

## **Arcadia Village Council Meeting Minutes**

### **May 12<sup>th</sup>, 2025**

Arcadia Village Council met for regular session on May 12<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: Angela Kimble, Rhonda Dingelstedt, Jennifer Bowman, Aadam Duckett, and Chester Balderson. Fiscal Officer; Amie Clouse, Village Administrator; Mark Bowman and Solicitor; John Filkins was present. Stephanie Balderson; council member was absent.

**Residents in Attendance:** Nan Boone, Carol McDonald, Dave Lute, Teresa Margraf, David J Roberts, Vi Fink, Jeff Hanna, Karen Hanna, Trent Pessel, Michelle Hengsteler Lions Club President, Simone Jacomet, Shelley Hill and Michelle Santa Cruz.

**Guests in Attendance:** Heart and Soul Coordinator, Angela (Ruthie) Tong, Annette Edgington and Andy Fisher, Hancock Wood Electric.

**Minutes:** Mayor Brian Fink asked for a motion to forgo the reading of the April 14<sup>th</sup>, 2025 minutes. Chester Balderson made a motion to forgo the reading of the April 14<sup>th</sup>, 2025 minutes. Angela Kimble seconded the motion. Roll call 5-0. All in favor. Motion passes.

Mayor Fink asked for a motion to accept the April 14<sup>th</sup>, 2025 minutes as written. Rhonda Dingelstedt made a motion to accept the April 14<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 asked about the grass on the property by her home. Mayor Brian Fink explained that he spoke with the administrator, Mark Bowman about the property. He did notice. He also explained that he spoke with Mr. Bowman about this issue in town as well as other property violations that would be sent out to residents. Mrs. McDonald also asked if the council meetings could be posted in the local newspaper each month. Mrs. Clouse explained that she posted that the meetings are the second Monday of each month after the January meeting. Mrs. Clouse also explained that if the meeting is not at the normal time, has been rescheduled or is a special meeting she has these meetings posted in the newspaper.

David J Roberts was in attendance to ask about the electric poles that he requested to be moved by his property off of Farmers Lane. Jenny Bowman explained that the council had already decided on the issue. Mr. Roberts asked for a reason the council decided not to move the poles for him. He explained that he needed to pull trucks onto his property. Chester Balderson explained that these types of trucks are not permitted to be on these local streets. Mr. Roberts disagreed that this was legal to not permit. Mayor Fink stated that the last time he spoke with Mr. Roberts he explained that his lawyer would be dealing with the matter. Mr. Roberts does not have legal representation. Mr. Filkins explained that the council had already decided on the matter and the reasons were given. Mr. Bowman explained that the council decided that the cost was an issue, it would only benefit one resident, and the damage to the roads. Mr. Roberts states that he will pay for the pole to be moved and that trash trucks go down the road regularly. Mayor Fink asked if the council was still denying the request. Mrs. Bowman explained that she was not aware that Mr. Roberts was willing to pay to have the pole moved. Mr. Roberts explained that he would get a quote from Hancock Wood as he thought they would likely complete the work. He did not think it was a big project. Mr. Bowman explained that if the pole

is moved Mr. Roberts will be swinging his truck onto other residents' property. Mr. Bowman thought there was a better solution to Mr. Roberts problem

Shelley Hill asked to go last.

Teresa Margraf was in attendance to inquire about the dumpster day being on the same day as Arcadia Cares Day. Mr. Bowman explained that the village will have dumpsters for trash and students to help with projects and collect trash residents put on the curb. The students will go back to school around noon. Then Mr. Bowman and other employees will finish collecting what residents put out to be collected. Mrs. Margraf also asked about the Leathers property on North Main Street. Mayor Fink explained that the grant was accepted, as long as Mr. Leathers doesn't change his mind. Mr. Balderson explained that this was the second grant we got for Mr. Leathers. Mrs. Clouse explained that the Village has helped Mr. Leathers to apply for a Brownfield grant to remove the building and have been approved and then denied for technical rules to the grant. The current grant was originally denied last month. Mrs. Clouse spoke with Kaysie Penzinski from Hancock Regional Planning when the grant was denied because it was eligible for a Brownfield Grant, which Mr. Leathers already applied for and was denied. Mrs. Penzinski agreed to reach out and ask for the project to be reconsidered. Mayor Fink and Fire Chief Tom Moses wrote a letter to be submitted. Mrs. Clouse explained that the other attempts to address the building also helped to get the grant approved this time. Mrs. Margraf also mentioned that it would be a good idea to hire summer help and pay them prevailing wages to save money. She explained that her son worked for the village and he still uses that experience today with his new job. Mr. Bowman stated that this was a good idea. Mayor Fink agreed and would like to hire summer help.

Michelle Hengsteler, President of the Lions, was in attendance to address some issues with the park. She would like to come up with some rules with the park. The Lion's Club is in charge of the park due to the lease. They pay for insurance and any maintenance to the property. She explained that Doug Conine and his wife took the Christmas lights off of the tree. She explained that the squirrels had chewed them and the wind had damaged them. She said that the only information that the Lion's club got was that the lights would come down when the ground got firm. Mrs. Hengsteler explained that the Lion's Club has cleaned up after every event and they don't mind. John Grossman always helped with trash and they will continue to help with this. She explained that the Lion's club did a lot of the clean up after the Christmas party. Supplies from the party were put in the Lion's club building. Mrs. Hengsteler had pictures and continued to explain the items that the Lions club cleaned up. She stated that the inside was cleaned and that she thought Heart and Soul is amazing. Mrs. Hengsteler has been working with them and is happy to be a part of Heart and Soul. She would like to see more clear rules. She explained that the Lion's Club is not going anywhere and would like to work together. They are happy to help but would like better communication. Mrs. Hengsteler spoke about a community garden at the park. She explained that no one came to a meeting to propose a garden at the park. She also explained that Lion's Club does not wish to maintain a garden, that is just more work for the members. She explained that without the Lion's Club the park would not be maintained. She also explained that Katie Fraley and Alan Hansen maintain the ball fields. The school also assists with maintaining one of the ball fields. Again Mrs. Hengsteler stated that the Lion's club is happy to help clean up but they would like more say and communication. Mayor Fink explained that he, Mark Bowman and Ruthie Tong had a meeting with Doug Conine to resolve the issue with the lights. He then asked the PRPR committee to attend the Lion's Club meeting. Mrs. Hengsteler thanked Mr. Balderson and Mrs. Dingelstedt for attending the meeting. Mrs. Hengsteler stated that the village threatened to sue Mr. Conine. Mayor Fink explained that the council had decided to take legal action and he wanted to give Mr. Conine the opportunity to deal with it before that happened. Mrs. Hengsteler asked why. Mayor Fink explained that was not his decision, it was the council's decision. Mrs. Hengsteler stated that the council should reevaluate the decision. Mrs. Hengsteler stated that she also spoke with the officer when Mrs. Tong filed the report. Mrs. Hengsteler explained that the Lion's Club offered to make a donation. She stated that the village could not sue Doug Conine because he was working for the Lions' Club at their park on their grass. Mayor Fink explained that this is something that

should be discussed with the ARC Heart and Soul, and the council or at least the PRPR committee.

Trent Pessel was in attendance to support Doug Conine and the Lion’s Club.

Shelley Hill was in attendance to address some Facebook posts. She explained details of an exchange on Facebook with an anonymous member that she believes to be a council member. She then explained that she wanted the anonymous Facebook member that she believes to be a council member to post their name to the post instead of posting anonymously and she wants council members that are transparent, with integrity. Mrs. Hill then asked the council if the post from the anonymous member on Facebook was the way a council member should act, with examples like “a psychotic outburst”. She further asked council member Aadam Duckett if he thought she had “a psychotic outburst”. Mrs. Hill directed her comments to Mr. Duckett accusing him of being the anonymous member posting on Facebook. Mrs. Hill was standing directly beside Mr. Duckett. She was in Mr. Duckett’s space yelling at him, and interrupting him as he answered her questions. The exchange became heated, with Mr. Duckett using foul language. Mrs. Hill told Mr. Duckett to leave the meeting. Mayor Fink asked Mr. Duckett to watch his language. The exchange continued to escalate. Mr. Duckett and Mrs. Hill were asked to leave the meeting by Mayor Fink and then council member Angela Kimble. The exchange continued to be disruptive. Then Mr. Duckett and Shelley Hill left the meeting. See exhibit B for full details of the exchange.

**Guest Concerns:** Andy Fisher from Hancock Wood Electric was in attendance to explain a project that Mr. Bowman wanted the council to consider. He explained the details of a project that will improve the safety of linemen when working on high power lines. The device is one shot or hot line tech, it works like a breaker and shuts power off to the energized line if a lineman were to contact it. AEP has this device but it would be difficult to contact them and ask for their assistance. Mr. Fisher presented the council with 2 options for this technology. The cost for the first option was around \$65,000. The cost of the second option was \$88,000. Engineering would need to be completed with an outside firm. The quote also includes a discount on used equipment. There is not a recurring cost but a battery will need to be replaced every 5 years. The units are expected to work for 30-40 years. There is maintenance that may come up over time. Mr. Filkins asked Mr. Bowman to explain the need for this project or what the village is lacking. Mr. Bowman explained that down time and safety was the need. It will help reduce outages. Mr. Filkins also asked the difference between the two options. Mr. Fisher explained the difference was the ability for the village to operate the device. Mr. Filkins asked if anyone else could do this work. Mr. Bowman explained that he can get 3 quotes for the project.

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

|                | <u>Receipts</u> | <u>Expenditures</u> | <u>Gain/Loss</u> |
|----------------|-----------------|---------------------|------------------|
| Water          | \$36,801.58     | \$22,043.85         | +\$14,757.73     |
| Sanitary Sewer | \$9,301.55      | \$10,553.05         | -\$1,251.50      |
| Electric       | \$48,457.71     | \$50,632.40         | -\$2,174.69      |

35 delinquent accounts: \$7,948.97  
1 resident was disconnected for nonpayment.

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

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

**Electric:** Andy Fisher explained the project Mr. Bowman proposed

**Streets:** Mr. Bowman explained that the OWPC funding was renewed for 10 more years. The application for street projects is due August 1<sup>st</sup>. Mr. Bowman would like the infrastructure

committee to review which roads they would like to complete in 2026. Mrs. Clouse will have the street survey available as well.

**Other:** Mr. Bowman presented the council with a quote for a new traffic light on State Route 12 and Main St. The light can be programmed to work in a way to accommodate the school starting and ending. He would like the council to consider this for the next council meeting.

**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:           | \$436,788.20             | \$428,535.75          |
| Streets:                | \$213,561.04             | \$213,686.31          |
| Highway:                | \$19,235.94              | \$19,230.25           |
| Storm Sewer:            | \$132,792.68             | \$133,137.09          |
| Permissive Tax:         | \$9,359.79               | \$9,746.20            |
| ARPA Coronavirus:       | \$9,730.89               | \$9,730.89            |
| Heart and Soul:         | \$76,512.24              | \$74,089.75           |
| Water:                  | \$229,815.41             | \$244,573.14          |
| Sanitary Sewer:         | \$248,047.23             | \$246,795.73          |
| Electric:               | \$982,903.85             | \$980,729.16          |
| Enterprise Deposits:    | \$20,931.90              | \$17,431.90           |
| Enterprise Improvement: | \$115,994.84             | \$117,053.00          |

Amie Clouse explained that when she talked to Kaysie Penzinski from Hancock Regional Planning they spoke about completing an income survey again. Mrs. Clouse explained that there are some grants available only to communities that are low- to moderate income. She explained that the last two times that the village applied for the income survey they did not qualify. She explained that the rules to qualify had changed during the last survey. Mrs. Penzinski sent an email that explained that with the information from the last survey would put us at 38.5%, to qualify we would need to be 51%. Mrs. Clouse explained that she is still interested in completing the survey but is concerned the results will not be high enough to qualify.

Mrs. Clouse explained that some of the council members have completed the public records requirement. She would like to complete the training on behalf of all of the council members to assure she has the documentation for the next audit. Chester Balderson made a motion for Mrs. Clouse to complete the public records training on behalf of the council members. Angela Kimble seconded the motion. All in favor. Roll call, 4-0. Motion passed.

Mrs. Clouse would also like to take the Sunshine Laws webinar on August 6<sup>th</sup> on behalf of all of the council. Angela Kimble made a motion for Mrs. Clouse to complete the training for the sunshine laws on behalf of the council. Jennifer Bowman seconded the motion. Roll call, 4-0. All in favor, motion carried. Mrs. Clouse again stated that the council is encouraged to complete the training and she will send the information on to them. She would like to do this on behalf of the council so that the proper documentation is available for the audit.

**Mayor Report:** Mayor Fink presented the contract with the Hancock Sheriff Department. He explained that the contract will cover from now until December 31, 2025. So that all future contracts will begin on the same day each year. Council discussed if they wanted to change the number of hours the sheriff is in town each week. Currently they are in town 4 hours a week. Mrs. Clouse had the reports that are sent to the village each month that details what the sheriff is doing while patrolling Arcadia. Two deputies were in attendance and spoke about the type of patrolling they complete in the village. Mayor Fink explained that the cost is \$45.00 an hour, and that Mrs. Clouse said last month's bill was \$1,000. Mrs. Clouse explained that the council can change the number of hours each week or keep it the same. Chester Balderson made a

motion to accept the contract with the current number of hours, four per week. Jennifer Bowman seconded the motion. Roll call, 5-0. All in favor, motion passed.

**Solicitor Report:** nothing to report

**Building Inspector:** nothing to report

**Old Business:** Mayor Fink explained that Mr. Nault has moved his shed to the east side of his property.

Mayor Fink explained that Mr. Bowman had some information about sidewalks. Mr. Bowman presented a quote for the repairs. He explained that in front of the former Mayor Snyder’s house is an example of the work to grind down the sidewalk to address trip hazards. Mr. Bowman presented a detailed quote of each street and section with prices for repairs and recommendation for replacement. The council can review the quote and determine the most important sidewalks to repair or replace. The estimate to complete all of the trip hazards is \$38,000. The village can complete the sidewalk repairs in smaller sections to reduce cost.

**New Business:** No new business.

**Executive Session:** Chester Balderson made a motion to go into executive session for pending litigation, including the mayor, council members, the fiscal officer, administrator, Angela Tong and solicitor. Jennifer Bowman seconded the motion. Roll call, 4-0. All in favor, motion carried. Executive session started at 8:08 p.m.

Jennifer Bowman made a motion to come out of executive session. Chester Balderson seconded the motion. Roll call, 4-0. Motion Carried. Out of executive at 8:31 p.m.

Angela Kimble made a motion to authorize Mr. Filkins to send a letter to the Lion’s Club. Jennifer Bowman seconded the motion. Roll call, 3-0. Chester Balderson abstained. Motion carried.

**Adjourn:** Mayor Brian Fink asked for a motion to adjourn. Rhonda Dingelstedt made the motion to adjourn the meeting. Angela Kimble seconded the motion. Roll call 4-0. All in favor, the meeting was adjourned at 8:34 p.m.

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Fiscal Officer, Amie Clouse

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Mayor Brian Fink



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Brian Fink  
Mayor

Mark Bowman  
Village Administrator

Shelley Hill: last week I made a comment about an anonymous member of the Council posting calling out village members...Angie you weren't here... last month... I'm sorry

Angela Kimble: last week... shoot, I'm really missing stuff

Shelley: And, you can put whatever you want and write however you want on social media. But I look at it as if you're going to sit on my Council and write about or pull names out of other comments and stuff and basically belittle them you should say your name because see I want a Council that is transparent with some integrity and obviously this council member does not have that because they proceed to lie about things. And so, after that meeting, they posted again. I feel like we are like in the Bridgerton and this is just like the thing. Um they posted again. Only this time about me. Carol I'm sorry I know you thought it was about you. But it was about me.

Carol McDonald: I did I really did think it was about me.

Shelley: so, I'm asking ... I'm going to ask council member if they think this is how council should act. Umm support the shady Mayor.... And umm let's see and it was a psychotic outburst. Aadam, you were here do you think I had a psychotic outburst?

Aadam: yes

Shelley: you do so you're Mr. anonymous

Aadam: I'm not the only one that thinks you had a psychotic outburst

Shelley: did I have a psychotic outburst? I talked to Rhonda afterwards and half of you weren't there I talked to Jenny. I talked to her. You have yet to see a psychotic outburst.

Aadam: you stood here, yelling at Council.

Shelley: I did not yell at Council.

Aadam: yes, you fucking did.

Shelley: (gasp) you gotta go those are your rules

?????: bye

Shelley: see ya those are your rules.

Mayor Fink: yep you need to watch your language.

Shelley: you voted those rules in... go

Aadam: fuck you

Shelley: get out! That's a psychotic outburst.

Mayor: it's time for you to leave now Mr. Duckett

Shelley: you will no longer... I'm asking for your resignation.

Vicki Simon: I think she needs to leave also

Crowd: she's ???? (Loud inaudible)

Vicki: she's screaming

Shelley: he's cussing at me.

Vicki: I don't care I don't care

Shelley: well then you should go too

Vicki: you need to leave

Shelley and Vicki continue to discuss leaving while...

Mayor: Mr. Filkins should Mr. Duckett remove himself from the meeting

Mr. Filkins: I can't control that that's something you have to direct  
Mayor: I say, Mr. Duckett you need to exit the premises you do not talk to residence that way  
Aadam: well residents don't fucking talk to me that way  
Shelley: I didn't talk to you that way and I asked a question  
Mayor: she was not cursing at you  
Carol: don't be anonymous stand up for what you believe  
Shelley: I asked you a question  
Aadam: I do stand up for what I believe in  
Crowd: as an anonymous member  
Mayor: Council... Council... do you guys think Mr. Duckett should exit the building?  
Angela: I asked him too  
Mayor: Chet?  
Angela: I think Shelley should too though.  
Shelley: I can leave I don't have a problem with that  
Angela: I think Shelley should too. It's nothing personal Shelley.  
Shelley: oh no I don't take it personal. Its OK  
Aadam: I'm fine leaving at least I got to say what I had to say  
Shelley: you can go post about it on your name.  
Aadam: you can go fuck yourself  
Crowd: Shelley, Shelley... no throwing down in the parking lot... take a deep breath, Shelley  
Mayor: all right, Shelley  
Shelley: I'm just waiting for him to be down the road and then I'll leave