



The Village of **GRAFTON**

VillageofGrafton.org



State of the Village *March 2022*

**Looking back on a year like no other...
And forward to the opportunities ahead**

A Year in Review

www.VillageofGrafton.com

A Message from Mayor David DiVencenzo



Mayor David DiVencenzo
and his wife, Marlita

Greetings, Grafton Businesses and Residents,

This edition marks the beginning of the 6th year of affirming the Village's desire to proactively communicate with the people whom we serve on a regular basis through an ongoing newsletter, and will be the 5th State of the Village edition. Our deep desire is to demonstrate

the collaborative progress we have made as a community. Business and economic development growth. Staff and employee awards. Progress in the parks. A major step towards preparing for our future with the Envision Grafton Comprehensive Planning process. Business and resident spotlights... and so much more. You have helped to make this possible, by affirming the leadership in our community. Thank you for always having a compassionate thought to share and word of encouragement. Together, this is what makes Grafton so special.

Inside this edition, readers will note a variety of topics. A snap shot of the village finances has been prepared with a look at our Revenues, Expenses and Fund Balances through the calendar year 2021. Our community will also have a chance to see a summary of the \$7 million in Capital Improvement projects that are taking place throughout the Village this year. Such projects invest in our future and pave the way for future generations of Grafton's business community and residents. Our business spotlights continue in this edition, and we thank the sponsors of the newsletter for supporting us with advertisements as well. The Village of Grafton has become known for its parks and opportunities for recreation, and we continue to make strides toward enhancements in these areas.

The third annual State of the Village presentation took place Tuesday, March 8th at the Community Center in North Park. Thank you to the Kiwanis organization for always helping to



More than 140 participants attended this year's State of the Village presentation

sponsor the event and play a lead role in making it a first class operation. At this State of the Village presentation, I and members of the administrative team had the chance to share with the community a presentation of all of the positive strides made in the Village over the last 12 months. Portions of this presentation have been included in this publication as well, so that residents can view all that has been accomplished...and what's to come in the future. A true sense of community was on display, as members of the community, residents, businesses, non-profit organizations, representatives from the Midview Schools, fellow elected officials from nearby communities, and more participated. Thank you all, for helping to make this State of the Village Presentation a successful, annual event.

Finally, I close with continued gratitude for a community who has weathered so much during this post-pandemic environment. While we all see signs of hopefulness as positive cases continue to trend downward, we must pause to reflect on the past 18 months. It's been quite an experience. Many have been negatively impacted. Yet through it all, Grafton has remained resilient, firm in its convictions and dedicated to the future. I thank you all... for who you are, and what you do to make Grafton the beacon of light in Lorain County.

Sincerely,

Mayor David M. DiVencenzo



Many distinguished individuals attended the State of the Village, including Commissioner Matt Lundy and Michelle Hung. Pictured here is Commissioner Lundy with Community Development Director Bob Duncan.



CENTERRA COUNTRY STORE

Hours:
M-F 8:30a-6p
Sat 9a-5p
Sun 10a-3p

Spring is on the way... at Centerra!

- 20lb Propane Refills- \$10!
- Bring in your dog for a FREE 5lb bag of Exclusive or Infinia Dog Food! (1 per household please!)
- 20% off all planters and pots in our greenhouse!
- Sommer's Suet, assorted flavors 75 cents each!
- Chicks are here!
- Carhartt clothing and hats 20% off



NOW AVAILABLE!

Choose from 5m (covers 1,000 sq ft)
or 15m (covers 15,000 sq ft)

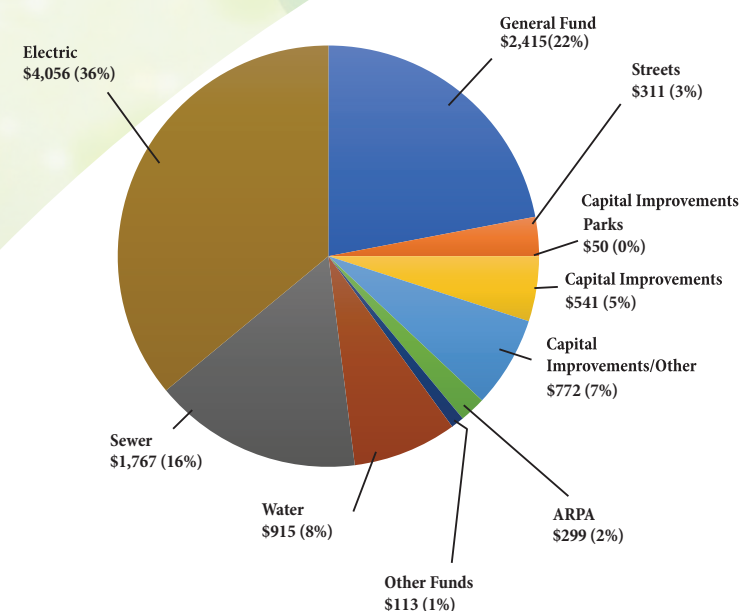


The calendar year of 2021 was a significant year for the Village of Grafton in terms of finances. As required by State Statute, the Village produces a series of reports that are all posted on the Village website. Below you will find a sequence of charts and graphs that should help residents to obtain an accurate overview of the Village finances from one year to the next.

**All dollar amounts in increment of \$1,000*

ACTUAL TOTAL REVENUES

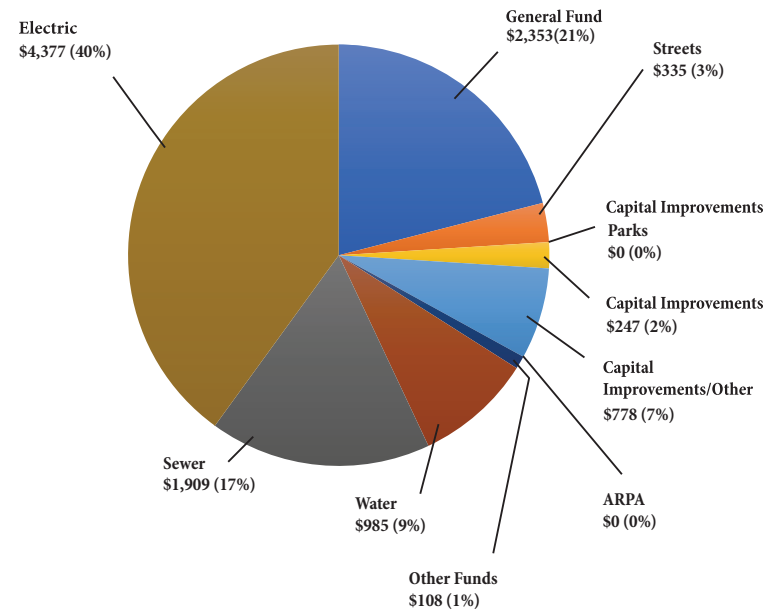
(through December 2021)



TOTAL REVENUES - \$11,239,000

ACTUAL TOTAL EXPENSES

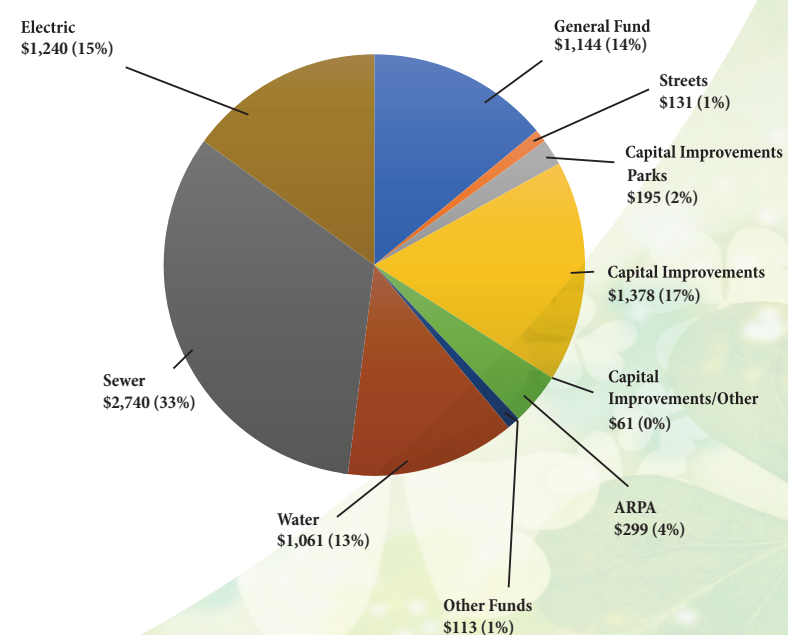
(through December 2021)



TOTAL EXPENSES - \$11,092,000

FUND TOTAL BALANCES

(through December 2021)



TOTAL FUND BALANCE = \$8,362,000



GMPL OFFERS THESE IMPORTANT SERVICES

FREE NOTARY SERVICES

The Grafton-Midview Public Library offers free Notary Public services for the benefit of residents in our communities. Call ahead to be sure a staff notary is available before visiting the Library.

PASSPORT SERVICES

Your journey starts here! The Library makes it easier to plan your next trip. Passport processing and photos are available and appointments can be made Sunday - Saturday. Call ahead and get your appointment today.

TECH TUTOR SERVICES

Need help with a new phone, computer, or another digital device? Our Tech Tutor sessions are 1-on-1 classes with Information staff to help you learn how to operate your device. Regular appointments are available weekly.

GRAFTON-MIDVIEW PUBLIC LIBRARY
OPENING YOUR WINDOW TO THE WORLD.

Visit us on social media today!



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Grafton, OH 44044
440-926-3317
www.gmplibrary.org

Village of Grafton to Invest \$7 million in Capital Improvement Projects This Year

The Village of Grafton continues investing in the long-term capital infrastructure needs, and the following pages will briefly summarize each project, share a cost estimate and funding sources, and reveal anticipated completion times. Thank you to everyone who has played a meaningful role in these capital improvement projects for today, and for the future.

Envision Grafton Main Street Continued Construction - \$1.4 million

The Main Street construction process includes a variety of components, including new curb and gutters from the railroad tracks on Erie Street to the lights on Mechanic Street. Keep in mind, as we have shared in the past, that the future parking scheme will be reversed, to permit rear-entry parking. The project will also consist of new bump-outs, feature landscape and hard scape, new lights and two crosswalks with rapid-flash beacons to help control speed and enhance walkability. In addition, the Village will be re-aligning Parsons Road to turn it 90 degrees to create a safer intersection configuration. This project will begin in the early spring and intends to be completed by the end of September. The approximately \$1.4 million in costs is helping to be funded through ODOT safety funds, OPWC and NOACA TLCI Implementation funds, with close to 90% of the total cost being funded by outside agencies.

In addition, another grant was secured to pave the remainder of Parsons Road, so that the two can be connected, even though part of separate projects. The additional paving equates to approximately \$260,000 in costs, with 50% being paid by these grants. This project will include a complete mill-and-resurface and will involve the Main Street intersection to the Village corporation limits.

Mechanic Street/Crook Street Improvements - \$1.3 million

The Mechanic Street and Crooks Street Improvements will be another major capital improvement focus, including sanitary sewer lines and significant storm water improvements. It will also include a complete mill-and-resurface. The \$1.3 million in total project costs is being made possible by funding from Ohio Public Works along with OWD Authority. The benefit of this major project is that Grafton residents will see aging infrastructure replaced, to supplement the water lines that were replaced in 2021. New fire hydrants will enhance public safety access in the event of an emergency as well, and the connectivity to existing sidewalks will improve the walkability for residents as well.

Sub Station Rebuild and Major Renovations - \$3.7 million improvement

As the residents will recall, the Village of Grafton is making a substantial improvement in the Sub Station Rebuild and enhancement. The electrical conversion taking place involves 4kV to 12kV of electrical distribution, which significantly improves the future sustainability for our community. The Village will continue updating the community on this important infrastructure item, since it directly impacts energy usage and costs today and for generations to come.

Reservoir Park Trail Enhancement for Connectivity - \$225,000

During 2022, the Village of Grafton will be accepting bids for approximately \$225,000 in trail improvements and enhancements in and accepting bids for 225,000 for trails around Reservoir Park, to continue upgrading the experience for park users in our community. The Village desires to make newly constructed trailheads from Main Street, thereby creating an access point for entry into the park. The surface of the trailways is anticipated to be a mix of crushed and paved aggregate, with wide path lanes to accommodate multiple pedestrians and hiking enthusiasts. Our hope is that visitors to the park can circumnavigate the entirety of Reservoir Park, all the way around the baseball diamonds. And yes, the Village is hopeful to be completed with this pathway by early summer, making an intended connection with the anticipated walkways at Willow Park.

Willow Crest Subdivision Sanitary Lift Station and Forced Main - \$600,000

The Village is also heavily involved in the construction of a sanitary lift station and forced main in the Willow Crest subdivision, which will significantly accommodate approximately 125-150 homes in the future. The idea behind the lift station is the desire to not run additional sewage downline, and will improve the serviceability for the homes being constructed there. Once again, this project represents a much needed improvement, that while not as glamorous as others, will improve the quality of life for generations to come.

Washington Drive Water Line Replacement- \$404,000

The Washington Drive Water Line Replacement project will be underway during 2022 as well. The water line in this project will loop to nearby Woodland Chase and will include some minor storm water improvements as well. There will be approximately 60% paving within this project. The purpose of this project is to reduce the breaks in the lines as well as the hammering on the lines as well. While the anticipated cost of this project is \$404,000, the OPWC will be playing a lead and key role on the funding aspect.

UPDATES and KEEPING IN THE KNOW... IN GRAFTON

WELCOME, FRANKLIN BREWERY!

Coming soon to 516 Main Street, will be Franklin Brewery, with the Village's first microbrewery in our history. We look forward to this by summer time! WELCOME!

Franklin Brewery at 516 Main Street, the first brick and mortar microbrewery location... Looking to be open this year by the summertime!

HOME TOWN HEROES BANNERS AND MEMORIAL DAY PARADE

Those interested in having Hometown Heroes Banners can contact Amy Barnhart for 2022.

Also, Memorial Day will feature our annual parade and will commence at 12 noon after lineup begins at 11 a.m. The parade starts at the police station and concludes at Railroad Street, then circles back to Village Hall on Main Street. A ceremony will follow.



ANNUAL SHRED/DUMPSTER DAY - APRIL 23rd

Mark your calendars for April 23rd at 111 Elm Street, as the Village will participate in the Annual Shred/Dumpster Day. This a village-wide opportunity to shred unwanted documentation or papers. Bulk dumpsters will be available to get rid of trash or oversized items, and is FOR RESIDENTS ONLY. Proof of residence with a utility bill will be required. We thank the Lorain County Commissioners and Solid Waste Department for their help with this even.



KEEP LORAIN COUNTY BEAUTIFUL DAY

On Saturday, May 21st all of Lorain County will participate in Keep Lorain County Beautiful Day. In the Village, residents will plant flowers in our parks, mulch beds, clean up litter at parks, the Gazebo and town hall. We invite you to keep an eye out for this date to help beautify Grafton this summer.

June 11th Trash to Treasure - A Village-wide garage sale will take place, 9 a.m. - 5 p.m. Put out your items and people can peruse!

July 2nd - Celebrate Grafton!

The Village is currently raising funds for another celebration of our nation's birthday. On July 2nd at Willow Park, a concert will take place, food will be available and then fireworks will commence at dusk.



“FAST FACTS ON GRAFTON TOMORROW”

WHAT IS GRAFTON TOMORROW?

A comprehensive plan completed by the village, a resident-appointed Steering Committee, and planning consultants. Due to the pandemic, the project took just over two years to complete. The village utilized a four-phased approach of Discovery, Collaborative/ Visioning, Plan Development, and Public Review/Final Adoption to determine a vision for the future of Grafton (“Grafton Tomorrow”). This document will guide public policy in terms of transportation, utilities, land use, recreation, housing, economic development, and downtown development for years to come.



Who was involved in Grafton Tomorrow?

The Mayor, Administration, Police and Fire, Village Council, Planning & Zoning Commission, Board of Zoning Appeals, Planning Consultants, Citizens, Local Business and Building Owners, Civic and Community Groups, the Lorain County Metro Parks, the Midview Schools, the Grafton-Midview Public Library, and Lorain County Community Development.



What is the Plan's General Guiding Principles?

- Grafton has a unique sense of character and community, a true “hometown.”**
- Grafton’s connections for all modes of transportation (vehicular, bicycle, and pedestrian) are very important to residents and visitors.**
- Grafton’s historic downtown is the living room of the community and attention must be given to existing buildings, businesses, and management.**
- Grafton’s parks, recreation, and greenspaces are very important to residents and visitors and should be preserved and expanded to meet the needs of existing and future residents and visitors.**
- Grafton’s existing industrial and commercial developments are very important and should be expanded to meet increasing demands of residents and visitors.**
- Grafton’s residential stock is varied but needs to be more age and price diverse to attract people in different stages of their lives.**
- Grafton is one community with no north/south divide and all planning elements will recognize this.**



Transportation

- Add sidewalks
- Provide additional crosswalks
- Review streets for congestion issues
- Wayfinding signage system
- Transportation/access for SR 57 from Main Street to Schools
- Create recreational and tourist experiences related to transportation

Housing, Industrial/Commercial, Infrastructure

- Examine addition of more variety in housing types, price points, materials
- Limit on-street parking in existing and future residential neighborhoods
- Landlord registry
- Examine additional regulations with new residential
- Add new retail/restaurant businesses
- Create experiences for residents/visitors
- Add murals to buildings
- Improve sidewalks, crosswalks, bike paths/lanes, trails
- Improve internet, electric, cable, solar

Economic Development

- Maintain sound economic base, mix of industrial, commercial, and residential land uses
- Active participant in region’s economic development organizations
- Develop economic development strategy to support existing businesses, growing small businesses
- Develop and maintain data base inventory of all businesses and vacant buildings
- Identify and maintain list of potential locations for development, redevelopment, infill development
- Review, revise internal policies, procedures to ensure development review process is clear, efficient
- Ensure adequacy and capacity of water, sewer services, utilities, and public safety for existing and new businesses
- Continue to beautify industrial/commercial areas with baskets, banners, consolidation of signage, and burying of utility lines
- Adopt voluntary business registry, turn into directory for residents/visitors

- Continue to utilize existing and pursue new incentives for existing and new business development
- Work with Midview Schools and local businesses to develop internship and apprenticeship programs
- Develop strong Grafton brand with feel of old west, rustic, and railroad
- Spur economic development through tourism and marketing area as recreational/naturalist niche

Downtown

- Maintain and enhance all downtown infrastructure
- Implement streetscape program
- Revisit angle paring, enforce restrictions on parking, advertise public parking lots
- Brand Historic Grafton with logo, tagline, wayfinding signage program
- Add architectural design standards to zoning ordinance
- Implement Four Point Main Street Approach
- Focus on promotions
- Update business inventory with additional physical property information
- Recruit “fun” businesses that draw residents and visitors
- Promote mixed-use buildings with retail on first floor and residential/office on second floor
- Offer incentives for building improvements, business practices, rent payments, and advertising
- Upgrade façade and code issues in downtown buildings with local and out-of-town owners to take pride in their buildings
- Maintain traffic generators and examine new ones in downtown
- Work to fill vacant spaces and buildings, examine vacant building fee/tax

Parks and Recreation

- Add wayfinding signage system with QR codes
- Upgrade connections in, to, and around parks with Metro Parks, north to south Grafton, schools, and downtown
- Increase fixtures at parks including recycling containers, bike racks, benches, fencing
- Add more interactive activities like bigger splashpad, pool, swimming area, fishing, tennis, skate park, rope course/zip line, bike rental, quarry improvements, and activities for all ages
- Focus on recreational events
- Attract new businesses specializing in recreational uses such as bike rentals, zip line/courses, quarry and reservoir usage
- Implement big ideas for new parks
- Implement big ideas for all four parks

How was the public engaged in Grafton Tomorrow?

The village worked with different forms of outreach to invite residents to participate in the planning process.

Activity	Number of Activities	People Engaged
Steering Committee Meetings	4	54
Workshops	4	64
Public Survey	1	188
Parks Survey	1	160
Press Releases	5	+/-5,000
Utility Billings	4	+/-4,800

What were the current and future land use recommendations for Grafton Tomorrow?

Public workshop participants were asked to utilize a coloring exercise to examine areas for development and redevelopment in the village. Based on this feedback, the following future land use tool was developed. →



What did the public have to say about Grafton Tomorrow?

Visioning Comments

"Growth but keep our quaint vibe. People love GRAFTON because of our history and small Mayberry that we portray!"

"I hope to see more expanse and life come out of Grafton..."

"Less developing, more focus on green spaces and staying a small community with an improved downtown."

"We are stuck in the past and we need to start moving towards the future."

"I would like to see the entire village become walkable and hold more community events like farmers markets and art shows that support village residents' talents and attract visitors."

"A perfect balance of the old with the new."

"It's at a pivot point. Now is the time to preserve its charm."

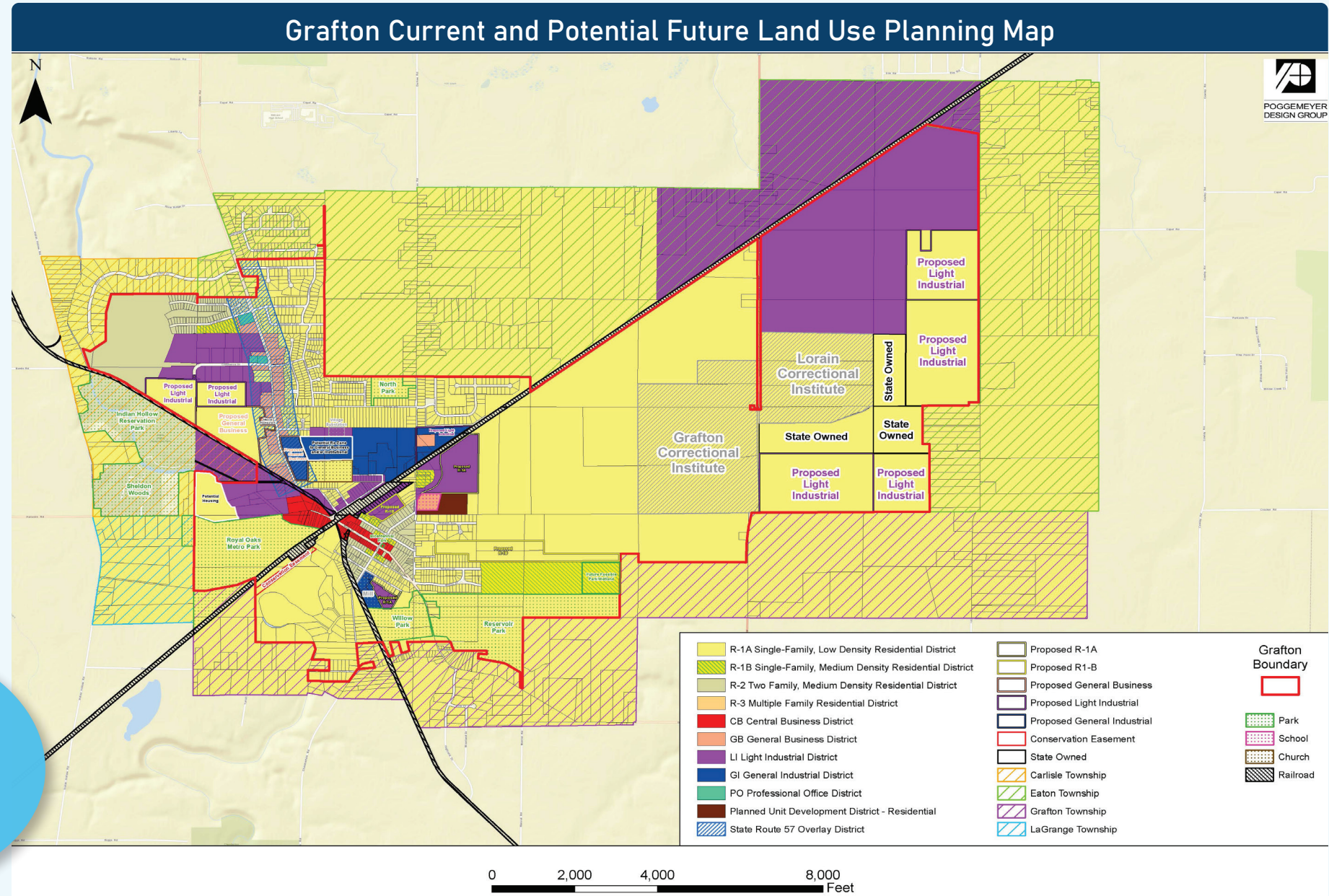
"...I really enjoy it here, keep following your heart and allow community to thrive."

Survey Summary



Survey Says...

- Crosswalks on Main, at Novak and at Willow and Reservoir Parks
 - Design Standards
 - Sidewalks through entire village
 - Focus industrial/commercial efforts in downtown, Commerce Drive, SR 57 between northern village limits and Erie Street
 - Recreation/greenspace/trails developed in connection with Metro Parks, connection through entire village, in existing parks, and quarry at Willow Park
 - Assist existing and new businesses with incentives
- Additional promotional events, removal of vacancies, design review, and streetscape in the downtown
 - New housing east of Willow/Hickory, east of Wabash Avenue, Vivian Drive Extension West
 - Support enforcement of property maintenance and buffers between commercial/industrial and residential uses
 - Roads, bike paths, and sidewalks for future infrastructure improvements
 - Internet, electric, and cable for future utility improvements
 - Would support levy/assessment for future improvements



Highlights

- Proposed Light Industrial south of Commerce Drive (currently zoned Residential)
- Proposed General Business south of above area (currently zoned Residential)
- Proposed Light Industrial around prisons (currently zoned Residential)
- Proposed Residential south of railroad tracks off Elm (currently zoned Light Industrial)
- Proposed residential north of Willow Park (currently zoned Light Industrial)
- Proposed General Business along SR 57, north of Erie Street (currently zoned Heavy Industrial)
- Proposed General Business/Institutional south of Vivian, north of Erie (currently zoned Heavy Industrial)
- Proposed Light Industrial east of Elm Street, northeast of railroad tracks (currently zoned Heavy Industrial)

What does Grafton Tomorrow Implementation look like?

Chapter 10 of the report contains a full implementation matrix organized by planning element with activities/strategies, time frames, responsible parties, and potential funding sources.

Implementation Summary

Land Use
Implement Future Land Use Map
Complete zoning code audit/update
Enforce property maintenance
Enforce SR 57 Overlay Zone
Encourage buffering
Encourage residential development on infill lots and in areas adjacent to residential neighborhoods

"Plans are only good intentions unless they immediately degenerate into hard work."

- Peter Drucker

Upcoming Village Events

Please remember to check the Village Website and Facebook page for updates on a regular basis.
Thank you for your continued support.



2022 MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8 State of the Village North Park Community Room 7:30 a.m.	9	10	11	12
13 Daylight Savings Begins	14 Homeschool Series GMP Library 1 p.m.	15 Council Meeting Village Hall 7:30 p.m.	16 Tech Bytes: Ins & Outs of Using eBooks GMP Library 10 a.m.	17 Saint Patrick's Day	18 AARP Tax Aide GMP Library 9:30 a.m.	19
20 First Day of Spring	21 Homeschool Series GMP Library 1 p.m.	22	23	24	25 AARP Tax Aide GMP Library 9:30 a.m.	26
27	28 Homeschool Series GMP Library 1 p.m.	29	30	31		

2022 APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
					1 April Fool's Day	2
3	4	5 Council Meeting Village Hall 7:30 p.m.	6	7	8	9
10 Palm Sunday	11 Homeschool Series GMP Library 1 p.m.	12	13	14	15 Good Friday	16
17 Happy Easter!	18 Homeschool Series GMP Library 1 p.m.	19 Council Meeting Village Hall 7:30 p.m.	20	21	22 Earth Day	23
24	25 Homeschool Series GMP Library 1 p.m.	26	27 Book It Monthly GMP Library 10 a.m.	28	29 Arbor Day	30

2022 MAY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3 Council Meeting Village Hall 7:30 p.m.	4	5	6	7
8	9	10 GMP Library Board of Trustees Meeting 7 p.m. National Teacher Day	11	12	13	14
15	16	17 Council Meeting Village Hall 7:30 p.m.	18	19	20	21
22	23	24	25	26	27	28
29	30 Memorial Day Parade Lineup at Police Station 11 a.m.	31				

Non-Emergency Contact Information

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Mayor

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Utilities

(440) 926-1093 opt. 1

Streets

(440) 926-2260

Electric

(440) 926-2912

Sewer

(440) 926-2765

Fire (non emergency)

(440) 926-2075

Police (non emergency)

(440) 926-2261