

**Village of Arcanum Council Meeting**  
**June 9, 2026**  
**7:00 p.m. Regular Session**

**Call to Order** – Mayor Bonnie Millard opened the meeting with the Pledge of Allegiance along with all present members of Council.

**Roll Call** – The following council members were present: Eric VanHoose, David Hartley, Ryan Burns, Jerry Boolman, Tammy Bruner and Chloe Price. Also in attendance were VA Marcus Ballinger, Fiscal Officer Karen Deao, Bruce Shank, Ryan Rader, Doug North, Connie North, Matt Lanese and Tim Philpot.

**Meeting Minutes – Corrections and Approvals –**

Council Member Hartley moved to approve the Meeting Minutes dated 5/26/2026. Council Member Burns seconded. All present council members voted yea. Motion passed.

**Amendments to Agenda** – None.

**Comments from the Public** –

- Industrial Park - Doug North questioned the location of the Brehm Industrial Park. VA stated that the Industrial Park is the 77 acres behind the ball diamonds. Doug North questioned whether data centers would be allowed in the industrial park. It was voiced that the Brehm Family are the owners of the land and they will have first right of refusal of what is in the industrial park. The VA stated that the family wants to see Arcanum grow, but they will never allow certain types of companies to come in and purchase the land. Mr. North shared his concerns on big factories and solar farms being built on the land and how that would affect the environment. The mayor stated that developing the industrial park would hopefully bring in more revenue for the Village. Councilman Hartley stated that the objective is to have environmentally friendly industry. Matt Lanese asked what the ingress and egress would be to the industrial park as his home is right on the corner of the ball diamonds. Mayor Millard stated that the plan is for the entrance to be off of Hollansburg-Arcanum Road right outside of the Village limits. Mr. Lanese was also concerned about losing his current view outside his home, and the noise that it would cause, along with the Industrial Park hurting the value of his home. Mr. Rader asked who paid for the 77 acres to be developed. VA Ballinger explained that the land is available for purchase, the Village doesn't go out and find someone to come in and develop the land, it doesn't work like that anymore. Companies that want to come to Ohio go through Jobs Ohio, and look at the properties available for industry and Jobs Ohio matches them with properties that meet their criteria for them to choose from. Mr. Rader asked if the Village was looking to rezone the property, at which the VA stated yes, because currently the land is part of the County. The VA also stated that facilities that get built out there will be connected to the Village water, sewer, and electric. Councilman Hartley stated that Arcanum is severely lacking industry. Councilman Boolman stated yes, we have All American Clothing, but they are just a showroom now. Residents present stated their concerns on traffic, noise, smells, etc., and stated they like Arcanum because it doesn't have any of that. Mayor Millard stated that the chicken barns outside of town caused a lot of people distress when they were being built because they assumed it would smell, but to date she has never smelled anything from the chicken barn, and people were just going off of perception. Councilman Burns recommended that residents attend the Twin Township Trustee meeting with their concerns as currently the land is still part of Twin Township. VA stated that when the land is sold it would be annexed into the Village at that time. VA stated that it isn't all about the money...Arcanum has to grow responsibly. If Arcanum doesn't grow responsibly, the town will die eventually. There is only so much tax base, and the Village has lost a grocery store & hardware store. These businesses require population in order to keep them afloat. No current Council Member is interested in Arcanum becoming the size of Greenville or Brookville, and Council is only interested in attracting companies that are environmentally friendly, companies that are going to fit into our unique ecosystem, and provide jobs to our residents. He went on to say that the goal is to provide a factory where you can work and live here, while still being a rural community. VA stated that Versailles is a prime example on how pretty substantial companies can be in the Village while the Village itself can still be able to hold its original rural farm feel. VA stated that the goal of this council is to grow responsible, and provide an ecosystem for the whole town moving forward. The area that was picked for the industrial park is typically where industrial parks are located and he doesn't believe that they will be building right up to the property lines. He went on to say it would be very unlikely that a huge Honda plant or something of that nature would be going in there, and that most likely it will be a small factory, and they want to avoid having any type of storage or Amazon facility because the Village wants there to be jobs available. The VA stated that Arcanum isn't the only community in Darke County trying to bring industry into their communities...Greenville, Versailles, Union City, they are all wanting industry to come to their communities. Arcanum is, however, the only one closet to I-70, but at the same time, Greenville has a lot more space to build than Arcanum, and it could be 20 years before a company decides to build in the industrial park. Mr. Lanese stated that the Village does need something, but just looking at his own property situated between a ball park and then an industrial park and he sees his property value severely decreasing, because there isn't going to be many people wanting to buy a property that looks over a small factory, or multiple factories. And stated he would also be very unhappy if a road was running right next to his property leading to the factories, as he has many small children. It was clarified that there are no plans for a road to be placed next to his house, but coming off of Hollansburg- Arcanum over by the Brehm homestead.
- Income Tax Increase – Ryan Rader expressed his concerns with the Village wanting to put a .5% income tax to the residents. He expressed that he understands why the Village is doing it, but the abolishment of property taxes hasn't gained any steam yet and it feels like a flat tax. For years everyone was on flat tax, and they thought that was the way to go, and it never happened, so who's to say the abolishment of property tax is going to happen. The mayor stated that they didn't get enough signatures to make the November ballot, so it won't be on the ballot in November. Mr. Rader stated that the Village is talking about taking the shared services of the Village and making it an income increase and then taking it off the property taxes. Mayor

Millard answered in the affirmative. Mr. Rader stated that income taxes are paid by people with income, working people, and most retirees would be exempt. And it seems unreasonable to him to double the income tax on a working person. A working family, a single person, anyone under the age of 62, and put the burden on them when it's a shared service. This is for ambulances, police pension...Everyone enjoys those services, and the reason why we passed those levies was because we wanted our town to be a good town, everyone wanted those services. They got voted in, and everyone enjoys those services, and now the Village is asking for... This town is very...there is a lot of retired people in this town. The VA stated no, 41% of the community is 34 years of age, yeah, no, it's not a retirement community, it is mostly working people. The median age in Arcanum is 34 years of age. Mr. Radar asked if that includes kids. The VA stated those numbers and percentages come from the census that was done in 2024. Mr. Radar asked what percentage of people in the Village pays income tax? The VA stated that majority of town pays income tax, of adult residents, plus anyone who works here pays income tax as well. Councilman Burns stated that he believes the question is more what demographic pays the majority of the income tax? Mr. Radar stated yes that is what he is asking, because everyone enjoys these services, everyone agreed to tax them on their real estate taxes, the residents were told that if they didn't pass these real estate tax increases, the town isn't going to have any more services. Well, we want the pool, that's a big one, he doesn't like paying for it, but the town needs it. It's a diamond in the rough. Mayor Millard stated that Council hasn't even tackled that part of it. VA stated that the pool doesn't have anything to do with the operating fund, but it is part of the parks & pool levy, and those funds, approximately \$34-38K per year, are split amongst pool and all the parks. For the current year those funds are nearly gone already, but a lot was able to get accomplished never the less. The VA stated that with the passing of the levy last year, Arcanum isn't unhealthy, and that's not what this is about. He went on to say that the Village firmly believes that the abolishment of property taxes will eventually get on the ballot, and if it does, overnight the Village will be in some serious financial trouble. Mr. Radar stated that the schools will be in trouble as well. He stated DeWine isn't going to be here for this, but DeWine has already said it isn't going to happen. The money has to come from somewhere. VA stated that the people that are a part of this, they don't care what gets replaced, they don't want it replaced. They think that we don't need this revenue and that it just needs to go away period. Mayor Millard stated those people just see it as money in their pocket, and everything else suffers, and they won't realize it until they have a fire, and where's the fire department. The VA stated that the Village's goal in bringing this forward to the community was for one to replace local property taxes, so that everyone's property taxes would come down a little bit and they wouldn't feel like they were being hit so hard on the property taxes, and it spreads out the responsibility to everyone that lives and works in Arcanum. Mr. Radar stated not everybody. The VA stated lives or works in Arcanum. Mr. Radar stated income taxes are for people who work. Councilwoman Bruner stated that she is retirement age and she still works part-time. Mr. Radar stated that majority of her income probably comes from pension or 401...The VA stated that when you retire as a pension you still pay income tax. Mr. Radar stated everyone voted on the levies, and everyone agreed on it, and now it's going the other way, where your saying, "No, I don't really like this" and now you want only certain people paying for it, and it seems unreasonable. And the abolishment of property taxes, if it doesn't happen, is the Village going to go back the other way, no you're not, you're going to be like we have the money, we're fine, we don't need to go back the other way. The VA stated that the other part of this, is that it replaces all those other levies, and then it adds about \$87K to the Villages capital expense budget, which allows the Village to have some pretty big projects that are coming up. The Village has a new water plant that needs to be built, a new substation that needs to be built, roads that need to be repaved with several of them needing curbs and sidewalks, so this plan is something to keep us going for the next 10+ years, and that this money through legislation would be dedicated to specific projects within the town. It isn't going into our general fund just to be used for general operations. There is a part that is going to corded off for parks & pool, a part for police & fire, a part for infrastructure, so that the community just isn't passing this to give us another .5% income tax increase, it's passing the income tax to allow us into the future to plan more aggressively and help make our town more beautiful as we move forward. But Council has a real plan being put together right now, plus with the legislation it is being made specific to exactly what the Village is doing with the money. Mr. Radar asked with the General Fund if roads were going to be built and stuff with it, at which the VA responded yes, with part of it. Mr. Radar stated that he pays \$66 for a half a year and asked if that pays for roads? The VA responded that some of it does. Mr. Radar then asked if the Village gets grants or anything...The Mayor responded that the Village does get grants, but the Village also has loans that have to be repaid, as well as matching grants. She stated that right now out of the ¼% that the Village is taking out from the taxes now that are received, the Village takes 10% of that and uses that for capital projects, and out of that it amounts to about \$200k. The Village has almost \$108K already committed for loans that the Village has to pay out every year, so that leaves a \$100k left to go towards the Village's match on project grants. Mr. Radar said it sounds like tax increase to him. Let's just say everyone pays income tax, which they don't...these dollar amounts are \$66, pension for the police \$15, Pools & Parks \$35, Fire \$73, Police \$84, current expense \$100, those are all Arcanum. Mayor stated that if you take all that in half and then add that...Mr. Radar said if you have an income over \$50k, that would match that right there. So, if your household, the wife and husband both works, you're going to pay a lot more taxes, that's just math. The mayor stated the bottom line is it is more in taxes, a .5% more. Mr. Radar stated yeah. The mayor went on to say that it was going to compensate for all the levies that will drop off that you're not going to be paying for. Mr. Radar stated that's just peanuts, this is \$400 in taxes on the Darke Co. Auditor's website. The mayor stated that then it would be \$600. Mr. Radar stated that if you make over \$100K in your household, you're going to be paying an extra \$500, it's a tax increase. Because you are going to go from 1% to 1.5%. Councilman Boolman asked Mr. Radar how much did his taxes go up on his property just for no reason. Mr. Radar stated that had nothing to do with Arcanum. Councilman Boolman

stated that that was true, but there's no stopping that either, and the taxes went up due to someone saying your house is worth more money now. Mr. Radar said so the guy that has a bunch of rental properties in this town, he gets away with murder. Councilman Boolman stated no. Mr. Radar stated that he doesn't live in Arcanum... Councilman Boolman stated he would still have to pay property tax. Mr. Radar stated but that would all be wiped out. Councilman Boolman stated that he would still have to pay income tax. The Fiscal Officer stated that the renters would have to pay the income tax as well. Mr. Radar state that it's still going up 50%, and he's not here to argue the fact, but that's the problem with it. The VA stated the Village isn't unhealthy, we don't need to pass this, but Council is providing it to the community to say, hey, if you want to lower your property taxes and flip that into income tax, and then have better infrastructure in town, this is a plan. Not everyone is going to agree to want that plan, but he can say that South High Street was \$1.5 Million, and those grants aren't all the time. And the Village has payments that they have to pay on every year for 30 years when these road projects are done. So, some of this funding will go towards paying more cash towards future projects versus funding them all through loans, which allows the Village to pay them off quicker, which then allows the Village to engage in more infrastructure changes. The Village is talking about doing 2-3 streets a year, as far as paving goes. And to be able to do that, it does cost money, and the Village is still planning to do it all, but at a much much slower pace. The streets in the north end, North, George, all those streets it's just going to be longer and longer that they will be able to be paved. When we did W. South Street with Albright Street last year that was \$150k to pave that, and when you have projects that are up to \$150K, it almost becomes impossible, when you are only collecting \$200K a year that can go towards that. And you still have other infrastructure that you have to change. So, is it a bit of a tax increase? Yes, no one is arguing that, the Village is literally saying that. The Village is flipping some of it, and then the Village is adding a little bit more so that there is better infrastructure in town. But if the Village doesn't want to do it, if the voters vote it down, then okay. Mr. Radar asked if this was being recorded, if there was someone writing all this down, to make sure on the record it's a tax increase. The VA stated that obviously, you're going from 1 to 1.5, and he doesn't think anybody has said anywhere that it was an even switch. Mr. Radar said it sounds like we're going to try to save you money here, kind of a sales pitch. The VA said we are, we're giving back property tax... Mr. Radar said but it's not apples to apples. Councilwoman Price stated she hasn't said anything yet, but she sees his frustration, and she is in agreement with a lot of things that Mr. Radar has said, it's personally not benefiting her. She lives on Summerfield and has lived there her entire life, and she has had no benefits since she has been alive. All she does is when the lines break from flushing hydrants, which happens all the time, they are paying to fix that. Her yard got tore up, because she followed the rules, and it still looks like crap, it's never been properly fixed. She understands that it's extremely frustrating, and she sees his point of view. Especially, with her being her age, the younger generation is just getting taxed like crazy, they can't afford anything (inaudible). Mr. Radar stated that this isn't the only tax people pay, preaching to the choir. The VA agreed. Councilwoman Bruner asked Mr. Radar if he had any suggestion as to where the Village should get the money to operate. Mr. Radar stated to just leave it as it is, leave it on the real estate taxes. Councilwoman Bruner stated that if that passes, we're just not talking Arcanum. Councilman Burns stated that the only alternative is if you don't do it as an income tax, and the real estate goes away, then there is going to have to be a sales tax increase, and that is at the State level. The VA stated yes, that would be the State level, and if we tried to pass it here at the local, it wouldn't generate any revenue for the Village. Mr. Radar said they are talking 20% sales tax... Councilman Burns said he sees Mr. Radar's frustration to, because as the age demographics in the community get lower and lower, naturally like with the average age of being 35ish, the tax burden is shifted to the working class versus the retirees. But over time that does balance out, there is a frustration in the short term, but the only alternative would be that the State... he believes the State proposed initially that the alternative would be to raise the State sales tax, to make it evenly distributed across all demographics. Mr. Radar asked what happens if they do that and the resident's pass this? You know what I mean, less taxes is a unicorn. Let's just keep it the way it is, let's be reasonable. The fact is if the thing passes, he doesn't think it will ever make law. DeWine said the sales tax would go to 20%, it's like an atomic bomb going off if they abolish property tax. It's a great idea, he loves it, but it's not realistic. Councilman Burns said realistically the property tax code just needs to be reformed not eliminated. Mr. Radar states that he doesn't disagree. How do you double our real estate taxes, and the school still has the same number of kids graduating, because it has to, percentages that's what the State of Ohio is like. Mayor Millard said that the last big hit we got on the real estate was because they didn't do the job for 10 years, so instead of doing it in increments and raising it, we got it dumped at one time. Mayor Millard wanted to make something clear when the VA brought up that the Village had \$150k to pay towards loans... The Village has to repay; the Village pays for all repavements. The only time the Village gets a grant is when the Village does a totally reconstruction that takes infrastructure. You can't get a grant on just repaving a street. Mr. Radar stated that he thinks he made his point.

#### Administrative Reports –

**Mayor:** Pool – A breaker either tripped or was not turned back on to the freezer after some work was done, and the ice cream was lost. It isn't known for sure what happened, but the Utility Superintendent said the Utility Department would cover the cost of replacing the product. Council Member Burns moved to approve the Utility Fund to cover the cost of replacing the lost freezer products at the pool. Council Member Hartley seconded. All present council members voted yea. Motion passed.

**Solicitor:** Not present.

**Village Administrator/ Police Chief:** VA Report was provided in Council Packets.

- **Servers –** VA was looking at switching servers in the next year, however, the new software system requires an updated server to move forward. They suggest Microsoft Encarta that has the double factor authentication and

moves the servers to cloud base. It appears to be about \$16K for the initial switch and will come with a yearly fee. The current servers are almost paid off, but also need to be replaced. Councilman Burns asked if it would be moving to Microsoft Cloud or is it being considered moving to Google. The VA said not to Google, but Microsoft. The VA said that he doesn't want Google docs and sheets, where Microsoft is more versatile. Councilman Burns asked if there would be a service level agreement with the Microsoft Cloud migration, will it be encrypted. The VA said yes, it will be Silver Sky, a third-party company, that will work through Doss. VA and Fiscal Officer will be doing more research on the product for a better final cost and will bring their findings back to council.

- Iworks – The VA and Mayor have had meetings with this company that deals with online zoning & permits. The VA said it appears to be a relatively inexpensive program, but he has more research to do on the company. The VA said the mayor does a great job of dealing with most of the violations, but as we move forward in the years to come it would benefit having a software program for such things. Mayor Millard stated the town looks better aesthetically now than it did prior to her being the Enforcing Officer. The VA stated that the Village averages about 60-68 violations a year, and about 60 permits a year.
- Farmstands/ Food Stands – At the previous meeting it was brought up by Council that there appears to be many farmstands/food stands in residents front yards etc. The VA wanted to advise Council that per the Villages' Zoning Book, Section 16.4 Home Occupations, addresses that having a business out of your home requires a Conditional Use Permit, which also requires going before the Board of Zoning Appeals to be approved. It further says, that there can be no shelters or auxiliary building outside of the home that serves as your business. The VA stated that there are several in town, and he is asking Council for some direction on how they would like it to be handled, do they want the zoning to start being enforced. The mayor reminded Council that not too long ago there were issues with trailer parking where just a few people were violating the zoning code, but then gradually, more and more people began violating the trailer parking code, and it caused many issues. She restated that the current zoning requirements require these individuals with farmstands/pop-up shops to file for a permit and go before the BZA for approval. General discussion was had amongst Council on the topic. Council decided to bring the topic backup at the next meeting.
- Water Tower – The VA has received better numbers for the project. The Ohio Water Commission approved the water tower, but the Village is not approved yet through CDBG funds. The Village was originally asking for \$730K, but the Village is not eligible for that grant and can only apply for a Critical Infrastructure Grant which is \$470K. If the Village doesn't receive the CI grant, the Village would then have to take a loan. The VA will provide more information at the next meeting.

**Fiscal Officer:** Check registers were provided in Council Packet.

- Authorized Expenditures 5/27/26-6/9/26

**Fire Department:** Nothing to report.

**Safety:** Nothing to report.

**Utility Committee:** Nothing to report. Next meeting will be 6/30/26 @ 6pm.

**Finance, Audit, & Personnel:** Nothing to report.

**Street & Service Committee:** Nothing to report.

**Leisure:** Nothing to report.

**Planning:** Nothing to report. Next meeting is scheduled for 6/17/26 @ 6pm.

**Old Business – N/A**

**New Business –**

1. **Ordinance 2026-12** - An Ordinance Amending Ordinance No. 2025-06 To Increase The Municipal Income Tax By 0.5% Per Annum For A Continuing Period Of Time For The General Municipal Operations, Maintenance, New Equipment, Extension And Enlargement Of Municipal Services And Facilities And Capital Improvements Of The Village Of Arcanum, Ohio And Authorizing The Question Of Such Increase To Be Placed On The Ballot At The Election To Be Held On November 3, 2026 And Declaring An Emergency. Council Member Hartley moved to waive the three-reading rule for Ordinance 2026-12. Council Member Bruner seconded. Councilmembers VanHoose, Burns, Boolman & Price voted NO. Councilmembers Bruner & Harley voted Yes. Motion failed.

2. **Resolution 2026-08** - A Resolution Accepting The Bid For The Sale Of Certain Real Estate. (1<sup>st</sup> Reading).

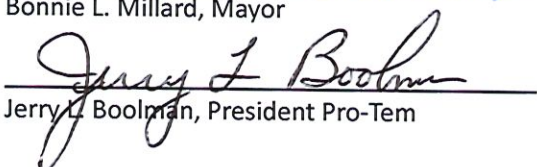
**Announcements – None.**

**Adjournment –** Council Member Hartley moved to adjourn. Council Member VanHoose seconded. All present council members voted yea. Meeting adjourned at 7:52pm.

**ATTEST:**



Bonnie L. Millard, Mayor



Jerry L. Boolman, President Pro-Tem



Karen L. Deao, Fiscal Officer