

Arcadia Village Council Meeting Minutes

October 13th, 2025

Arcadia Village Council met for regular session on October 13th, 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, John Filkins; Solicitor and Fiscal Officer; Amie Clouse was present.

Residents in Attendance: Carol McDonald, Vi Fink, Jeff Hanna, Karen Hanna, Vicki Simon, Nathan Simon, Michelle Hengsteler, Carol Berning, Nan Boone, Teresa Margraf, Simone Jacomet, Shelley Hill, Jerry Weaver and Michelle Santa Cruz.

Guests in Attendance: Eric Metcalfe and Travis Bohn

Minutes: Mayor Brian Fink asked if anyone reviewed the minutes as he did not receive a copy. Mayor Fink then asked for a motion to forgo the reading of the September 8th, minutes. Chester Balderson made a motion to forgo the reading of the September 8th, 2025 minutes. Rhonda Dingelstedt seconded the motion. Roll call 6-0. All in favor. Motion passes.

Mayor Fink asked for a motion to accept the September 8th minutes. Chester Balderson made a motion to accept the September 8th, 2025 minutes. Angela Kimble seconded the motion. Roll call vote 6-0. All in favor, motion carried.

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

Resident Concerns: Teresa Margraf explained that she submitted a letter about her bill going to debt only. She explained that Mrs. Clouse would go over this. Mr. Margraf asked about the bulk water sales. She asked if the rate for bulk water goes up when the water rates go up. She was also concerned about where the bulk water was being drawn from the village. She explained that the village has sent notices about high TTHMs and the reading at Red Hawk is typically higher and drawing the water from Red Hawk would help with the TTHM issues. Bulk water has been taken from the community park hydrant in town instead of closer to Red Hawk to draw the water that direction. Mark Bowman explained that when they pull water out at Red Hawk Mrs. Clouse receives phone calls from users about low water pressure. Mrs. Margraf explained that was because of how the water is drawn. Mr. Bowman explained that Red Hawk doesn't have very good pressure. He explained that taking water from the park was the safest place to do so. Mrs. Margraf again stated that with the TTHM notices they should be pulling water out to Red Hawk. Mrs. Clouse explained that the higher levels of TTHMs are found inside of the village instead of Red Hawk. Mrs. Clouse stated that the bulk water rate does increase when the rates are increased. Next Mrs. Margraf informed the council that she was asked about the pre-stamped envelopes for billing. She explained that she was asked if her name was ever on the return address on these envelopes. She was informed that Mrs. Clouse's name was on the return address. Mrs. Clouse explained that she did do this by accident and she has used almost all of the envelopes with a small amount left. She explained that at least 3 months of utility billing has gone out in these envelopes and this is the first time anyone had mentioned it to her. Mrs. Margraf was concerned that this looked questionable. Mrs. Margraf recommended that Mrs. Clouse's name be marked out with a marker. Mrs. Clouse further explained to the council that the return address on the envelopes she ordered did have her name at the top of

the information with all of the Village information under her name the same as it always appears. Mrs. Clouse asked the council if they would like her to mark her name off of the remaining envelopes. Ms. Jennifer Bowman stated that it sounded like a waste of time. Mr. John Filkins asked again how many were left. Mrs. Clouse explained it was a very small amount. Karen Hanna was in attendance to inquire about the railroad crossing being painted on Main Street after the road was resurfaced. Mr. Bowman explained it was in his report. He explained that other work needed to be completed before the signs would be painted on the road again. She also inquired about a time frame for her tree to be trimmed. Mr. Bowman explained that it is on the list to be trimmed. He also expected it to be complete in the next couple of weeks. Jeff Hanna was in attendance to ask about the valve that was covered when Route 12 was resurfaced. Mr. Bowman explained that he was unaware of this issue. He will look into this. Jerry Weaver was in attendance to address a variance to his building permit. Mrs. Clouse explained that he filled out a building permit for an accessory building that had side walls that were 14 feet. Mr. Scott Lute was going to deny the permit because the zoning book explains that accessory building can be 14 feet tall, although if you go to the definitions about height, it states the height is determined at the point between the peak and the bottom of the roof. Mrs. Clouse explained that in the past the sidewall was the measurement that was used to determine the height of the building. Mayor Fink explained that he would speak to Mr. Lute. Mrs. Clouse also explained that Mr. Weaver would like to start the project before the variance committee would be able to meet. Mayor Fink again stated he would contact Mr. Lute. Mr. Weaver explained when he planned to start the project and the time line he is concerned with. Mayor Fink stated that he would talk to the zoning inspector and if he decides to accept or deny the permit will be his decision and his responsibility. He explained that he does not make that decision and neither does Mr. Bowman. Jerry Weaver also had letters from his neighbors explaining that they do not have a problem with the project.

Guest Concerns: Eric Metcalfe explained that he attended the September meeting and asked the council to change the zoning on lot 76. This lot is currently zoned residential. Mr. Metcalfe was in attendance in case anyone had any questions. Mr. Filkins explained there was a question about notifying property owners that abuts the lot in question. Mr. Metcalf's property abuts a street and his own property so no one is required to be notified. Mrs. Clouse asked Mr. Filkins about the topic at a public meeting. Mr. Filkins explained the council meeting is a public meeting. Mrs. Clouse will have the topic posted in the newspaper. This matter will be addressed at the November meeting.

Travis Bohn was in attendance to inquire about his request to have a sanitary sewer available on CR 254 where he plans to build a new home. Mr. Bowman explained that he has inquired about the project. The Health Department will be involved and engineering. Mr. Bowman was also concerned about CR 254 that was just resurfaced. He would like to have a plan that does not involve the sewer being in the roadway. He also explained the project will be planned out and will take at least a year.

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

	<u>Receipts</u>	<u>Expenditures</u>	<u>Gain/Loss</u>
Water	\$34,116.85	\$36,082.48	-\$1,965.63
Sanitary Sewer	\$9,739.11	\$16,942.34	-\$7,202.23
Electric	\$72,952.69	\$68,587.55	+\$4,365.14

36 delinquent accounts: \$14,779.79

0 residents were disconnected for nonpayment.

Water: Pumps were running properly. Completed hydro flushing and back flow inspections.

Sanitary Sewer: The pumps are working and running properly.

Electric: There was a power outage, on Brown Road and Farmers Lane. A squirrel blew the fuse. He also reported that an accident on SR 613 caused a power outage. He also reported that an outage at the gas station was caused from a bird.

Streets: Street paving is complete. The streets painting will be completed when crews return to complete this part of the project.

Mr. Bowman also explained that he could not get an estimate from other companies to complete the stop light project. They wanted pictures of the project; Mr. Bowman wanted to have them come to the village to look at the stop light. Mr. Bowman explained that the power outage by the gas station also affected the stop light. The new light would have a battery back up that would last 6 hours.

Other: nothing to report

Mr. Filkins inquired about the details about the settlement from the utility truck that was totaled in September. Mr. Bowman explained that the insurance will issue a check for a little more than \$18,000. Mr. Bowman explained that they kept the truck and that the village took everything off of the truck that could still be used. Mr. Bowman also explained that the cost for the new truck was around \$70,000.

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

<u>For September</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>
General fund:	\$439,631.34	\$436,756.43
Streets:	\$212,799.03	\$206,872.19
Highway:	\$16,953.20	\$17,170.36
Storm Sewer:	\$143,052.20	\$143,052.74
Permissive Tax:	\$10,912.81	\$11,200.31
ARPA Coronavirus:	\$9,730.89	\$9,730.89
Heart and Soul:	\$60,173.89	\$57,055.90
Water:	\$225,112.68	\$223,147.05
Sanitary Sewer:	\$245,821.82	\$238,618.59
Electric:	\$989,223.93	\$993,589.07
Enterprise Deposits:	\$17,731.90	\$17,931.90
Enterprise Improvement:	\$121,456.60	\$122,562.35

Mrs. Clouse explained that the state has passed a new law that requires all government entities to have a cyber security policy. She explained that cities are due to complete this by January 2026. Villages have more time to complete this as it is due in the summer, June or July. She explained that these policies would cover everything that could be attacked and the way the village protects the assets. Mr. Clouse asked Mr. Duckett if this is something that he can help her with. She explained that the policy does not have specific requirements. This is more of a starting point as the webinar she watched stated that the policy requirements will likely evolve as communities get these processes started. Mr. Filkins asked if the mandate from the state required someone to be designated to cyber security. Mrs. Clouse explained this was recommended but did not believe it was a requirement at this point. Mr. Duckett asked about the webinar Mrs. Clouse watched. Mrs. Clouse explained that she had a recording of the webinar and would send it to Mr. Duckett.

Mayor Report: Mayor Fink reported that the asbestos inspection was to be sometime in October. He explained that demolition is scheduled to start in December or January. Mrs. Hengsteler inquired if they would do anything about all of the animals that live in the building. She reported that the raccoons are the size of a dog. Mayor Fink explained that he would reach out and ask about how this will be handled. He also explained that the animals will be addressed as we move forward.

Mrs. Margraf asked about the letter she submitted about paying water debt only. Mrs. Clouse apologized and explained to the council that Mr. and Mrs. Margraf wrote a letter to the council asking to pay water debt only on the property they purchased located at 100 Gibson Street, rear. The trailer and all utilities have been removed or disconnected. She is asking the council to allow her bill to go to debt only on the water billing. Customers pay \$23.00 for water billing on a property that the structure has been removed or all utilities are not in use. This amount covers the debt cost to the water loan until this loan is paid in full. Stephanie Balderson made a motion to have the Margraf property located at 100 Gibson Street, rear to a water bill for debt only of \$23.00. Rhonda Dingelstedt seconded the motion. Roll call, 6-0. All in favor, motion passed.

Solicitor Report: nothing to report

Building Inspector: not in attendance

Old Business: Stephanie Balderson asked Mrs. Clouse about the cost of the stop light. She explained that she was looking over the fund balances and inquired about where the funds for the street light would come from. Mrs. Clouse thanked Mrs. Balderson for the question because it is something she needs to get a second opinion on but would like to explain it to the council. She explained that she would like to use the electric, street, and general fund to pay for this project. Mr. Bowman has explained to Mrs. Clouse that a large portion of the project is electrical. Mrs. Clouse will reach out to see if this is a reasonable way to split the cost between these 3 funds. Otherwise, Mrs. Clouse would like to use the general and streets fund for this cost.

New Business: Mrs. Balderson read a letter to the council and residents in attendance about her opinions on the social media activity in the community. She explained that she was very disappointed with the cyber bullying that has taken place in the community. She explained that everyone is entitled to their opinions. However, she explained that she did not want the drama to cause animosity toward residents or community members. She also explained her role to be professional as a council member and a school teacher. She again stated that although everyone has the right to agree or disagree, no one has the right to bully others either verbally, emotionally, physically, or using social media platforms, cyber bullying. Mrs. Balderson explained that she grew up in Arcadia and has never experienced a time so volatile and charged. She explained she was here to work for the residents and that no one should be looking for ways to make the next person vulnerable and the unprofessionalism needs to cease. Instead, be kind to others.

Mrs. Balderson also asked to discuss the camera quote. Mayor Fink asked if she had anything else. She explained no.

Mayor Fink asked for a motion to adjourn. Mr. Duckett had a question before they adjourned. He asked on behalf of his wife, Ashley Duckett, who submitted a public records request. If there was any new information submitted for the request. Mayor Fink explained that he just received the new request today. Mr. Duckett explained that he specifically was asking about the paperwork from when Mrs. Berning was appointed by him as the fiscal officer. Mayor Fink explained that he asked Mrs. Berning for the document but she had not given them to him. Mrs. Berning could not hear the exchange. Mayor Fink explained what Mr. Duckett was requesting from her. Mrs. Berning explained that he was not going to have it and that she was a private resident. Mr. Duckett replied, Ok.

Mayor Fink asked for a motion to adjourn. Mrs. Balderson explained that she recommended talking about the traffic light on Fremont St. and the cameras for the office. Mayor Fink explained he thought the council was waiting on another quote. Mrs. Clouse explained that the only difference with a different quote would be the key fob for employees, the cameras will be the same information. Mayor Fink would like to see the traffic light project get started. Mrs.

Clouse explained that the council could approve the project now and have a resolution ready at the next council meeting. This will give Mrs. Clouse time to check into the funds to use for the traffic light. The installation will be at least 4 months out and no money will be spent at this point in the project. Chester Balderson made a motion to start the traffic light project and order the traffic light signal not to exceed \$65,000. Jennifer Bowman seconded the motion. Roll call, 6-0. Motion carried.

Mr. Bowman asked if the council would like him to order the cameras that they have a quote for. They agreed. A motion was not needed as it was under the amount that Mr. Bowman can spend without council's approval. Other details about the system will be decided. Mr. Bowman will speak with the local school to find out how their system operates.

Adjourn: Mayor Brian Fink asked for a motion to adjourn. Rhonda Dingelstedt made the motion to adjourn the meeting. Stephanie Balderson seconded the motion. Roll call 5-0. All in favor, the meeting was adjourned at 7:46 p.m.

Fiscal Officer, Amie Clouse

Mayor Brian Fink

