

Arcadia Village Council Meeting Minutes

August 11th, 2025

Arcadia Village Council met for regular session on August 11th, 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, Stephanie Balderson and Chester Balderson. Village Administrator; Mark Bowman and Solicitor; John Filkins was present. Fiscal Officer; Amie Clouse was absent.

Residents in Attendance: Nan Boone, Carol McDonald, Teresa Margraf, David J Roberts Sr., Vi Fink, Jeff Hanna, Vicki Simon, Nathan Simon, Clay Lilly, Cayla Herod, Walker Kelly, Carol Berning, Michelle Hengsteler, John Hengsteler, David Lute, Simone Jacomet, Shelley Hill, Seth Jacomet, Tim Kimble and Michelle Santa Cruz.

Guests in Attendance: Travis Bohn, John Grossman, Angela (Ruthie) Tong, Cassie Turner, Hancock County Community Foundation and Joshua Tolento, Fostoria Free Press

Minutes: Mayor Brian Fink asked for a motion to forgo the reading of the July 14th, minutes. Chester Balderson made a motion to forgo the reading of the July 14th, 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 July 14th, minutes as written. Stephanie Balderson made a motion to accept the July 14th, 2025. Chester Balderson seconded the motion. Roll call vote 6-0. All in favor, motion carried.

Bills: Mayor Fink asked for a motion to pay the July bills. Angela Kimble made a motion to pay the bills. Rhonda Dingelstedt seconded the motion. Roll call vote 6-0. Motion carried.

Resident Concerns: Mayor Fink reminded residents that they have 3 minutes to speak. He also reminded residents to wait to be recognized to have the floor. Then he explained that included raising your hand then speaking (without being recognized), no outburst or comments while someone else is speaking until you are recognized by the chair. Mayor Fink asked Solicitor, John Filkins about President of Council, Aadam Duckett making his statement at the beginning of the meeting. Mayor Fink asked if this topic on the agenda should be moved to new business. Mr. Filkins explained that he is unaware of what Mr. Duckett is going to speak about so he is unable to determine if it is new business or old business. Mayor Fink asked Mr. Duckett what his topic was. Mr. Duckett agreed to share in new business. He explained that he only wished to share his statement at the beginning of the meeting to give residents the opportunity to comment on any concerns they may have about his statement. Mayor Fink decided to move this topic to new business, and Mr. Duckett agreed.

Michelle Hengsteler was in attendance to ask the council why she was not allowed to work anymore. She explained that she knew Mrs. Clouse was being covered by another employee when she took a day off here and there. Mrs. Hengsteler explained that she was scheduled to work the week of August 11th and changed appointments to be able to be free to work the week. Mrs. Hengsteler further explained that no one had informed her that she was not working this week until she stopped into the office to ask Mrs. Clouse about working. Mrs. Hengsteler stated that Mrs. Clouse explained that she was not sure but she was to use Mrs. Tong before Mrs. Hengsteler. Mayor Fink explained that this topic was discussed in executive session, and that he did not discuss it and he didn't know where it came from. Mayor Fink recommended that Mrs. Hengsteler come up to the office to speak with Mr. Bowman and

Mrs. Clouse. Mrs. Hengsteler explained that she tried to talk to Mr. Bowman, she has reached out to him but has not received a response. Mrs. Hengsteler stated that she blamed it on you. Mayor Fink asked who she was. Mrs. Hengsteler explained that Mrs. Clouse did explain that she was to use Mrs. Tong before Mrs. Hengsteler. Mayor Fink asked Mr. Filkins how to handle this since it was talked about in executive session. Mr. Filkins explained that he was not going to get into executive session. Mr. Filkins did indicate that who is employed or is not employed is decided by the individuals that make that decision. Mrs. Hengsteler asked for a reason that she was not being used. Mr. Filkins asked if Mrs. Hengsteler had a contract, she did not. Mr. Filkins further explained that without a contract the village can employ her as they need. Mrs. Hengsteler stated that she was going to put her two weeks' notice in. Mrs. Hengsteler also explained that Mr. Bowman was involved in Mrs. Hengsteler needing to defend a position she holds at another place. She explained that she needed to prove that she was not lying. Mrs. Hengsteler passed out screen shots of text messages to the council showing that Mr. Bowman was lying and not her.

Guest Concerns: Mayor Fink moved to guest concerns. Cassie Turner, Heart and Soul coach, Hancock Findlay Community Foundation. Mrs. Turner was in attendance to give an update to the council about Arcadia's Heart and Soul process. She explained that the team is at phase 4, the action phase. Mrs. Tong also explained to the council that the team has created 5 statements from the data that was collected. Ms. Turner explained that the data will also help with grants moving forward to show what the community is asking for. She also reminded the council that Arcadia has received grants from the Community Foundation for an electric upgrade and a community garden. Ms. Turner invited the council and specifically the mayor to the Mayor's Meeting on October 23 at 5:30 p.m. She will also be reaching out to the community for "Community Conversations" in September or October. Finally, she thanked Mrs. Tong and the Heart and Soul team for their hard work going through the process. She invited the council to help with the process by completing a "change over time" project as part of phase 4.

Residents' Concerns: continued

John Hengsteler was in attendance to remind the entity that 12 years ago when his wife was in a car accident his rights were violated when the village came inside his fence. He expressed that he was not happy about how his wife has been treated. He would like to see this dealt with and resolved.

Walker Keller and Cayla Herod were in attendance to address a variance that was recently reviewed by the variance committee. Mayor Fink explained that the committee has minutes that have been presented to council. Jeff Hanna presented the variance for a shed on 207 N. Main St. He explained that the committee recommended that the variance be approved, and his permit fee of \$45 be returned. He explained that he was not issued a building permit and then paid \$45 for a variance. Mr. Hanna also wanted to address some concerns with miscommunication between Mr. Keller and village staff. He explained that Mr. Keller never met with the zoning inspector, which was Mr. Bowman at the time. Mr. Hanna explained that Mr. Keller came into the office and Mr. Bowman was in the office but did not give him any information. Mr. Hanna did not understand why the inspector was not giving any information and the clerk was giving misinformation, in his opinion. Mr. Hanna did not believe Mr. Keller was dealt with properly. Mr. Keller explained to the council that he reached out to Mrs. Clouse first, she explained that he did not need a permit because it did not have a permanent foundation as it was on skids. He explained that Mrs. Clouse did not direct him to the building inspector, and first met Mr. Bowman after the shed became an issue. Mayor Fink asked the council if they would like to accept the variance committee's recommendation. Chester Balderson asked for more information about the issue of the variance. He asked for information about what the variance was asking to allow. He also asked about what requirements were not being met. The shed does not meet setbacks from the roadway, and the lot coverage is more than 35% before they place a shed on the property. Mr. Hanna gave some history on the

property; the house would have needed a variance to be built as it exceeds the 35% lot coverage rule. Mr. Filkins asked if you need a permit to build a shed. Mr. Bowman stated you do if it is a permanent structure. Mr. Hanna looked to the zoning book for some guidance. Mr. Bowman also explained you do not need a building permit for an accessory building that does not have a permanent foundation. Mr. Filkins reminded the council of a similar issue with a shed that was placed in the wrong area, Mr. Nault, on State Route 12. The shed did not get a permit although it was placed in an area that did not meet requirements. The home owner was asked to move the structure to an area that meet the requirements for an accessory building. Mr. Hanna would like to see confirmation of whether or not you need a permit for a shed in the hand book. Reviewing the zoning book led the council to believe that you would need a building permit for a storage shed. Mr. Filkins added that recently with Mr. Naut's shed concern, council determined that a building permit was not needed. Mr. Filkins asked Mr. Hanna if Mr. Walker would have gone through the process of a building permit would he be able to place or leave the shed where it is now? Mr. Filkins added that there is no need for a variance. Mr. Hanna stated the building permit would have been denied because of lot coverage. For these reasons a variance would have been required. Stephanie Balderson inquired about the committee's recommendation if that no variance is needed? Mr. Hanna stated the recommendation was to leave the structure as is and to return the fee. He explained that they did not understand what the fee was for because of the confusion. Chester Balderson made a motion to approve the variance committee's recommendation and leave the structure on the property and speak with the building inspector if they wish to move to a different location, and to return the fee paid of \$45. Aadam Duckett seconded the motion. Roll call 6-0, all in favor. Motion Carried.

Shelley Hill addressed that the zoning book states that you can have 35% lot coverage in one area and then 25% in another. She stated that it is just confusing. Stephanie Balderson looked it up and Mr. Hanna explained that the 25% refers to the accessory building.

Carol McDonald was in attendance to let everyone know that on Sunday August, 23 at the community park. The Trinity Lutheran, United Methodist and Kings Church will be having a "Worship in the Park". She invited everyone to attend. Mrs. McDonald also asked about the stop signs that are down on Brown Rd. and County Rd 254. She asked if they will be repaired before school starts. Mr. Bowman explained that he is planning on it and spoke about it early that day.

Nan Boone was in attendance to address Aadam Duckett. She explained that Mr. Duckett owes her an apology because he interrupted her when she had the floor when she was explaining why she thought he should be removed from council. She explained Mr. Duckett said she was sent a certified letter. She further explained that she was not sent a letter and he must have confused her with Carol Berning because she did get a letter. She would like Mr. Duckett to know the names of the residents that come to meetings. Mr. Duckett then handed Mrs. Boone her certified letter and explained that it was returned. The post office could not deliver it and Mr. Duckett had to pick it up. Mr. Filkins asked Mrs. Boone if her name was on the envelope? She responded yes. Mayor Fink stated that he assumes that Mr. Duckett is not going to apologize. Mr. Duckett responded that he was not.

Teresa Margraf was in attendance to ask about the cost of the electric upgrade at Snyder Park. This information was not available at the meeting. She also inquired about a traffic signal on State Route 12. Mr. Bowman explained that this was in his report. Mrs. Margraf explained that she and her husband bought a property beside hers and what her plans were with it moving forward. She may decide on a manufactured home on the property. She explained that her husband spoke with Mrs. Clouse and he stated that Mrs. Clouse said there was not enough property for a manufactured home. She wanted to know why Mrs. Clouse was making these decisions. She believes Mrs. Clouse oversteps her bounds, she has no right to tell her that they can not build on this property. She added that Mrs. Clouse should stay in her lane and not comment on building permit matters. Mayor Fink explained that the building inspector brought this up after the variance committee meeting and he would like to address it in the future. Mrs. Margraf asked about having a dumpster day planned. Mayor Fink explained that the council

voted on this during the last council meeting and they decided to have the next clean up day in the spring.

Travis Bond was in attendance to inform the council that he is in the planning stage of building a home on County Road 254, inside of the corporation limits. Mr. Bond wanted to clarify some utility questions. He first addressed the water connection. He explained that he saw a recent fraud investigation against the former administrator. He explained that Mayor Fink stated in this report that this was the responsibility of the home owner not the village. and wanted to clarify whose responsibility it is to bore underground and to trench the utility side of the line. Mayor Fink explained that he did agree that this portion is the responsibility of the Village. Mayor Fink explained that he may have made that statement but it was because of the person that came to him, and that was the reason that he looked into it further. Next, he asked about the sanitary sewer connection, as there is not currently a main sewer line on his property to connect to. Mr. Bond found minutes from September 2000, he also informed the council of the legislation that addresses his property; Resolution 2000-B, Ordinance 2000-7 and Resolution 2000-J. These Resolution related to when his new property was annexed into the village corporation limits It also states that it is the intention of the council to provide utilities, including water, sewer and electric if the commissioners agreed to the annexation. He inquired where this project might be. Council will revisit this topic and look into the information Mr. Bond provided.

Mrs. Margraf wanted to point out that the resolutions are letters and ordinances are numbers so she did not believe they were all ordinances. She further explained that resolutions are suggestions and ordinances are laws.

David Roberts Sr asked the council if there was an ordinance addressing tobacco use on village property and vehicles. Mayor Fink stated that he was not aware of one. Mr. Roberts also explained to the council that the lane off of Farmers Lane that goes to his property at the end of this lane was originally owned by Mr. Farmer. When Mr. Roberts purchased the property from Mr. Farmer, the county recommended that the lane should be owned by a third party. This is why the village now owns the lane. When this occurred Mayor Snyder spoke to him and informed him that there would not be any maintenance to this lane, including mowing and snow plowing. At the time Mayor Snyder explained that Mr. Farmer and Mr. Roberts would be responsible for maintaining the road. Recently a village employee was moving the lane and Mr. Roberts explained that he was yelled at about the trailer that was on the property on the lane. Mr. Roberts stated that the Village does not own the lane and does not appreciate being yelled at when he is back there. He explained that he mows the lane 3 times in the summer. Mayor Fink explained that is a matter that will need to be discussed. The mayor stated that Mayor Snyder is no longer around. Mr. Roberts explained that this information should be in the minutes. Mayor Fink asked if he recalled a year that this would have happened. Mr. Roberts believed it was 1994. Mrs. Balderson asked if this lane was inside of the village limits. Mr. Bowman explained that it was.

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

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$42,222.20	\$20,277.56	+\$21,944.64
Sanitary Sewer	\$10,579.24	\$8,704.04	+\$1,875.20
Electric	\$55,688.48	\$61,955.41	-\$6,266.93

33 delinquent accounts: \$9,599.73

0 residents were disconnected for nonpayment.

Water: Everything is running properly.

Sanitary Sewer: The pumps are working and running properly.

Electric: There was one power outage, due to a squirrel.

Streets: Mr. Bowman reminded the council about the broom he presented to the council last month. He also explained some concerns that the traffic light on Route 12 was not staying red and yellow for the required amount of time. After the meeting, Mr. Bowman went to the light and timed it, he did this again the next day. The lights are working properly. He does still want to address purchasing a new street light soon.

Mrs. Balderson asked if the Main Street and Brown Road project was still going to happen this year. Mr. Bowman explained that it will begin soon. This project will not affect the traffic light installation.

Mayor Fink asked for a motion to authorize Mr. Bowman to purchase the used skid steer and broom for the amount of \$4200. Chester Balderson made the motion. Rhonda Dingelstedt seconded the motion. Roll call, 6-0. Motion carried.

Purchasing the traffic light was tabled and Mr. Bowman will get additional quotes.

Other: nothing to report

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

<u>For July</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$420,986.48	\$424,162.96
Streets:	\$213,843.13	\$214,979.88
Highway:	\$17,052.66	\$16,737.25
Storm Sewer:	\$133,137.09	\$133,137.09
Permissive Tax:	\$10,393.70	\$10,672.81
ARPA Coronavirus:	\$9,730.89	\$9,730.89
Heart and Soul:	\$72,674.29	\$65,572.97
Water:	\$182,984.07	\$204,928.71
Sanitary Sewer:	\$241,224.79	\$243,099.99
Electric:	\$980,701.10	\$974,434.17
Enterprise Deposits:	\$17,931.90	\$17,131.90
Enterprise Improvement:	\$119,260.90	\$120,373.37

Mayor Report: Mayor Fink asked for a motion to accept Resolution 2025-B to adopt the hazard mitigation plan for Hancock County, as a guide to reduce risk to citizens and property. Mr. Filkins asked what the resolution was about. Angela Kimble stated that she believed that Hancock updated their hazard plan and is asking the village to adopt it. Mr. Filkins asked if anyone had attended any of these meetings. Mayor Fink was unable to attend the meetings. He tabled the resolution until Mrs. Clouse is back and can give more information.

Mayor Fink explained that he spoke with Mr. Bowman about mowing the ditch in the next month.

Solicitor Report: John Filkins addressed a topic that was discussed in May or April of 2024 about using cell phones, receiving phone calls, text or notifications during council meetings. He was asked to draft a resolution addressing these concerns as a distraction. He explained that he would have then sent the draft to the mayor, and council. The draft addressed the issues of disruptions as mentioned, including a phone not being on silent. Mr. Filkins wanted to be clear and for it to be on the record that council never requested or discussed prohibiting any recording video or otherwise during the public meeting. He also stated that no one on council has ever asked or mentioned prohibiting these rights to record video or audio. He further explained that Mrs. Clouse makes an audio recording of the meeting, now that we have residents and guest recording meetings. Mr. Filkins wanted to be clear that the village has made no effort to discourage the public from keeping a record of the proceeding in this way or any other.

Building Inspector:

Old Business: Mayor Fink reported that he reached out to Kassie **Penske** from Hancock Regional Planning to get an update about the Leather property demolition. She explained to Mr. Fink that they are in the inspection phase and hope to complete this in September or October. The demolition should be around October thru December.

New Business: Council President Aadam Duckett read a statement to the council and residents. He explained that the last couple of months he has been the target of personal and coordinated attacks that do not have anything to do with his council decisions or policies. Mr. Duckett also spoke about his interaction with a resident. He acknowledged that he used inappropriate language. He also explained that the resident was directly in his face during the interaction. Some residents at the meeting were genuinely concerned for Mr. Duckett's safety. Mr. Duckett does not regret standing up to bullying. Mr. Duckett also addressed his concerns that the mayor has broken the resident's trust. He explained that Mayor Fink knowingly and intentionally broke the law when he appointed Carol Berning to the fiscal position that was not vacant at the time and was not legally approved by council. He explained that Mayor Fink stated in his interview that he knew he needed councils' approval and moved forward regardless. Mr. Duckett addressed some concerns with the reporting of the Arcadia Free Press. Mr. Duckett also reported that the mayor had a variance meeting in a private garage after he was told that he needed to have a public notice. This is a violation of the Ohio Sunshine Law. Mr. Duckett then explained that he was at the public event on North Main Street when the mayor drove through the event. Mr. Duckett explained that he believed that public officials should protect the residents, not put them in harm's way. Mr. Duckett then asked Mayor Fink to take the opportunity to remove himself from his position as mayor of Arcadia. Mr. Duckett proceeded to inform the residents and the council that he had proof that Mayor Fink has been coordinating with the Arcadia Free Press to come to public meetings and to what dates to make public records requests. Mr. Duckett also addressed comments that he peeled out and threw rocks at residents when he left a council meeting. He stated that this was not true. Mr. Duckett explained that his family, home and intelligence have been dragged into the conversation. The actions by these targeted attacks are harassment, they are cruel, obsessive and meant to wear Mr. Duckett down. Mr. Duckett will not be bullied into silence. Council reviewed the incident when Mr. Duckett used foul language. They did not decide to remove him, because the facts did not warrant it. He explained that he did not break any rules or laws. Mr. Duckett explained that the harassment continues for some because some refuse to accept that he is still here. Mr. Duckett explained that he was appointed to serve the residents of the Village of Arcadia and he will continue to do this with honesty and transparency with a commitment to this community. He stated he will not be silenced by lies or pushed aside by bullies and he will not let this council or this village be hijacked by noise disguised as truth.

Shelley Hill addressed Mr. Duckett and asked how she was bullying him. He explained that she yelled in his face two months in a row. He stated that it was bullying and menacing. Mrs. Hill explained that she was in her seat and asked him a question. Mr. Duckett and Mrs. Hill proceeded to argue about the facts of events during the meeting when they were removed from the meeting. Mrs. Hill stated that she has not been a bully to anyone and has not commented on Facebook. She also explained that nothing that was said on Facebook was anything different than what Mr. Duckett had said about other people. Mayor Fink asked to wrap up the matter.

Ruthie Tong informed the council that she, Amie Clouse, Rhonda Dingelstedt attended a meeting at the Findlay Hancock Community Foundation to learn about funding that could be available for the projects that residents have identified through the Heart and Soul process. Mrs. Tong asked the council to consider starting an income survey soon. This will be required for some of the funding available.

Finally, she asked the council to decide on a date for Halloween. Council decided to have Halloween Saturday October 25 from 6:00 to 7:30. Mrs. Hengsteler explained that the Lion’s Club is planning on serving cider and donuts towards the end of trick or treat.

Mrs. Tong also updated the council on the community garden. Everything is growing. Residents are helping weed and water the garden. She invited everyone to go and check out the garden behind the water tower. Vegetables will be ready soon, please take some.

Mayor Fink tabled the income survey until next month when Mrs. Clouse returns.

Executive Session: John Filkins informed the council he had a topic to discuss in the executive session concerning potential litigation. Mayor Brian Fink asked council to make a motion to go into executive session to discuss possible litigation. Chester Balderson made a motion to go into executive session for potential litigation including the council, mayor, solicitor, and excluding the president of council, Aadam Duckett. Jennifer Bowman seconded the motion. Roll call, 6-0. All in favor, motion carried. The executive session started at 8:24 p.m.

Rhonda Dingelstedt made a motion to come out of executive session. Stephanie Balderson seconded the motion. Roll call, 5-0. Motion Carried. Out of executive at 8:39 p.m.

Mayor Fink stated that no action was taken.

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 8:44 p.m.

Fiscal Officer, Amie Clouse

Mayor Brian Fink