

**VILLAGE OF GRAFTON
BOARD OF ZONING APPEALS MEETING
JOINT PLANNING COMMISSION AND
REGULAR COUNCIL MEETING
MARCH 3, 2026
7:00PM**

Present for roll call were Romes, Campbell, Kitts, Kilgore, and McCort. Also present were Clerk-Treasurer Stephanie Barnhart, Mayor Duke, Village Administrator Andrew Lipian, and Law Director RJ Budway.

Planning commission members present at the meeting were Richard Smith. Absent are Joe Fillipiak and Tim Thompson. Due to a lack of quorum, the BOZA meeting had to be rescheduled for March 17th, 2026. Issues postponed were the Ryan homes banners and the Rankin property rezoning.

Minutes

Mayor Duke makes a recommendation not to approve the minutes on the grounds of the council not having time to go through the minutes. Councilman Kilgore makes the motion not to approve. Councilman McCort seconds. Vote: All AYES

Bills

Mayor Duke makes a motion to pay the bills. Kilgore makes the motion. McCort seconds. Vote: All AYES

Motion to Read All Ordinances and Resolutions by Title Only

Presented by Mayor Duke as Ordinances alone, not Resolutions. Mayor Duke and Village Administrator speak on verbiage delivered and it is clarified that Ordinances will be read by title only while Resolutions will be read in full. Vote: All AYES

Resolutions will be read in its entirety. Councilman Romes makes the motion. McCort seconds. Vote: All AYES

**PRESENTATION OF ELECTRIC BILLING AND OTHER POWER MATTERS
JOHN COURTNEY FROM COURTNEY & ASSOCIATES**

The presentation is broken into four steps.

1. Data Acquisition
2. Projected Revenue Analysis
3. Review of Rates
4. Organize

The presentation is summarized below. For context or additional information seek the recording on the GLW website.

Mr. Courtney explains steps are taken to verify accuracy of data and with little adjustments, they are able to come up with some accurate and consistent ratios.

Project energy sales are going to drive both revenues as well as largest cost, which is separated into power supply requirements and cost. And once they have projected power supply requirements and cost, then they can project revenue at current rates. And then they project what we call revenue requirements.

John separated sales by rate classification and tried to normalize any historical data. Growth is not included as part of the rate study. Projected energy sales for 2027 through 2030 include energy sales to your sewer plant, your waste water plant.

Last year the council took action to initiate billing of the sewer plant. They included that in their projection of energy sales in the large power class. They're projecting average residential revenues, 14.7 cents a kilowatt hour, general service at 15.2, and large power at 11.7. That includes the power supply cost adjustment charge of .01196 per kilowatt hour. And that's based on the 2027 average projected power costs provided by AMP.

They're projecting in the way of dollars for each rate class, a little over \$1.5 million for the residential class, roughly \$800,000 for general service, and about \$1,150,000 for large power. Just shy of \$3.5 million in projected revenues at current rates.

On allowance for debt service, and again, the Village got two debts, the AMP loan and a debt associated with a project called Omega JV-5, or Bellville Hydro, a hydroelectric plant that was built back in the mid-'90s.

The debt service number for JV-5 is roughly \$58,000 a year in debt service. In 2030 that debt will be retired. The AMP loan has projected annual payments on that at \$262,000 a year. There is also a Farmer Savings Bank loan with regard to land purchased a few years back projected to be paid off in 2027. Through 2030, they're at about 4.5% to 5% shortfall in revenue, including now the energy sales to the wastewater plant.

Their conclusions and recommendations with regard to the revenue requirement are that projected revenues at current rates are not sufficient to meet the projected revenue requirements. And that revenues would need to be increased by approximately 5% in order to meet the projected year term revenue requirements.

Projected revenues at current rates are not sufficient to meet the projected revenue requirement, and if revenues would need to be increased by approximately 5%. The Village of Grafton actually is going to be okay for 2026 at current rates.

POTENTIAL CONGRESSIONAL DIRECTED SPENDING OPPORTUNITIES FOR THE VILLAGE

Congressional spending is an open invitation to village residents to send ideas to the village offices for the federal government and legislators to receive money for said projects.

MAYOR'S UPDATE

Congratulations to Lu's on their 49th anniversary.

VA REPORT

- Went to Washington D.C. with American Municipal Power and connected with both Congressmen and Senators. In addition to networking, data centers were discussed. It is reemphasized that NDAs cannot be signed within communities. It was made clear data centers have been turned away from the Beacon Park properties.
- America's 250th is being worked on by a small, closed committee at this time.
- A poll for a DORA zone is up and running for community feedback.
- Plans for the Rite Aid building after the quasi-water main break are leaning towards fire and police or a combined effort of.

- Seven businesses are courting for the Community Development Block Grant Initiative with Kleinfelder.
- As a long-term project, a sidewalk to the high school is being considered.

POLICE

596 calls to service last month.

FIRE

- There are individuals interested in joining, one being Brandon Kuzak, who has EMT Basic and Hazmat Tech.
- Fire is at 87 requests for service this year, 19 mutual aid gives, four mutual aid receives.
- Rope training has begun as the weather has warmed.
- The smoke alarm program is going well and more have to be ordered.
- The residential lockbox program is also going extremely well.

ORDINANCE AUTHORIZING THE VILLAGE’S PARTICIPATION IN THE OHIO TREASURER OF STATE’S OHIO MARKET ACCESS PROGRAM IN CONNECTION WITH THE VILLAGE’S PARTICIPATION IN THE AMERICAN MUNICIPAL POWER, INC. (“AMP”) ON BEHALF OF” FINANCING PROGRAM AND AUTHORIZING THE PREPARATION AND FILING OF AN APPLICATION FOR THAT PROGRAM AND THE EXECUTION AND DELIVERY OF A STANDBY NOTE PURCHASE AGREEMENT IN CONNECTION THEREWITH, AND OTHER NECESSARY AND APPROPRIATE DOCUMENT, AND DECLARING AN EMERGENCY

They allowed the village to pay interest only for the first five years, from 21st until 26th. This is the last year that we are able to pay principal only. And it starts from next year, principal plus interest must be paid, which means they are also in a debt covenant or what we call a debt agreement (that you have to have a debt ratio at least 1.1 to let them see we are good with the debt). In approximately 2024, the village did not meet the debt covenant. That's why this year, we're working so close to make if we can negotiate with them so that we're not paying principal this year, so that we can, and they're kind of good with us too.

McCort motions to suspend the rules. Kilgore seconds. Vote: All AYES

Kilgore motions to pass the ordinance. McCort seconds. Vote: All AYES

Inquiry towards Clerk-Treasurer Stephanie Barnhart for the Ordinance number. The response is that she does not know the ordinance number.

DISCUSSION OF AMENDING GRAFTON VILLAGE ORDINANCE #660.05.

McCort made a motion to table this discussion. Campbell seconded. Vote: All AYES

RESOLUTION BY THE COUNCIL FOR THE VILLAGE OF GRAFTON VOTING IN EXPRESSION OF LOSS OF CONFIDENCE IN THE VILLAGE CLERK-TREASURER AND DECLARING AN EMERGENCY

This resolution was read in its entirety for the council and all attending individuals. Mayor Duke asks, to prevent any further damage to the financial stability and the success of the village, to resign. Stephanie Barnhart promptly replies “You have it.”

Kilgore makes the motion for no confidence. McCort seconds it. Vote: All AYES

Motion to suspend rules and declare an emergency made by McCort. Seconded by Kilgore.
Vote: All AYES

EXECUTIVE SESSION

Motion to go into executive session made by Romas. Seconded by Kilgore. Vote: All AYES