

## **Arcadia Village Council Meeting Minutes March 10<sup>th</sup>, 2025**

Arcadia Village Council met for regular session on March 10<sup>th</sup>, 2025, at the Town Hall located at 104 South Gibson Street Arcadia, Ohio at 7:00 P.M. Mayor Brian Fink called the meeting to order. All present recited the Pledge of Allegiance to the Flag.

**Roll Call Attendance:** Mayor; Brian Fink. Voting Council Members: Stephanie Balderson, Rhonda Dingelstedt, Jennifer Bowman, Aadan Duckett, Chester Balderson and Angela Kimble. Fiscal Officer; Amie Clouse, and Solicitor; John Filkins were present. Village Administrator; Mark Bowman was absent.

**Residents in Attendance:** Vicki Simon, Nan Boone, Carol McDonald, Barb Ebersole, Carol Berning, Vi Fink, Jeff Hanna, Karen Hanna, Rachelle Harmon, Michelle Hengsteler and Michelle Santa Cruz.

**Guests in Attendance:** No guests were in attendance.

**Minutes:** Mayor Brian Fink asked for a motion to forgo the reading of the February 10<sup>th</sup>, 2025 minutes. Chester Balderson made a motion to forgo the reading of the February 10<sup>th</sup>, 2025 minutes. Angela Kimble seconded the motion. Roll call 6-0. All in favor. Motion passes.

Mayor Fink asked for a motion to accept the February 10<sup>th</sup>, 2025 minutes as written. Stephanie Balderson made a motion to accept the February 10<sup>th</sup>, 2025 as written. Rhonda Dingelstedt seconded the motion. Roll call vote 6-0. All in favor, motion carried.

**Bills:** Mayor Fink asked for a motion to pay the February bills. Stephanie Balderson made a motion to pay the bills. Angela Kimble seconded the motion. Roll call vote 6-0. Motion carried.

**Resident Concerns:** Barb Ebersole stated that she liked the letter that Mayor Fink had put in the utility bill about cleaning properties. She was also in attendance to address a variance on her property. Ms. Ebersole expressed concern with the committee. She believed that only two of the committee members seem to understand what the role of the committee is. She read a description that explained that the committee's role is to address if a variance to the normal rule is acceptable. She explained that some committee members was not working with her to look at an acceptable variance. Instead, she felt that some of the committee members were focused on what the building code is instead of the variance she was proposing. She also asked that in the future a variance committee may be reminded that they are to consider the rules in the zoning book and discuss if there is a good enough reason not to allow any change to that rule.

Jeff Hanna was in attendance to give the report on Barb Ebersole's Variance. He stated that he agreed with Ms. Ebersole. He explained that the variance included multiple variances to the rules and this made the process more complicated. Mr. Hanna read the variance report. He reported on the topics that were not acceptable in the zoning book. They were that the proposed structure exceeds the main structure square footage, it does not meet property line setbacks, it exceeds height, and the distance to the power line. He also explained that Ms. Ebersole also had letters from her neighbors that explained that they did not have any issues with the proposed building. Mr. Hanna gave more details about the concerns about the distance the structure is to the power line. Mr. Hanna also explained that the committee decided that the number of variance issues made it difficult to approve the variance. The original vote at the February meeting was 3-2 in favor of accepting the variance. Later it was realized that a member was confused about the vote and wished to vote no instead of yes. Mr. Hana contacted solicitor, John Filkins to advise how to proceed. The committee decided on the second option they got

from the solicitor. The committee met on March 4, 2025 with one member being absent, the new vote was 3-1 opposing the acceptance of the variance.

Karen Hanna was in attendance to ask about a village tree that needs trimming in front of her house. Mrs. Hanna explained that sometimes it touches the roof of her home. She is going to be replacing her roof soon and would like to see this taken care of before then. Mayor Fink explained that he would contact the administrator and have him contact a tree trimming business to determine what trees need to be taken care of and look into the matter. Mr. Hanna explained that the tree has not been trimmed in the 38 years that he has lived here. Mrs. Hanna also had a concern about a property on N. Main St. that has placed a water hose along the sidewalk that is pumping water out of the home. When it is cold out the water freezes and creates a hazard. She also explained that they had a storage unit on the property that Mrs. Hanna believed they need a building permit. Mayor Fink will reach out to the residents about the water hose on the sidewalk and reach out to Mr. Bowman about the structure.

Rachelle Harmon was in attendance to inform the council that Fostoria is talking about a project with Third Pillar Solar. This project will place solar panels on one of Fostoria's reservoirs. Mrs. Harmon explained some of the concerns about how solar panels could impact Arcadia's water as the village receives its water supply from Fostoria. Mrs. Harmon expressed concerns about the solar panels being in the area on farmable land. She also explained a Fostoria council member will get information for Mayor Fink. She invited everyone to attend the next Fostoria Council meeting, March 18 at 6:00p.m. at the municipal building. Mayor Fink asked for the contact information for the Fostoria council member.

**Guest Concerns:** No guests.

**Administrator Report:** Amie Clouse presented the report that Mark Bowman prepared for receipts and expenditures for February 2025:

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$37,701.45	\$21,218.64	+16,828.81
Sanitary Sewer	\$9,414.75	\$10,929.85	-\$1,515.10
Electric	\$64,114.48	\$60,114.48	+\$4,277.93

39 delinquent accounts: \$10,976.21

0 residents were disconnected for nonpayment.

**Water:** 1. Everything is working as it should.

2. The Village received a letter from Fostoria Water Dept. informing us of a water rate increase. The increase is 10%.

3. Redhawk right of way/ easement in undeveloped area. Mr. Filkins will explain this further.

4. Water Yoke rates. Mrs. Clouse explained that the current cost for a yoke is \$75. The yoke is plumbing that new water users purchase and is installed by the customer's contractor. The yoke is where the village's water meter is placed inside of a resident. The current cost to the village for a yoke is a little over \$80.00. Mrs. Clouse recommended the price to the customer be increased to \$100 to cover the cost of the yoke. The council agreed with a vote of yah or nay. All in favor and no one opposed the increase. Motion carried.

**Sanitary Sewer:** The pumps are working and running properly.

**Electric:** No power outages.

**Streets:** Weather permitting, Mr. Bowman will start patching up some bad spots throughout the village streets.

- Other:**
1. Reminded everyone about the recycling containers at the compost area.
  2. Mayor Fink requested that Mr. Bowman get some estimates to remove the Leathers building on North Main St. Mr. Bowman is still waiting for the estimates.
  3. A resident complained about excessive mud on an alleyway. Mayor Brian Fink stated that he would reach out to the resident about the mud.

**Fiscal Officers Report:** Fiscal Officer, Amie Clouse prepared the following reports for the council: Appropriation Status, Revenue Status, Cash Summary by Fund, and the monthly fund balance.

<u>For February</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$412,647.30	\$418,065.83
Streets:	\$213,721.33	\$213,634.77
Highway:	\$18,825.26	\$19,033.69
Storm Sewer:	\$117,938.29	\$117,938.29
Permissive Tax	\$8,932.29	\$9,189.79
ARPA Coronavirus:	\$9,730.89	\$9,730.89
Heart and Soul:	\$76,348.00	\$78,958.96
Water:	\$201,828.13	\$218,310.94
Sanitary Sewer:	\$247,066.68	\$245,551.58
Electric:	\$973,528.81	\$977,806.74
Enterprise Deposits:	\$20,431.09	\$20,831.90
Enterprise Improvement:	\$113,795.09	\$114,858.92

Mrs. Clouse presented the Ordinance 2025-1 Final Appropriations for 2025 for the council to review and pass. She also presented Ordinance 2025-2 authorizing the administrator to contract with American Municipal Power for aftermarket energy for 2026-2028. Mrs. Clouse explained that the village contracts for the energy usage that exceeds the village's assets that generate electricity. She explained that these contracts have been made years in the future. This has changed the last few years because the market is so volatile. The last few years the contracts have been for the following year. This contract is not to exceed \$79.00 per MWh.

Mrs. Clouse prepared some calculations of rate increases and what the increase would look like to users. Fostoria increased the bulk water rate 10%. Mrs. Clouse explained to the council that the water fund gained approximately \$21,000 in 2024. She explained that if you take a closer look the gain came from water taps from Red Hawk. She further explained that approximately \$10,000 of ARPA funds was used to replace the master water meter at the pump station, this cost would have affected the water fund if not paid out of the ARPA fund. When you take these two details into account the 4.5% water increase in 2024 basically made the water fund break even. Without the tap fees the water fund would not have seen an increase. Additionally, without the water meter cost being covered by the ARPA funds the account would have seen a loss of around \$10,000. Mrs. Clouse explained that the council could decide to increase the water rate the same 4.5% from last year and rely on the water taps from Red Hawk. This increase will likely cover costs but not prepare the village from unforeseen issues. Mrs. Clouse also showed comparisons of what users would see as a monthly increase. Mrs. Clouse reviewed the monthly water cost increase per user of 400 cf and 800 cf of water will see on their monthly bill at the different rate increases. The monthly increase to most users would be \$3.00-\$6.00 for a 4.5% increase; and \$4.50-\$9.00 6% increase. Mayor Fink recommended creating a committee of council and residents to decide on a recommendation. Council member Aadam Duckett recommended that council make the decision as the 10% increase from Fostoria was already being charged to the village. Council tabled the topic to give it more consideration.

Mrs. Clouse requested that council members attend the Phase 3 training March 31 at 5:30 p.m., dinner will be provided. Training will be from 6-8. Everyone is encouraged to attend.

**Mayor Report:** Mayor Fink asked to suspend the rules for Ordinance 2025-1 Final Appropriations to be passed as an emergency. Rhonda Dingelstedt made the motion to pass the Ordinance as an emergency. Chester Balderson seconded the motion. All in favor, 6-0. Motion passed.

Mayor Fink presented Ordinance 2025-1 Final Appropriations. Chester Balderson made a motion to pass the ordinance. Angela Kimble seconded the motion. All in favor, 6-0. Motion passed.

Mayor Fink asked to suspend the rules for Ordinance 2025-2 to authorize the administrator to contract with American Power for aftermarket energy for 2026-2028 to be passed as emergency. Rhonda Dingelstedt made the motion to pass 2025-2. Jennifer Bowman seconded the motion. All in favor, 6-0. Motion passes.

Mayor Fink presented Ordinance 2025-2 to authorize the administrator to contract with American Power for aftermarket energy for 2026-2028. Rhonda Dingelstedt made the motion to pass 2025-2. Stephanie Balderson seconded the motion. All in favor, 6-0. Motion passes.

Mayor Fink asked to suspend the rules for Ordinance 2025-3 a water rate increase of 6% to pass as an emergency. Stephanie Balderson made the motion. Chester Balderson seconded the motion. Roll call, all in favor. Motion passes, 6-0

Chester Balderson made a motion to pass Ordinance 2025-3 a water rate increase of 6% to go into effect for billing due April 15, 2025. Aadam Duckett seconded the motion. All in favor, 6-0. Motion passed.

**Solicitor Report:** John Filkins reported that a portion of Red Hawk has been plotted to develop in the future. This portion of Red Hawk has been sold to a private person, Brett Edgington who wishes to build a home on the property. Mr. Filkins explained that the issue is that the village has a main water line going through this area. The lots and utility right of way have been replotted into one big lot, the right of way has been incorporated and currently is not labeled on the property. The village has a main water line going through the property. It was located in an easement where a road was planned to be built and between properties to access the street easement. Mr. Edgington has combined all of the lots into one lot. The utility easement where the main water line is located is no longer on the parcel. Mr. Filkins explained that the question is that since it has been replotted does that eliminate our easement. Mr. Filkins has reached out to the Recorder's Office, Auditor's Office, and City Engineer to determine the impact to the village's ability to access the water line. Mr. Filkins has not received a response yet. He does not anticipate any changes in the next 30 days, he will report on the topic in the April meeting.

**Building Inspector:** nothing to report

**Old Business:** Mayor Brian Fink reported that Mr. Nault explained that he came into the town hall and explained that he should have the shed moved in the next 2 weeks.

Mayor Fink asked the Infrastructure Committee to report on sidewalks. Chester Balderson explained that the committee met March 6<sup>th</sup> and reviewed sidewalks in town. He submitted a list of recommendations of repairs and replacements. South Street was a priority. Route 12 from Scott Street to the bridge was also at the top of the list. Mayor Fink would like to see a more detailed list of the repairs. A comparison of repairs and replacements. Mayor Fink will get together with the administrator to get estimates for the sidewalks. Solicitor Filkins inquired how the sidewalk project would be funded. Mrs. Clouse explained that sidewalks could be paid from the general fund. Mr. Filkins asked about a program that the village once used where the village paid for half of the cost and the resident paid the other portion. Mrs. Clouse explained that the village did have this program and it was not used. Mayor Fink explained that in Vanlue if you have sidewalks replaced the village makes residents take on the cost. Stephanie Balderson explained that the village already has an Ordinance to have residents pay for sidewalk replacement on their property, and the cost could be assessed to taxes. Mayor Fink explained that this will be looked into further and discussed again.

**New Business:** Aadam Duckett brought up the letter Mayor Fink sent out. He explained that it might be helpful for the village to provide a dumpster, and help in some way. Mayor Fink suggested a dumpster day. Mrs. Clouse explained that the school has Arcadia Cares this time of year and dumpster day is usually coordinated with the school so students can help around town. Mayor Fink stated that Ms. Ebersole felt as though she was singled out during the variance meeting. Mayor Fink explained that he is trying to enforce the zoning rules and get zoning back on track. Ms. Ebersole is just the first person to request a variance now that he is the mayor. It is not personal and he is only enforcing the rules and going by the book. Ms. Ebersole explained her position on the topic and why she believed that her variance should be accepted. Mr. Hanna also explained his concerns and recommendations to come into compliance with zoning. Rhonda Dingelstedt asked what the concern was with the height of the structure as there is another structure in the area that is two stories as well. Mr. Hanna explained that this other structure is a non-conforming structure that already existed before, so it is acceptable until it is removed. Then it should be rebuilt in compliance. Mr. Hanna explained that the number of variances was the biggest obstacle in determining the variance. The square footage was more than the main structure. The structure was too tall, Ms. Ebersole explained that the height was lowered 2 ft. The setbacks from the electric pole. Ms. Ebersole explained that Hancock Wood recommended 7 ½ feet minimum, Mr. Hanna preferred 15 feet. Chester Balderson asked what recommendation would make the variance acceptable. Mr. Hanna explained that it was not discussed. After further discussion it was decided to table the variance and revisit the topic at the next council meeting. Mr. Filkins requested that all of the variance members be present at the next council meeting to discuss the variance. If someone is unable to attend then they may write their opinion and submit it. Ms. Ebersole can present her position. The specific variances will need to be voted on separately. Ms. Ebersole will resubmit the variance with the items listed separately.

Mayor Fink also explained that he asked Mark Bowman to order sound proofing for the door coming into the council room. This way residents will be able to go into the other office during executive sessions.

**Executive Session:** Stephanie Balderson made a motion to go into executive session for personnel matters, including the mayor, council members, the fiscal officer, and solicitor. Aadam Duckett seconded the motion. Roll call, all in favor. Motion carried, 6-0. Executive session started at 8:29 p.m.

Chester Balderson made a motion to come out of executive session. Rhonda Dingelstedt seconded the motion. Roll call, 6-0. Motion Carried. Out of executive at 9:04 p.m.

**Adjourn:** Mayor Brian Fink asked for a motion to adjourn. Rhonda Dingelstedt made the motion to adjourn the meeting. Jenifer Bowman seconded the motion. Roll call 6-0. All in favor, the meeting was adjourned at 9:06 p.m.

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Fiscal Officer, Amie Clouse

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Mayor Brian Fink