

## **Arcadia Village Council Meeting Minutes, May 8<sup>th</sup>, 2023**

Arcadia Village Council met for the regular scheduled session on May 8<sup>th</sup>, 2023, 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, Harry Colvin, Aadam Duckett. Donald E Moses arrived late at 7:22. Village Administrator; Brian Dingelstedt, Fiscal Officer; Amie Clouse, and Solicitor; John Filkins was present. Stephanie Balderson was absent.

**Minutes:** Harry Colvin made a motion to accept the April 10<sup>th</sup>, 2023, minutes as written, and Sherrie Keefe seconded the motion. Roll call vote 4–0. Motion carried.

**Bills:** Rhonda Dingelstedt made a motion to pay the April bills and Harry Colvin seconded the motion. Roll call vote 4-0. Motion carried.

**Residents in Attendance:** Teresa Margraf, Maxine Papenfuse, Vi Fink, Carol Mc Donald and Jeff Hanna.

**Visitors in Attendance:** William Laveglia

**Resident Concerns:** Vi Fink was in attendance to observe.

Carol McDonald inquired if a satellite dish would be ok to set out on the curb for Arcadia Cares Day. She was concerned it may be too big for the students to pick up. The item did not seem to be too large. Other items that would not be accepted were discussed including tires, paint and freon from refrigerators.

Teresa Margraf passed out the schedule for the farmers market at Trinity Lutheran Church. Mrs. Margraf explained that they received a grant from Visit Findlay for marketing. She explained that there will be some theme nights. She is also looking into some food trucks. Mrs. Margraf also explained that on May 5<sup>th</sup> the Tree Commission helped plant a tree with the 5<sup>th</sup> graders from Arcadia Local Schools. This was in honor of Arbor Day. The kids asked lots of questions and had a lot of fun. This is part of the requirements for the Tree City USA application each year.

Mrs. Margraf also inquired about the state of the building on North Main that has been a concern, owned by Gary Leathers. She explained that the building being secured was a reason that the building was not condemned. She wanted to know if a building could become unsecured because boards are falling off the building again. Mayor Balderson explained that he had not forgotten about the building. He has taken pictures and sent them to the Health Department, but he has not heard back from anyone. Mr. Filkins explained that he spoke to Mr. Leathers about different options to deal with the building. He also read the rejection letter explaining why the Brownfield grant was denied. Mr. Filkins informed Mr. Leathers of an estimate to remove the building. Mr. Filkins then inquired if Mr. Leathers would be interested in helping pay for the demolition. Mr. Leathers did not see a benefit to this agreement. Jeff Hanna was in attendance to address tall grass and trash. He explained that Mrs. Margraf touched on many of his concerns about the Leathers property located across the street from Mr. Hanna. He also had concerns about the tall grass on the property and the standing water. Mr. Dingelstedt explained that he would go over some of this in his report. Mr. Hanna was also concerned with the property located directly across the street from him. He would like to see this property cleaned up and mowed. Mayor Balderson will talk to the person that helps

maintain the property to try to resolve the issue. Mr. Hanna also mentioned another property that needs mowed. Mr. Dingelstedt explained that this is in his report.

Maxine Papenfuse asked if there was an update on the grant for a storm sewer project that the Village is applying for. Mr. Dingelstedt explained that it is in his report.

Mr. Papenfuse asked if the sheriff had started to patrol in the village yet. Mayor Balderson explained that they started to patrol May 31.

Mr. Papenfuse inquired about an Ash tree that is on the street boulevard that is pushing the sidewalk up. She wanted to know who was responsible for the sidewalks. The responsibility belongs to the residents. The village does repair sidewalks when possible. Funds for this project do sometimes come from grants and sometimes from the general fund. The tree is the responsibility of the village. Mrs. Papenfuse asked Mrs. Clouse if she could get the information about who is responsible for the sidewalks.

Sherrie Keefe mentioned that she has a new neighbor on N. Main St. This home has had issues with drainage. The new resident has put a hose out across the sidewalk again. This will need to be addressed again.

**Guest Concerns:** William Laveglia was in attendance to observe.

**Report:** Brian Dingelstedt reported receipts and expenditures for April 2023:

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$25,473.60	\$20,461.81	+\$5,011.79
Sanitary Sewer	\$9,514.17	\$12,869.64	-\$3,382.47
Electric	\$55,305.84	\$54,595.93	+\$709.81

33 delinquent accounts: \$8,982.90

0 resident was disconnected for nonpayment.

**Water:** Brian Dingelstedt presented the council with a quote from Buckeye Pumps to replace check valves at the water pump station located on SR 12. The quote to replace the check valves is \$5,986. Fostoria would also like to have a new meter installed. Fostoria is concerned with their ability to read the meter as the screen is often hard to read. He explained that Mrs. Clouse has passed out a quote for this meter. Mr. Dingelstedt believes that the meter pit was too hot and the heat may have been affecting the screen that the reading is displayed on. Mr. Dingelstedt plans to address the back flow valve first and then determine if a new master meter is needed.

Mr. Dingelstedt explained that the water tower will be having a crew perform a chemical wash on Thursday. The tower will be drained and put back in service by Friday.

Mr. Dingelstedt explained that the compost area has been managed by taking brush to Findlay Warehouse. We currently borrow a trailer but need to purchase our own. Mr. Dingelstedt presented a quote for a dump trailer that would be a good fit for this job. The trailer would also be useful in other ways. He would like the council to consider this purchase for next month. The estimate for a dump trailer was around \$12,000.00.

Mr. Filkens inquired about passing a resolution for the check valve and the master meter at the water pump station. He believed that Mr. Dingelstedt stated that he was going to wait to make the decision to replace the master meter after the check valves were replaced. Mrs. Clouse explained that she had both resolutions to pass so that if the decision to move forward with the purchase of a new master meter the order would not need to wait until the next council meeting.

**Sanitary Sewer:** Nothing to report.

**Electric:** Nothing to report

**Other:** Mr. Dingelstedt explained that the village will be sending letters to the homeowners that have been mentioned during the guest concerns about mowing their yard.

**Zoning:** nothing to report

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

<u>For April</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$275,804.24	\$277,800.71
Streets:	\$207,707.09	\$209,751.19
Highway:	\$14,104.89	\$14,281.53
Storm Sewer:	\$86,931.71	\$85,544.17
Permissive Tax:	\$3,315.75	\$3,593.80
ARPA Corona Virus:	\$61,716.57	\$61,716.57
Heart and Soul:	\$10,000.00	\$10,000.00
Water:	\$162,056.73	\$167,068.52
Sanitary Sewer:	\$234,648.46	\$231,292.99
Electric:	\$938,501.82	\$939,211.73

Amie Clouse explained that Teresa Margraf, Jim Margraf, Carol Mc Donald and Audie Mc Donald helped plant a tree with the fifth graders this year. This is something that the village has not done since 2020. It was great to have this opportunity again.

Mrs. Clouse met with Sam Wolfe from AMP for a yearly update. She presented council with a draft resolution to lock in a price for the aftermarket energy that the village purchases. She explained that the village normally has these contracts in place years ahead of time. Electric costs have been high in recent years and a good contract has not been available. The draft resolution is for 2 years with costs not to exceed \$65.00 per MWh. A final draft will be available at the June meeting.

Mrs. Clouse also updated council on the solar project through AMP. She explained that this would not be an asset like other sources of energy. The difference is that we will contract with the asset like an aftermarket contract. The cost of the energy will be locked into a specific cost. The operating cost of the asset will not affect the cost of the energy we receive. The price for the solar project has increased. The cost will be \$65.00 MWh with an energy credit that results in an estimated cost being closer to \$45.00 MWh. This is still being worked on so more information will be coming.

Mrs. Clouse explained that in the last few years the cost of electricity through the village was \$.02 more than a private provider. Currently the cost for electricity for residents is around \$.14 per kwh the private market is \$.19 kwh.

Mrs. Clouse explained that the village received a letter from Josh Clark the Safety Service Director. The letter states that water rates will go up for Fostoria residents and Northwest water agreement. It then says that Arcadia will see a 10% increase in the coming months. The letter is dated January 1, 2023, but Mrs. Clouse received it last week. She then emailed Mr. Clark and attached the water contract explaining that per the contract the decision to increase the water rate is to be made before February 15. Mrs. Clouse has not received a response from Mr. Clark.

**Mayor's Report:** Mayor Chester Balderson informed council that he and Stephanie Balderson will not be available for the scheduled meeting in June. He asked council if they would like to change the date for this meeting or keep it same date with less people. Council agrees to keep the date for the June meeting the same.

Mayor Balderson read Resolution 2023-D a resolution to contract and accept invoice for \$3,500.00 from Showtime Construction to replace a pole that needed attention. Mr. Dingelstedt provided more information about the need to replace this pole. Harry Colvin made a motion to pay Showtime construction. Rhonda Dingelstedt seconded the motion Vote 5-0 motion carried.

Mayor Balderson presented Resolution 2023-E, a resolution to contract and accept the bid from Buckeye Pump to replace check valves at the water pump station for a quote of \$5,986.00. Sherrie Keefe made a motion to accept the resolution. Donald Moses seconded the motion. Vote 5-0 motion carried.

Mayor Balderson presented Resolution 2023-F to replace the master meter at the water pump station for \$6,181.00. Donald Moses made a motion to accept the resolution. Harry Colvin seconded the motion. All in favor. Motion carried 5-0.

**Solicitor Report:** nothing more to report

**Old Business:** Mr. Dingelstedt reported on the grant for the storm sewer. A meeting with Neal Materni from Klienfielder was scheduled to finalize the project. This meeting was canceled and needs to be rescheduled.

**New Business:** Mr. Dingelstedt inquired if guest concerns could be moved to the end of the meeting. He explained that many times there are questions from residents and guests that will be addressed in the meeting. Also, residents often have questions after topics have been talked about. The council decided to move guest concerns to the end of the meeting.

Harry Colvin made a motion to go into executive session for new employee issues. Adam Duckett seconded the motion. All in favor 5-0 motion carried.

Executive Session: In session at 7:55

Harry Colvin made a motion to come out of executive session. Sherrie Keefe made a motion to come out of executive session. All in favor motion carried 5-0.

Out of session at 8:10

Adam Duckett made a motion to hire Ruthie Suman Tong to cover the office when Amie Clouse is unavailable at a wage of \$15.00 per hours. Harry Colvin seconded the motion. All in favor motion carried 5-0.

**Adjourn:** Rhonda Dingelstedt moved to adjourn the meeting. Donald Moses seconded the motion. All in favor, the meeting was adjourned at 8:14 p.m.

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Fiscal Officer, Amie Clouse

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Mayor, Chester Balderson