

## **Arcadia Village Council Meeting Minutes**

### **April 14<sup>th</sup>, 2025**

Arcadia Village Council met for regular session on April 14<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, Aadam Duckett, and Chester Balderson. Fiscal Officer; Amie Clouse, Village Administrator; Mark Bowman and Solicitor; John Filkins was present. Angela Kimble; council member was absent.

**Residents in Attendance:** Nan Boone, Carol McDonald, Barb Ebersole, Carol Berning, Vi Fink, Jeff Hanna, Karen Hanna, Blade Ellis, Michelle Hengsteler, Taylor Grimshaw, Simone Jacomet, Gilbert Santa Cruz and Michelle Santa Cruz.

**Guests in Attendance:** Heart and Soul Coordinator, Angela (Ruthie) Tong, Hancock County Sheriff, Michael Cortez, William Laveglia, Annette Edgington and Deidra Noel.

**Minutes:** Mayor Brian Fink asked for a motion to forgo the reading of the March 10<sup>th</sup>, 2025 minutes. Chester Balderson made a motion to forgo the reading of the March 10<sup>th</sup>, 2025 minutes. Rhonda Dingelstedt seconded the motion. Roll call 5-0. All in favor. Motion passes. Mayor Fink asked for a motion to accept the March 10<sup>th</sup>, 2025 minutes as written. Rhonda Dingelstedt made a motion to accept the March 10<sup>th</sup>, 2025 as written. Chester Balderson seconded the motion. Roll call vote 5-0. All in favor, motion carried.

**Bills:** Mayor Fink asked for a motion to pay the March bills. Rhonda Dingelstedt made a motion to pay the bills. Jennifer Bowman seconded the motion. Roll call vote 5-0. Motion carried.

**Resident Concerns:** Carol McDonald was in attendance to address some concerns from the March council meeting. The water rate was increased during the meeting. Mrs. McDonald mentioned a post on Facebook where it stated that none of the residents spoke up about the water rate. Mrs. McDonald explained that she did speak up during the meeting and recommended the residents form a committee to evaluate the water rate. This was done last year. Mrs. McDonald also explained that she stated on Facebook that the mayor was blindsided last meeting. She further explained that she did not think the mayor had been informed about an issue at Red Hawk and an executive session at the March meeting. She explained that her point was for the council and the mayor to work together. Stephanie Balderson asked for some clarity about the properties on Farmers Lane and the Red Hawk issue. Mrs. Balderson explained that she was also informed about the issue at Red Hawk at the last meeting and did not think anyone was blindsided.

Barb Ebersole was in attendance to address her variance request. Mayor Fink explained that the council would address this after residents and guest concerns.

Taylor Grimshaw was in attendance to address the cat problem on South Main Street. Mrs. Grimshaw explained that she has been trying to control the problem by trapping and fixing the cats. She also believes that cats are being dumped in the area. She has found a grant opportunity for a TNR (trap neuter and release) program to help fund the efforts to catch and fix the stray cats. She presented the council with letters about the issue from residents in the area. She asked the council to consider supporting her efforts. She also stated that dumping cats is illegal and would like to see this controlled as well.

Michelle Santa Cruz read a letter to the council. She expressed concerns about a statement that was made by a council member about a resident during the last council meeting. She explained that while council was addressing Barb Ebersole's building permit variance, a comment was

made about a member of the variance committee during the March meeting. Mrs. Santa Cruz further explained that she did talk to the resident about what was said and they were very hurt by the statement. She asked everyone to be respectful and kind.

Michelle Hengsteler asked if the residents' concerns could be moved to the end of the meeting. Mayor Fink explained that with the concerns being at the beginning of the meeting people are able to leave afterwards. Mrs. Hengsteler further explained that having the concerns at the end of the meeting would give residents the opportunity to ask questions about a topic that was addressed during the meeting.

**Guest Concerns:** Deidra Miller was in attendance on behalf of her daughter Ivy Noel. Ms. Noel recently purchased a home at 204 North Main Street. The driveway beside the home is an undeveloped alleyway. Ms. Noel is asking to vacate the alley way. She would like to update the area for parking. She has talked with the adjoining property owner, Mr. and Mrs. Thomas, 202 N. Main St. Ms. Noel would like to have the entire right of way and the Thomas's have written a letter to agree to this. Solicitor John Filkins and Mayor Brian Fink have been working with Ms. Noel to complete the vacation. Mrs. Miller was in attendance to ask the council to vacate the alley way on behalf of her daughter Ivy Noel. Mrs. Clouse informed Mrs. Miller that there would be a filling cost with the court house. Mayor Fink had already informed her of the cost. Mr. Filkins reviewed the details and asked if any utilities were in the undeveloped alley. Mr. Bowman stated that there were not.

Mayor Fink asked for a motion to pass Ordinance 2025-4 as an emergency to vacate the undeveloped alley located between Ivy Noel; and Thomas and Katherine Thomas. Chester Balderson made the motion. Aadam Duckett seconded the motion. Roll Call 5-0. All in favor, motion carried. Rhonda Dingelstedt made a motion to pass Ordinance 2025-4 to vacate the undeveloped alley on North Main Street. Chester Balderson seconded the motion. Roll Call 5-0. All in favor, motion carried.

Michael Cortez was in attendance to present the council with the new Hancock County Sheriff contract. He explained that the village's contract is renewed May 1<sup>st</sup>. Sheriff Cortez explained that he is trying to have all contracts renew in January so the contract that he has presented renews in January 2026. He also presented the council with a small discount.

**Variance:** Barb Ebersole's variance for a building permit was addressed. Ms. Ebersole is proposing to build an accessory building where the current structure stands. She would like to increase the size and height of the structure. Solicitor John Filkins reviewed the topics that the variance was addressing. The required setbacks for an accessory building are 10 ft from the property line. The minimum setbacks from the 3-phase electric line are 7.5 feet. The proposed setbacks for the east wall of the structure are 8 feet from the power lines, and 8.5 from the structure to the property line on the east side of the structure. The south wall of the structure setbacks is proposed to be one foot from the property line that sits beside an undeveloped alleyway. The zoning rules state that an accessory building shall not exceed the square footage of the main building. The main building square footage is 1980 and less than, the proposed accessory building 2020 square feet, with a difference of 40 sq. feet. The zoning rules also state that an accessory building shall not exceed 14 feet. The proposed structure is 18 feet. Mr. Filkins asked the council if they understood the variance requests. Ms. Bowman asked for some clarity about why the committee denied the variance. The power line and the setbacks were the topics of concern. Jeff Hanna explained that everything has been addressed.

Jennifer Bowman made a motion to accept all of the proposed variances to Barb Ebersole's building permit. Aadam Duckett seconded the motion. Roll call, 3-0. All in favor, motion passes. Stephanie Balderson and Chester Balderson abstained from the vote.

**Administrator Report:** Mark Bowman presented the report for receipts and expenditures for March 2025:

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$27,856.54	\$16,352.07	+\$11,504.47
Sanitary Sewer	\$9,941.45	\$7,445.80	+\$2,495.65
Electric	\$59,708.71	\$54,611.60	+\$5,097.11

32 delinquent accounts: \$9,419.10  
0 residents were disconnected for nonpayment.

**Water:** Everything is working as it should. The quarterly TTHM testing has been completed and results will be back soon.

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

**Electric:** One power outage. A truck hit an AEP pole on County Road 255 that resulted in a power outage that affected the village for a few hours.

**Streets:** Mr. Bowman explained that the following streets will be repaved this summer; Brown Road from South Main Street to Route 12, and Main Street from Brown Road to South Street. This is part of the OPWP grant that the village applied for in 2024. The state will be repaving State Route 12 this summer.

Mr. Bowman explained to the council that Abigail Metcalfe had requested to place stone on an undeveloped road that runs beside her property. Council agreed this was acceptable. He also explained that Jon Hill has purchased a property in the village on North Street. He is requesting to place stone on the front of his property in the street right of way for parking. The area is currently grass. Stephanie Balderson explained that the resident will need to be aware of where the sidewalk is and keep parking clear of it. Council agreed this was also acceptable.

Mr. Bowman explained some issues with the traffic light, including 12 signal pads that are not working and need some upgrades to the electronics. He has had some repairs completed and the light is working. He is also getting a quote for the updates that he will present at next month’s meeting. He explained that the upgrade will allow the signal to be programmed to help traffic at the light during the start and release of school each day.

**Other:** Mr. Bowman presented a quote for a new mower. He explained that the current mower has been in service for close to 10 years. The council found the quote to be reasonable. Chester Balderson made a motion to accept Resolution 2025-1 to purchase a new lawnmower and trade in the current mower. Adam Duckett seconded the motion. Roll call, 5-0. All in favor, motion carried.

**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 March</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$418,065.83	\$436,788.20
Streets:	\$213,634.77	\$213,561.04
Highway:	\$19,033.69	\$19,235.94
Storm Sewer:	\$117,938.29	\$132,792.68
Permissive Tax:	\$9,189.79	\$9,359.79
ARPA Coronavirus:	\$9,730.89	\$9,730.89
Heart and Soul:	\$78,958.96	\$76,512.24
Water:	\$218,310.94	\$229,815.41
Sanitary Sewer:	\$245,551.58	\$248,047.23
Electric:	\$977,806.74	\$982,903.85
Enterprise Deposits:	\$20,831.90	\$20,931.90
Enterprise Improvement:	\$114,858.92	\$115,994.84

Amie Clouse explained that the Certificate of Deposit with Old Fort Bank needed to be updated. She explained that the limits to the account balances were increased to \$3,000,000. The limits to investments were increased to \$700,000. Mrs. Clouse also explained that the required cd for the water loan payment had been renewed recently.

The EMA (Emergency Management Agreement) contract needs to be renewed for 2025-2026. This is part of the village requirements to have coverage for emergency coverage for the community. The cost is \$282 per year. Council agreed to renew the contract. All in favor.

Mrs. Clouse asked the council to consider donating towards the firework celebration in July. Mrs. Clouse explained that Ryan Breyman has purchased \$4,800 worth of fireworks so far and expects to spend another \$1,000. Mrs. Clouse reminded the council that last year they donated \$3,000 toward the fireworks display. She asked them to consider doing a similar amount. Stephanie Balderson made a motion to allow \$3,000 for fireworks. Aadam Duckett seconded the motion. Roll call, 5-0. All in favor, motion carried.

Stephanie Balderson asked about the ARPA funds that are still remaining in the village funds. Mrs. Clouse explained that this amount has already been designated to the street project that has been planned for this summer.

Carol McDonald inquired about funding for sidewalks. Mrs. Clouse explained that funding is available for sidewalk repairs, but the village will need to complete a new low to moderate income survey to determine if we are eligible for these grants.

**Mayor Report:** Mayor Fink reported that he has been working with Mrs. Clouse and Kaysie Penzinski from Hancock Regional Planning on the grant to demolish the building on North Main Street. There have not been any new updates. The village is waiting in response to an email that was sent. Mr. Bowman presented the quote to remove the building, the quote was approximately \$15,000. He is waiting on 2 additional quotes.

**Solicitor Report:** John Filkins updated the council on the portion of Red Hawk that 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 question is, can the new purchase defeat the easement for the utility line. All information that Mr. Filkins has acquired leads him to conclude that the easement can only be defeated in two ways. One, the village would give it up, and two, a court order. The easement remains in place. Mr. Filkins recommends to the council that he draft a letter to notify Mr. Edgington that the utility easement exists and is being maintained and owned by the village. Furthermore, the village is not giving up the easement and they are not to build on it, tap into or affect it in any way without the village's prior approval. Council agreed to the letter. Mr. Hanna wanted to note that the 30 plus taps are not being paid that were intended to make the village whole from the Red Hawk development.

**Building Inspector:** Cayla Herod applied for a variance to address the accessory building on the property that does not meet setbacks. Mr. Bowman explained the variance and stated that the property was for sale. Mrs. Clouse explained that she informed the resident that they would need to get letters from neighbors, then she will schedule a variance meeting.

**Old Business:** Mrs. Clouse reported that Mr. Nault came into the town hall and explained that the person that was going to move the shed on Friday did not show up to move the shed.

Mayor Fink asked about sidewalks. Mrs. Clouse explained that Rhonda Dingelstedt had found the Ordinance that stated residents pay for sidewalk replacement. Mayor Fink asked the infrastructure committee to meet again to decide on the proposed repairs/ replacement and have Mr. Bowman get quotes for the repairs. Mr. Bowman explained that he wanted to look into the company that levels trip hazards on the sidewalks without replacing them. He is going to contact the company for a demonstration and quote.

Mayor Fink reminded the council of the complaint about mud in the alley way off of Gibson St. He had a letter sent to the resident and attempted to call. Mayor Fink requested the resident put stone down to stop dragging the mud into the alley. Mayor Fink will try to call the resident again.

**New Business:** New business was addressed earlier in the meeting.

**Executive Session:** Amie Clouse asked for someone to make a motion to go into executive session for pending litigation, including the mayor, council members, the fiscal officer, administrator, Angela Tong and solicitor. Chester Balderson made the motion. Jennifer Bowman seconded the motion. Roll call, 5-0. All in favor, motion carried. Executive session started at 8:21 p.m.

Chester Balderson made a motion to come out of executive session. Jennifer Bowman seconded the motion. Roll call, 5-0. Motion Carried. Out of executive at 8:40 p.m.

Stephanie Balderson made a motion to authorize the designated employee to move forward with the Christmas decoration issues. Rhonda Dingelstedt seconded the motion. Roll call, 5-0. All in favor, motion carried.

Shelly Hill asked to address the council. She wanted to address some posts on social media. She explained that she did not attend the March meeting when the water rate was increased. She did not have an issue with the rate increase as she understands that prices go up. Her concern was with the person that was posting anonymously. She explained that she gave no merit to the person complaining about Mr. Bowman’s activities as they posted anonymously. She further explained two residents posted their opinion on the village idiot page about the water rate. They are entitled to their opinion. She was upset that someone posted anonymously and called residents out by name. Mrs. Hill believes a council member is posting anonymously and calling out residents. She further explained that she did not want someone like this on the village council and elections were coming up and she believed that they would not be voted into office. Mrs. Hill explained that she will be running for council along with other residents in the fall election.

Stephanie Balderson asked Mr. Bowman about installing the blink cameras inside and outside at the cold storage building. Mr. Bowman explained that he is waiting on the internet to be installed at this location and then he will be able to install the camera.

**Adjourn:** Mayor Brian Fink asked for a motion to adjourn. Rhonda Dingelstedt made the motion to adjourn the meeting. Jennifer Bowman seconded the motion. Roll call 6-0. All in favor, the meeting was adjourned at 8:47 p.m.

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Fiscal Officer, Amie Clouse

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Mayor Brian Fink

