

Held _____ 20_____

Arcadia Village Council Meeting Minutes, July 11th, 2022

Arcadia Village Council met for the regular scheduled session on June 6th, 2022, at the Town Hall located at 104 South Gibson Street Arcadia, Ohio at 7:05 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, Aadam Duckett, Harry Colvin and Donald E Moses. Village Administrator; Brian Dingelstedt, Fiscal Officer; Amie Clouse and Solicitor; John Filkins was present.

Minutes: Harry Colvin made a motion to accept the June 6th, 2022, minutes as written, and Sherrie Keefe seconds the motion. Roll call vote 6-0. Motion carried.

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

Residents in Attendance: Teresa Margraf, Maxine Papenfuse, Nathan Simon, Vicki Simon, Audie McDonald and Carol McDonald.

Visitors in Attendance: William Laveglia

Resident's Concerns: Vicki Simon and Nathan Simon were in attendance to observe. Audie McDonald and Carol McDonald were in attendance to address a request to have Mrs. McDonald's utility deposit returned. Teresa Margraf was in attendance to add to Mrs. McDonald's request. Mrs. McDonald asked if Mayor Chester Balderson had a chance to share the document that she gave him at their meeting on May 26 with Amie Clouse and Brian Dingelstedt. Mayor Balderson explained that he discussed it as soon as he received it. He then explained that there was an update to this document. He explained that the version Mrs. McDonald gave him was from 2014 and an updated version in 2016 makes the previous document invalid. Then Brian Dingelstedt stated that we would go over this in his report. Mrs. McDonald proceed to read a letter to the council explaining that when she paid her deposit she and her husband were told by Amie Clouse, the utility clerk, to remind her in a year to return their utility deposit. That was on March 17th of 2021. Then after the March 2022 meeting, she whispered to Mrs. Clouse as she was leaving the meeting that it had been a year. Mrs. McDonald stated that Mrs. Clouse did not respond. She explained that she had conversations and text messages stating that she would get her deposit back from Mayor Balderson. She also explained that she presented the utility office with proof that her son lived in Arcadia. She did not receive any mention of an ordinance about the deposit until her final text from the mayor. This led her to believe that Mrs. Clouse did not like her or her family and was dragging things out. She then expressed that she received a message from Mr. Balderson regarding him being weak, doing her a favor and being misinformed about the rules. Mrs. McDonald stated she made no such allegations or request for favor. Mrs. McDonald then explained that her sister Teresa Margraf told her that Amie Clouse and Brian Dingelstedt did not see the document that she had provided to the mayor. She asked to explain what had changed from March until June and believed it would be explained in the administrators report. She explained that she was upset about how she and her sister have been treated. She asked council to represent the people of the community.

Teresa Margraf explained that the paper work that her sister Carol McDonald gave to Mayor Balderson was dated in March 2015 and the document that Amie Clouse has found is dated in 2017 and has her, Teresa Margraf, typed name at the bottom of both of them. She explained that the Village has ordinances, resolution and policies. She stated that she asked Mr. Dingelstedt and Mrs. Clouse if they had seen the document that Mrs. McDonald brought in.

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~~held~~ Mrs. Margraf explained that both said they had not seen it. Mrs. Clouse did not believe that she said that, and Mr. Dingelstedt said that he probably did. Mrs. Margraf stated that a previous administrator threw away documents that would have proven that Mrs. McDonald lived in the community. She explained the purpose of a trust deposit. Mrs. Margraf also explained that previously the policy was to not charge a deposit to a previous customer in good standing. She asked council to put themselves in her sister's position and gave examples of customers that she did not require a trust deposit for new service of a customer that had moved out of the village and them back in. She explained that the rule states that after a year you would get your deposit back and explained that Mrs. McDonald did not get electric to her property until months after she had paid her deposit.

Mayor Balderson addressed Mrs. McDonald and explained that he read between the lines in their text message exchange. He apologized for offending her and explained that he misunderstood the exchange. He stated that he did not think Mrs. Clouse was being insubordinate. He explained that he did tell Mrs. McDonald that Mrs. Clouse would cut a check but after looking at the rules further he determined that he was not following current rules. Mayor Balderson explained that he made a mistake telling Mrs. McDonald that she would receive her deposit back early. He recommended that council return her deposit. Moving forward the rules are clear and will be followed. He also told Mrs. Margraf that he appreciates her input. Mayor Balderson explained that the administrator will address this matter in his report.

Maxine Papenfuse stated that she was disappointed that the alley was vacated and council decision. She asked what the council members votes were for closing the alley. She specifically inquired if any members voted no. It was explained that all of council voted to close the alley. Council member Donald Moses abstained from the vote because Moses Properties is owned by his brother. Mrs. Papenfuse had two questions about the alley being closed. She asked if the new owner paid a cost for the additional property. She also asked how the alley would be split. Brian Dingelstedt explained that when an alley is vacated the property is split between the two owners. This vacation will work the same although, both properties have the same owner. The alley will be divided between the two parcels. Mayor Balderson explained that the property owners did not pay the village for the property. Although they will be adding a new sidewalk, berm and curbs that will end up benefiting the village. Mr. Dingelstedt explained that Tom Moses, Moses Properties will need an engineer to complete a drawing to submit a plan to the Wood County Engineers. Although they will have to submit a building permit to the Village and follow the village rules, Wood County Engineers will supersede the Villages rules. Tom Moses will have guidelines in the local zoning rules that he will need to follow. Mrs. Margraf asked if a building permit has been issued yet. Mrs. Dingelstedt stated that no one has applied for one yet.

Guest Concerns:

William Laveglia was in attendance to observe.

Administrators Report: Brian Dingelstedt reported receipts and expenditures for June 2022:

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$25,608.09	\$106,830.78	-\$81,222.69
Sanitary Sewer	\$10,013.23	\$11,721.52	+\$1,708.29
Electric	\$52,755.28	\$52,601.64	-\$153.64

38 delinquent accounts: \$8,694.16

0 resident was disconnected for nonpayment.

Water: Nothing to report.

Sanitary Sewer: Nothing to report

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Electric: Electric Rule book. Mr. Dingelstedt read the section in the Electric Rule²⁰ book that addresses the security deposit rules. He read that the ways to have a deposit returned are: termination of service or selling your house after bills are paid, also after 12 consecutive months of bills being paid without any late or missed bill payments. He explained that he must go by the book, and these are the rules. He presented the situation with Mrs. McDonald and thought council should consider if the rules need to be revised. The last revision was in 2015. Mayor Balderson did not believe a revision was necessary.

Mr. Dingelstedt explained that the documents that Mrs. McDonald brought to Mayor Balderson are turned into the auditor during audits, every two years. He explained that the 2012 and 2014 procedures are the same, but different than the 2016 policies. Mrs. Clouse uses the most up to date procedures. These deposit policies are at the discretion of the administrator, not the clerk and not the mayor. He wanted to clarify that the administrator makes these decisions. Mr. Dingelstedt asked Mrs. Margraf if the administrator at the time approved the document. Mrs. Margraf explained that Dave Noel knew how to do her job but Jeff Hanna did not. She explained that she believed that they read it. He also asks her about the policies changes in 2016 that do not include the section about being a previous customer in good standing. She explained that she must have forgotten to include it when she retyped it. Mr. Dingelstedt explained that he will continue to follow the rules. If there is an issue with any rules in the future, then it can be presented to council for them to decide. He explained that he understands both sides of current issue about the deposit. He has explained the rules to council, and they can make a final decision. Mr. Dingelstedt also apologized to Mrs. Margraf and explained he was sorry for the way he spoke to her and that the entire situation had gotten carried away. He explained that some hurtful things have been said about Amie Clouse as well and he is not firing her. Solicitor John Filkins asked if Carol McDonald had met any of the requirements to receive her deposit back. Mr. Dingelstedt explained that Mr. and Mrs. McDonald were building a new home that needed electricity ran to property. The process to order supplies and install the electric took time, a shortage in supplies and delivery also prolonged the process. Mr. Filkins clarified that Mrs. McDonald has not met the requirements to have her deposit returned to her. Mrs. McDonald did pay her security deposit in March when she made a payment for the tap fees for water, sewer and electric. She was not required to pay the deposit at this time but was giving the option. Mrs. McDonald explained that she did not realize it would take 7 months to receive electric.

Other: Mr. Dingelstedt explained that trees on the north end of Main St. and Monroe St, were trimmed and removed because they were hazardous and causing issues in the power line. He discussed this and the cost of \$5,000 with the mayor and had the work completed as an emergency. Mr. Dingelstedt had other trees in the community that need to be trimmed due to power lines. He also explained that there were also some trees that need to be removed. He requested that council give him a budget of \$12,000 to complete this work.

The deposit policy was address again. Donald Moses recommended that in the future a deposit should not be received until after the utility is established. Stephanie Balderson recommended that the policies be reviewed. The rules can be sent to council members for them to review and go over at the next council meeting. Mayor Balderson requested for council to decide if Mrs. McDonald should receive her deposit back before she has completed 12 months of payments and to follow the rules moving forward. Donald Moses made a motion to return Mrs. McDonald's deposit of \$300. Harry Colvin seconded the motion. All in favor. Motion carried 6-0. Carol McDonald apologized because she was angry about what she was hearing. She explained that she thought Mrs. Clouse was refusing to write the check. Mrs. Clouse explained that she was getting tugged from the administrator and the mayor. She also wanted Mrs. McDonald to understand that she never had any issues with her and was only trying to follow the same rules for her as all customers. Mrs. Margraf also wanted to address the previous rules about security deposits. She explained that if a resident had another property with utilities in the community, they would not be required to pay an additional deposit for a second property. Mr. Dingelstedt explained that is why he recommended the rules be reviewed.

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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:	\$235,262.77	\$234,271.90
Streets:	\$194,789.42	\$194,874.89
Highway:	\$12,679.82	\$12,772.15
Storm Sewer:	\$66,454.16	\$64,436.52
ARPA Corona Virus:	\$30,401.16	\$30,796.81
Water:	\$174,656.51	\$93,433.82
Sanitary Sewer:	\$223,179.27	\$221,470.98
Electric:	\$823,255.94	\$823,409.58

Mrs. Clouse explained to council that the audit for 2020-2021 will begin soon. She has received information that she gets before the audit begins but does not have a start date yet. Mrs. Clouse asked council if she could move forward with having the park party this year. She explained that it has been a couple of years since the Village has put this event on. Stephanie Balderson went out earlier that day and passed out letters requesting donations and volunteers for the event. In the past the council gives Mrs. Clouse a budget to get started and donations usually help with a big portion of the cost. She explained that she hoped to rent a water slide and dunk tank. These two items are close to \$600.00. Other items needed will be food and prizes. Stephanie Balderson explained that when she went out for donations businesses asked about the date. Mrs. Clouse explained that August 20th and 21st, Saturday or Sunday is the date that will work best. The car show is the following weekend. Mrs. Balderson mentioned an idea to include a Heart and Soul theme. A large paper can be made available for residents to put their ideas of what they would like to see improve in the community. Mrs. Clouse also explained that members from the Lions Club, Michelle Hengsteler and Kim Proniewicz, have offered to help plan the event. Mayor Balderson asked council to approve \$1,000 for the park party. Harry Colvin made a motion to allow \$1,000 to be used for the park party on August 20th. Rhonda Dingelstedt seconded the motion. Stephanie Balderson made a requested that other members of council ask for donations for the park party at places that they normally shop. Mrs. Clouse explained to council that the village has made the final payment for the aeration system. The scheduled payments continue after the system is paid for. The payments moving forward are \$17,000 the first year and increase in following years. These payments are a warranty on the system. If anything goes wrong or breaks with the system, Suez will repair it at there cost. Mrs. Clouse explained that she was informed that some systems do not need repaired, but others have experienced problems within the first 3-7 years. This decision will not need to be made until next spring. She also would like to check with other communities with aeration systems and with insurance coverage.

Mrs. Clouse talked to her contact at Hancock Regional Planning about the Brownfield Project. This is a project to remove the building on North Main Street owned by Gary Leathers beside the railroad tracks. The application has been submitted and they have not heard any more about it. They stated that no news is good news.

Finally, Mrs. Clouse went over the Solar Project that American Municipal Power is offering. Mrs. Clouse and Mr. Dingelstedt had a meeting with AMP where they reviewed our energy cost and projections for future costs. They also had updates about the solar project. The project is still negotiating a price. We have an ordinance that will accept the price of this project not to exceed a cost of \$45 per MWh. Council will need to decide if they want to move forward with this project and pass the ordinance to be a part of it.

Mayor's Report: Mayor Balderson had an update on mosquito spraying. He explained that he and Stephanie Balderson called surrounding communities and their local officials. They gathered that none of them spray themselves. Two of them did spray but only for special events. These two communities contact the Hancock County Health department and the county takes care of spraying. Mayor Balderson went over cost and benefits of spraying. Mayor

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Balderson and the other villages that he spoke to did not believe spraying for mosquitos was beneficial.

Mayor Balderson presented Resolution- E a Resolution to accept and pay for a bid from Don Hull Tree Service for tree trimming around electric lines that has been completed. Harry Colvin made a motion. Donald Moses seconded the motion. All in favor 6-0. Motion carried.

Mayor Balderson presented Resolution – F allowing the administrator to contract with Don Hull Tree Service to complete trimming in the electric lines and removal of trees and not to exceed \$12,0000. Sherrie Keefe made a motion to accept Resolution – F. Stephanie Balderson seconded the motion. All in favor 6-0. Motion carried.

Mayor Balderson also explained that the variance committee needs 2 new members. Mrs. Clouse will put a notice in the utility bill to let residents know about the openings. If anyone is interested, they can contact Amie Clouse.

Mayor Balderson opened the conversation about having a Dumpster Day in 2022. After some dates were considered, Stephanie Balderson recommended that it be delayed until 2023. She explained that once school starts everyone will be busy with sports and school events. Vicki Simon recommended that residents would be happy to volunteer. Mayor Balderson explained that the equipment that is used can not be used by residents and can only be used by employees of the village. After more discussion it was decided to postpone the day until next year. Stephanie recommended that it be in March of 2023. The mayor stated that it would be addressed in January or February of 2023.

Solicitor Report: nothing to report

Zoning Report: nothing to report

Old Business: nothing to report

New Business: Mayor Chester Balderson, council members; Stephanie Balderson, Donald Moses, Aadam Duckett and fiscal officer Amie Clouse attended the Finance meeting. Meeting was at 104 S. Gibson St. Arcadia, Ohio at 6:30. Stephanie Balderson gave an update on the finance meeting that was held before the regular meeting. She explained that the finance committee is recommending a 3% increase to the water bill. Fostoria increased the rate 10% and the water fund is not keeping up with its costs to operate along with loans. She explained that they discussed the loss in the electric fund due to increasing costs. They will keep an eye on this fund for the next few months and make a recommendation on this later. John Filkins inquired about Jun's loss in the water department. Mrs. Clouse explained that June is when a large water loan is paid as well as the aeration system loan. She also explained that water taps from Red Hawk also help offset these loan payments. The new taps and building at Red Hawk have slowed down this year. Mr. Filkins also asked why we would only raise 3% when Fostoria raised 10%. Mayor Balderson explained that we have been increasing 3% for the last few years and that Fostoria has not raised rates every year and instead have made a big increase this year. We will also watch the funds and assess the need to increase the water rate again. The topic was tabled until next month.

Donald Moses asked Carol McDonald who owns the properties beside her. They both expressed that it needed to be mowed. The administrator stated that it is owned by J & M Cook Investment Properties and a letter will be sent to them.

Adjourn: Rhonda Dingelstedt moved to adjourn the meeting. Stephanie Balderson seconded. All in favor, meeting was adjourned at 8:36 p.m.

Fiscal Officer, Amie Clouse

Mayor, Chester Balderson