Mrs. Clouse explained to council that the electric fund has seen a loss the last two months. She explained that costs for everything have increased. She also explained that the power cost adjustment charge for electric on the utility bill is on a 3-month rolling average. The purpose of this is so customers see an increase or decrease gradually instead of all at once. She explained that the power cost charge is designed to cover the cost of the electricity. This is something she will keep an eye on. Some of purchase orders that she completed at the beginning of the year have been used. These PO's usually last almost all year if not all. The cost of everything is going up and is affecting the cost of services. Mrs. Clouse would like to meet with the Finance committee at 6:30 before the next council meeting. She will look into these costs more before then.

**Mayor's Report:** Mayor Balderson completed the third and final reading of the Ordinance to vacate the alley located east of North Main Street between Tom and Karen Moses properties. Mayor Balderson explained that he would go over the concerns that he has received from residents. Then council will determine what is best for the Village of Arcadia before the vote. Mayor Balderson reviewed some of the residents' concerns about closing the ally. They included that the Village residents paid to have the ally paved and developed and the village is giving property away. Residents were concerned that they did not get notified before the three

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readings of the Ordinance. There were concerns about zoning rules being followed. Other concerns were that the business left and is now coming back so residents stated that this would remove any grandfather clause. Zoning rules state that parking area should have two-way traffic access. Then he addressed some benefits to closing the ally. Including, keeping business in the Village. This would also help older and disabled patrons to enter the building safely. Additional business will be added to the Salon and will increase customers that may visit the other businesses in town. The school is concerned about the community growing because less students attending Arcadia Local Schools are in the school district than are open enrolled. They believe that keeping business in town is a way to keep the community growing and in turn help the school's enrollment grow. Mayor Balderson also read a letter from Lynn Nye, the owner of the Superette and a resident. She is in favor of closing the ally because it would keep business in town. She explained that KSA is a long-standing business that has served the residents of Arcadia for many years. She would be very happy to see a local business, KSA Salon, return to Arcadia.

Brian Dingelstedt, zoning inspector, wanted to address some of the residents' concerns that were brought up about zoning. He stated that the zoning book was updated in 2008 and was approved by council and Mayor Brian Fink. He read the definition of an ally way. It stated that an ally is a dedicated public way not more than twenty feet wide affording a secondary means of access to abutting property and not intended for general traffic circulation. He addressed zoning rules. Mr. Dingelstedt explained that the handicap ramp is being installed on a business. This means that not only will Mr. Moses need to get a building permit with the Village he will also need to have approval from the Wood County. Mr. Moses stated that he is aware that he will need to have an architect complete a drawing and that he will need to put asphalt down. Mr. Dingelstedt also address a statement that the business had left and was coming back so the grandfather clause would not apply. He stated that the owner of the property did not change. Although KSA rents the space and it was closed, Moses Properties has been the owner of the property through the entirety of the process. Next Mr. Dingelstedt address the term abut. He explained that the alley only abuts both of Mr. Moses properties. The residents that are concerned that they abut the alley do not abut the ally that is being vacated. They abut the ally that runs north and south. Mr. Dingelstedt ask solicitor John Filkens to verify that he had determined the property owners correctly that abut the ally that is being vacated. Mr. Filkens stated that he agreed that only Moses' Properties abuts the ally proposed to be vacated. Teresa Margraf asked why she received a letter in the mail when the Bank located on State Route 12 wanted to make the ally one way. Mr. Filkens explained what the auditors' requirements to abutting properties owner are. He stated that a property that is abutting would have to be directly on either side of the ally. Mr. Filkens also stated that he is not aware of a requirement to send a letter to adjacent property owners. Mayor Balderson interjected to point out that the ally she was sent letters of notification about, runs north and south and she would have abutted this ally. Sherrie Keefe also asked if Mr. Moses is still planning to improve the sidewalk in front of KSA Salon? He responded that that was part of his plans. Mayor Balderson asked council members to consider what is best for the residents of the community. Mayor Balderson asked for a motion to accept Ordinance 2022-C to vacate the ally that runs east and west and is south of N. Main St. Located between Tom and Karen Moses properties. Harry Colvin made a motion. Sherrie Keefe seconded the motion. All in favor, motion passed 5-0. Donald Moses abstained from voting.

**Solicitor Report:** nothing to report

**Zoning Report:** nothing to report

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**Old Business:** Mayor Balderson asked council if they were willing to help with a dumpster day. In the past council members have taken on this project. Sherrie Keefe recommended that members of the Lions Club help out with this event. The Lions Club will have to be contacted to see if they would like to help. This will be tabled until next month. Stephanie Balderson asked if we can contact someone about where things are with the building that is scheduled to be taken down on N. Main St. beside the railroad tracks. Mrs. Clouse explained that her understanding was that this was expected to happen some time this summer. Mayor Balderson stated that he would look into it. John Filkens inquired if there was any new information about getting a better price for completing road work with Hancock. Mr. Dingelstedt stated that the village is working on this and has a meeting with Hancock Regional Planning to discuss grant options for these projects.

**New Business:** Mrs. Margraf wanted to know if the Village would be spraying for mosquitos this year. Last year Mayor Balderson stated that he did not believe that the method of spraying was providing and relief to residents. Mrs. Clouse explained that the county would be placing tablets in the storm sewer to help combat the mosquito problems. When they contacted her, she inquired if they had any information about any companies that provide this service. They did not know of any. She also explained that she usually receives a quote from the company that spray each year. She has not received any information from them. Mayor Balderson reiterated that he did not want to incur a cost that he did not think was providing any residents relief as the spray appeared to land on the road way and did not seem to reach residents properties.

Mayor Balderson shared with council that the Village was awarded the Heart and Soul grant of \$140,000. These funds will be used for community projects. A committee is started and he is welcoming others that would like to help. Two communities were awarded the grant. Arlington also was awarded the grant and will begin this year in June. Arcadia will start the process March of 2023.

**Adjourn:** Rhonda Dingelstedt moved to adjourn the meeting. Donald Balderson seconded. All in favor 6-0, meeting was adjourned at 7:43 p.m.

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Fiscal Officer, Amie Clouse

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Mayor, Chester Balderson