

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held _____

20_____

Arcadia Village Council Meeting Minutes, August 8th, 2022

Arcadia Village Council met for the regular scheduled session on August 8th, 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: 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. Council Member; Stephanie Balderson as absent.

Minutes: Harry Colvin made a motion to accept the July 11th, 2022, minutes as written, and Rhonda Dingelstedt seconds the motion. Roll call vote 5-0. Motion carried.

Bills: Sherrie Keefe made a motion to pay the July bills and Harry Colvin seconds the motion. Roll call vote 5-0. Motion carried.

Residents in Attendance: Nathan Simon, Vicki Simon, Maxine Papenfuse and Vi Fink.

Visitors in Attendance: No guest in attendance.

Resident's Concerns: Vicki Simon and Nathan Simon were in attendance to observe. Maxine Papenfuse was also in attendance to observe. Vi Fink was in attendance about a water rate increase. She explained that if the water rate is increased, she would like to see more units of water to be part of the minimum. Vi explained that the previous administrator lowered the minimum units of water (the minimum is 200 cubic feet and 500 cubic feet was the old minimum). Amie Clouse explained that he did lower the minimum units of water, but he also lowered the minimum cost. If the minimum usage was increased the cost would also increase and this would not benefit users that only use the current minimum. The loss in the water fund and the increase to Fostoria's water rate will be discussed then council will consider a rate increase for Arcadia users. Mayor Balderson explained that as a resident he does not want to see water rates increase he also pays a water bill. He also explained that he understands that the water fund can not keep losing money and support the system.

Guest Concerns: no guests were in attendance

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

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$25,121.14	\$18,981.90	+\$6,139.24
Sanitary Sewer	\$9,215.26	\$8,390.99	+\$824.27
Electric	\$62,507.36	\$55,614.24	+\$6,893.12

36 delinquent accounts: \$9,558.99

0 resident was disconnected for nonpayment.

Water: Nothing to report.

Sanitary Sewer: Nothing to report

Electric: Nothing to report

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Other: Brian Dingelstedt explained to council that we do not have a variance committee and this needs to be addressed. Mr. Dingelstedt explained that two areas on South Main Street have been paved. An area on Brown Road and South Main Street, that the road has been caving in, as well as an area on the corner of South Main and Fremont Street, where a new catch basin was repaired. He explained that we had a meeting with the Hancock County Engineer about the resources they have available to us. They completed the paving project.

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

<u>For August</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$234,271.90	\$237,991.71
Streets:	\$194,874.89	\$196,893.47
Highway:	\$12,772.15	\$12,907.17
Storm Sewer:	\$64,436.52	\$64,397.33
ARPA Corona Virus:	\$30,796.81	\$61,716.57
Water:	\$93,433.82	\$99,573.06
Sanitary Sewer:	\$221,470.98	\$222,295.25
Electric:	\$823,409.58	\$830,302.70

Mrs. Clouse presented council with the Estimates of Revenue that will be turned in to the Hancock Auditors. The Auditor will use these figures as part of the 2023 budget. Sherrie Keefe made a motion to accept the Estimates of Revenue and for the fiscal officer to present them to the Hancock County Auditor's Office. Donald Moses seconded the motion. All in favor. Motion passed 5-0.

Mrs. Clouse prepared handouts for council that explained what a water rate increases would look like over the course of a year to the water fund. It also presented the difference that the rate increase would be on a resident's monthly bill. She explained that for every 3% increase the water fund would see an increase of around \$9,000 for the year. She explained that the average user is between 400 and 600 cubic feet of usage. The average increase for 3% is between \$1.83- \$2.29, the average increase for 6% is between \$3.72-\$4.66 per month. Mrs. Clouse also explained that the water fund has been losing money each year for at least the last three years. The village has paid off some water loans and this will help relieve the loss, but other factors are also causing cost to increase. Harry Colvin recommended lifting the moratorium on the 3% so we would break even. Mrs. Clouse explained that the increase would need to be 6% for the village to start breaking even. The 10% increase from Fostoria and the moratorium on the 3% in Arcadia during the last several years was discussed. The water loans that have been completed were discussed. Two have been completed this year. One of these loans may still have a large payment to cover repair costs. The final water loan has 20 more years to be completed. Mr. Dingelstedt explained that costs to maintain the water systems are increasing because everything is becoming more expensive. Mr. Filkins asked for some clarification about when the 3% was suspended. The 3% was suspended 3 times in the last 6 years. Mr. Filkins questioned what avenue the council would like to go. Did they want to lift the moratorium this year or all together and what the increase would be? The council continued to discuss the annual 3% compared to increasing the rate as needed. Donald Moses expressed that he did not believe Arcadia will catch up with an annual 3% if Fostoria increases 10%. Mayor Balderson recommended that council remove the annual 3% increase to the water rate and make the water rate increase based on the actual costs and increase received from Fostoria. Rhonda Dingelstedt mentioned that a rate study was done in the past. She mentioned that the study explained 3 different structures to billing including the larger minimum usage. John Filkins

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clarified that council wanted legislation that eliminates the 3% annual increase and increased the rate to 6% and an effective date of October's billing. The percentage on increase will be finalized at the next council meeting. Mrs. Simon asked if Arcadia has raised rates a total of 9% and Fostoria just raised rates 10%, they are Arcadia's rates going up 6% because of a 1% loss. She recommended to continue with the 3% annually because residents would accept the change better. Mrs. Clouse explained that the fund loss is where the increase is coming from and it needs to be addressed. Mrs. Simon expressed that she believed the 3% should not have been suspended in the past. It wouldn't have been necessary to raise customers rates to 6%. Mrs. Clouse updated council that she talked to PEP the village insurance company about coverage for the aeration system. The sanitary sewer has received repairs that were covered by insurance. Mrs. Clouse inquired about the aeration system being covered in a similar way. The agent explained that it would be listed on the insurance assets and would be covered. The insurance should cover the cost for repairs that the extra coverage for repairs from Suez would cover.

Mrs. Clouse updated council that she has received some donations and prizes for the Park Party on August 20. She is also getting help from Michelle Hengsteler and Kim Proniewicz with planning and on the day of the event.

Mrs. Clouse explained that she believed that everyone has met the public records training requirements except for herself and Adam Duckett. This is a class that new council members are required to complete. The other members would have been covered when Rick Aurand attended training on their behalf. Mrs. Clouse explained that he could complete this on his own or she could take it and represent him. Mrs. Clouse gave Mr. Duckett some information on upcoming training. Mr. Duckett will investigate it.

Mayor's Report: Mayor Balderson read a letter from Washington Township requesting that the billing for 403 East Fremont St. to go to debt only for the water bill and removing the sewer billing. The building is still standing but will be removed. All the utilities have been removed. The requirements to remove sewer and pay debt only were unclear. Previous minutes might have some incite to how this was handled in the past. This will be tabled to next month.

Mayor Balderson explained that two people have volunteered to be on the variance committee, Vicki Simon and Angela Kimble. Brian Dingelstedt wasn't sure this was enough people to fill all the open seats. The current members are Maxine Papenfuse and Barb Wolfe. This committee will need 3 new members. The variance committee accepts the new members. Mayor Balderson asked Maxine Papenfuse if she could set up a reorganizational meeting to accept the new members. Mrs. Papenfuse stated that she was not officially resigning but had plans to. Barb Wolfe is the only member currently on the variance committee. Mr. Filkins recommended a notice be placed in the utility bill. Mrs. Clouse noted that it had been placed in the previous billing. Mr. Dingelstedt explained that the variance committee is a middleman to the decision process. After a permit is denied because it does not follow a rule in the zoning. The variance committee discusses the issue and makes a recommendation to the council. Then council makes the final decision. Mr. Dingelstedt asked the solicitor if a variance committee was necessary. He inquired about not having a variance committee and presenting a variance to council himself. Mr. Filkins did not have the answer to that question. Mayor Balderson stated that it was likely a checks and balance. The inspector goes by the rules of the zoning book. The administrator determines if there are any utility issues. Then the variance determines is a recommendation for a variance should be given. Then the council makes a final decision. Mr. Filkins will investigate it. Mayor Balderson will call Barb Wolfe about a reorganizational meeting.

Mayor Balderson presented Resolution 2022- G to pave the streets in two places on South Main Street on the corner of Brown Road and Fremont Street and declaring it an emergency. Harry Colvin made a motion to accept the Resolution 2022-G. Sherrie Keefe seconded the motion. All in favor. Motion carried 5-0.

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Mayor Balderson presented Resolution 2022-H to submit the storm sewer levy to the Hancock County Auditor for amounts to submit to the Hancock Board of Elections and declaring an emergency. Mrs. Clouse explained that we tried to get this levy to support the storm sewer on the ballot in May but did not. This will put the levy on the November ballot. Sherrie Keefe made a motion to accept the Resolution 2022-H. Aadam Duckett seconded the motion. All in favor. Motion carried 5-0.

Mayor Balderson presented Resolution 2022-K to submit the storm sewer levy to the Hancock County Auditor for amounts to submit to the Hancock Board of Elections and declaring an emergency. ballot. Sherrie Keefe made a motion to accept the Resolution 2022-K. Aadam Duckett seconded the motion. All in favor. Motion carried 5-0.

Mayor Balderson presented Resolution 2022- I to approve a solar project with AMP with a \$45.00 MKW price and declaring an emergency. Aadam Duckett made a motion to accept the Resolution 2022-I. Rhonda Dingelstedt seconded the motion. All in favor. Motion carried 5-0.

Solicitor Report: nothing to report

Zoning Report: nothing to report

Old Business: Donald Moses explained that the property on Farmers Lane that was discussed at June's meeting has been mowed. Sherrie Keefe inquired about the property on North Main Street that is scheduled to be demolished. Mayor Balderson stated that the process is out of our hands, but we will get updates to the progress. Mrs. Keefe also inquired about the property on North Street that has a second story in process of being built. Mr. Dingelstedt stated that is a constant battle.

New Business: nothing to report

Maxine Papenfuse asked for some clarity about the levy that was going to be placed on the ballot. Mrs. Clouse explained that the levy was for the storm sewer and that these funds support maintenance to the system. This is a levy that is currently on resident's property tax but this levy is asking for an increase. Mrs. Papenfuse asked how it will be written up. Mrs. Clouse explained that she did not know how it would look on the ballot but that the resolution was very long and that would not all be on the ballot. An extra resolution was given to Mrs. Papenfuse to look over.

Adjourn: Rhonda Dingelstedt moved to adjourn the meeting. Harry Colvin seconded. All in favor, meeting was adjourned at 8:57 p.m.

Fiscal Officer, Amie Clouse

Mayor, Chester Balderson