

October 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3	4	5
6	7 6:00pm Technology Committee-cancelled 7:00pm City Council	8	9	10	11	12
13	14 6:30pm BOPA 6:30pm Electric Com 7:00pm Water/Sewer 7:30pm Muni Prop. ALL CANCELED	15 4:30pm BZA- CANCELED 5:00pm Planning Commission- CANCELED	16 4:30pm-Civil Service	17	18	19
20	21 6:00pm Parks and Rec Commission- cancelled 6:00 Tree Commission 7:00pm City Council	22 4:30pm Civil Service- cancelled	23	24	25 12:00pm Special City Council Meeting	26
27	28 6:30pm Finance and Budget- cancelled 7:30pm Safety and Human Resources- cancelled	29 4:30pm-BZA	30 6:30pm Parks and Rec Board	31	1 8:00am Budget Meetings	2 8:00am Budget Meetings



City of Napoleon, Ohio

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

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www.napoleonohio.com

Memorandum

To: Mayor and City Council, City Manager, City
Law Director, City Finance Director, Department
Supervisors, News Media

From: Mikayla Ramirez, Clerk

Date: October 25, 2024

Subject: Finance and Budget Committee – Cancellation

The regularly scheduled meeting of the **FINANCE AND BUDGET COMMITTEE** for Monday, October 28, 2024, at 6:30 pm has been **canceled** due to lack of agenda items.



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Memorandum

To: Safety and Human Resources Committee
cc: Mayor and City Council, City Manager,
City Law Director, City Finance Director,
Department Supervisors, News Media
From: Mikayla Ramirez, Clerk
Date: *October 25, 2024*
Subject: Safety and Human Resources Committee –
Cancellation

The regularly scheduled meeting of the **SAFETY AND HUMAN RESOURCES COMMITTEE** for Monday, October 28, 2024, at 7:30 pm has been **CANCELLED** due to lack of agenda items.

City of Napoleon, Ohio

BOARD OF ZONING APPEALS

Special Meeting Agenda

BZA-24-05–Variance to Property Side Setback–908 W. Riverview Ave.

Tuesday, October 29, 2024, at 4:30 pm

Location ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Approval of Minutes – April 9, 2024. (In the absence of any corrections or objections, the Minutes shall stand approved)

3. New Business

BZA 24-05 – Variance to Property Side Setbacks

An application for a public hearing has been file by Jim Bersee of 908 W. Riverview Ave. Napoleon, Ohio 43545. The applicant is requesting a variance to Section 1147 regarding the building side setback in an R-2 Low-Density Residential District. The applicant is requesting the variance to build an addition onto his existing garage that sits just off the west side of the property line. The applicant is asking to come in on the west side of the garage a few inches and then straight out to the north, not impeding or encroaching the nearby neighbor.

5. Closing Remarks
6. Adjournment.


Mikayla Ramirez-Clerk of Council

City of Napoleon, Ohio
BOARD OF ZONING APPEALS MEETING MINUTES
Tuesday, April 09, 2024 at 4:30 pm
BZA 24-03 ~ Variance to Building Size at 510 Buckeye Ln.

PRESENT

Board Members	David Dill- Chair, Lynn Rausch, Ethan Plummer, Kelly Burkhardt
City Staff	Kevin Schultheis-Code Enforcement/Zoning Administrator
Acting Clerk	Marrisa Flogaus
Others	Robert Reed Carol Spieser Kevin Sonnenberg Barb Cochran Sandra Schweter

News- Media

ABSENT Larry Vocke

CALL TO ORDER

The Board of Zoning Appeals the meeting was called to order by the Chairman Dill at 4:30 pm.

APPROVAL OF MINUTES

The minutes from the February 27, 2024 meeting were approved as presented.

NEW BUSINESS

BZA 24-03- Variance to Building Size at 510 Buckeye Ln.

Dill read the background on BZA 24-03. An Application for a public hearing has been filed by Robert Reed of 510 Buckeye Lane Napoleon, Ohio 43545. The applicant is requesting a variance to Section 1147 regarding the building square footage requirement in an R-1 Suburban Residential District. The applicant is requesting the variance to place a 30' x 50' = 1,500 sq. ft. accessory building to house his camper when not in use.

Schultheis stated I will add that 30% of the property can be covered. The property size is approximately 34,000 square feet, which is more than enough to place this building on.

RESEARCH AND FINDINGS

Schultheis presented his research and findings for BZA 24-03: Upon approval of this variance and issuance of a zoning permit, a building permit from Wood County Building Inspection shall be required.

STANDARDS FOR A VARIANCE:

The Board, after a hearing, may grant a variation from the regulations of the City's Planning and Zoning Code, but only when such variation is in harmony with the general purpose and intent of the Planning and Zoning Code, and the Board finds all of the following:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district;
- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question;
- (c) That granting such variance will not be materially detrimental to the public welfare or injurious to the property of improvements in the vicinity or district in which the property is located;
- (d) That granting such variance will not alter the land use characteristics of the vicinity or district, diminish the value of adjacent land and improvements, or increase the congestion in the public streets.

Schultheis stated I have a letter from the residence of Anthony Wayne. "As residents of Anthony Wayne Acres for over forty years this letter is a no to the variance permit that Robert Reed is proposing for 510 Buckeye Lane. His proposed 30 x 50 = 1,500 square foot accessory building or as he puts it "toy barn" to his camper. The use doesn't belong in the subdivision. This subdivision is for quality homes and has no place for this storage unit. There are facilities outside that provide this type of storage. Again, we are against this and would like you to please respect our views. Sincerely, John and Carol Spieser 530 Buckeye Lane." There was a petition passed around. I believe there was about 36 signatures. Dill asked if the signatures were for or against it? Schultheis replied against it. Again, the square footage per property size. The house is 2,800 square feet, so that would take it down to 7,400 square feet. The accessory building would be 1,500 square foot, which would take it down to 5,900 square feet. He has plenty room there. The only thing that he's adding is 500 square feet more than the codified ordinance states. He can legally build up to 1,000 square feet accessory building. Dill asked if there was a diagram of where the building would actually be? Schultheis replied this is the only drawing that was supplied to me. Dill asked where are the other homes in that drawing? Schultheis replied you would have one on the corner of Riverview and Buckeye Lane. Dill asked what about the street behind? Burkhardt stated Orchard. Schultheis replied I'm not sure who lives back there, but there is a house back there. His building would be within the restricted setbacks: 7 feet to the side and I think 15 feet to the back. He has plenty enough room. Dill stated there's a tree line in the photograph. Where would the building be in comparison to the tree line? Reed replied the first tree that you see would be where the barn would start. I'll probably lose three of the trees. Dill asked if there was a plot map of this? Rausch asked if the subdivision have any restrictions on outbuildings? Schultheis replied the home owners association has expired. Then it falls onto the City Ordinances. Everything that happens out there now falls under the City Ordinances. Dill stated it looks like it would be right in the middle of the yard. It doesn't seem like it would fit there. How far back on the map would the building be? Schultheis replied to about the fourth tree. Reed stated how I measured out is that I'm probably going to lose three of the trees. Schultheis asked if the fourth tree would be where the back of the building would be? Reed replied yes, there's four up front and one in the back. The tree to the right is gone. Someone tore it out before I even bought the house. Rausch stated 50 feet deep there would come out to where? It looks like it would come to the first tree or past it. Can you show us on the map where the building would start? (Reed pointed to the map to show them). Dill asked if there was a 7 foot set back on the side? Schultheis replied

there would be. Unknown women in crowd stated that's the length. Where's the width? On the hand drawing of plans there's no measurements at all. Rausch replied that's why I want to see this. Schultheis stated it would be somewhere similar to this. Just need to widen it up a bit. Reed replied it should be a little wider than that. Rausch stated it's twice as wide as that. Reed replied it's not twice as wide. It's about 4-5 feet on the one side. Rausch asked Reed if his intention is to hug the property line as close as he can? Reed replied yes. My next door neighbor approved it and has no problems. They knocked on his door asking to sign the petition and he told them no. Spieser replied then there must have been another petition because I never went to that door. I was never told he wasn't going to sign it. Schultheis stated that's just a little over 1,500 square feet. Dill asked if there were any comments from the people here? Sonnenberg stated my name is Kevin Sonnenberg and I live on Briarcliff Drive, but my brother lives on the corner of Riverview and Buckeye. His big concern with all of this is that he's had plans rejected from this City simply because the proper measurements weren't on the application. There doesn't seem to be a plan in place at all for the amount of water that's going to run off this building. If you add another 500 square feet that's a lot of water coming off the building. The yard by my bothers house and the next house already have water that will pond there when we get ½ to ¾ inch of rain when it comes at a down pour. What's going to happen to this water? It's going to add a lot of surface water to this area. Schultheis replied if the city engineer feels as though a detention pond needs to be placed in the back on would have to be built. Reed replied it already has two drains in the back yard. Sonnenberg stated that's still going to have water sitting in there. Then in the heat of summer we're going to have mosquitoes. Schultheis replied it's a detention pond, so it would soak in. Sonnenberg stated I understand that, but if you get an inch of rain during a sudden down pour it won't soak in for quite a while. It's going to be moist in that area. I think there's not a lot of thought that's gone into this. A 1,000 square foot building could have been put up without an issue to start with. I don't know the size of his camper, but I think if it's bigger than that maybe he should consider taking it someplace else. Dill asked if there was anyone else that has something to say about this subject? Cochran stated my name is Barb Cochran and I'm a resident out in Anthony Wayne Acres. I don't understand why anyone after seeing Anthony Wayne Acres and realizing that this is a residential area would buy a home here and a few months later want to build a large building for his toys effecting so many Anthony Wayne Acres land owners. There's plenty of farm land in Henry County and surrounding counties. We have lived in Anthony Wayne for 54 years. We are saddened by how this is going to affect everyone living in Anthony Wayne. Dill asked anyone else? Rausch stated basically the only thing I had to say on this is a 30 x 50 building is a pretty big building and to put it in a housing development like this. I know where I live I wouldn't want that building by me or in the development, period. I just think it's an overkill. If he would have kept it down to 1,000 feet then it would have been a possibility, but this large of building. It's a farm building. That's where it belongs is out in the county, I agree. That's my opinion on the thing. Dill asked if we had any drawling's on what the building would look like? Schultheis pulled up a picture. Dill stated okay, a double door pole barn. The camper would fit in one side of that, right? Reed replied my camper would fit on one side. My trailers 39 ½ foot long. The other side is for my car hauler for my '56 T-Bird and my truck. My truck won't fit into my garage because its 3 inches to long. If I go to the size you'll allow me I can't put my truck and trailer in there. Dill stated we as a board generally approved if there's no objection. It's difficult for us to take a stand against what the general populist is willing to have since it violates the code. If there's nothing additional on the subject I would like to have a

motion one way or the other. Schweter stated I'm Sandra Schweter and I live at 620 Rohm Drive. To begin with it's a large place being built and isn't really a necessity in our area. It's not part of the house. I think it kind of a deterrent for us from other people and for us to live there and have that big thing there. When he brought in the camper it was humongous. Well anyways, I just want to offer something else for him to think about. There are a lot of barns around here that somebody might want to rent to him for his camper. I know when we had a boat we found a barn to house it. It's a possibility for him. That way he can still have his camper, but everybody would be happy. Rausch stated normally we have no problem approving something when there is very few people who disagree with the situation, but as you can see there are some issues here.

Motion: Rausch Second: Plummer
to Disapprove BZA 24-03, as a variance to building size at 510 Buckeye Ln.

Dill stated I will have to recuse myself because of a conflict of interest being a neighbor.

Roll call vote on the above motion:
Yea-
Nay- Plummer, Burkhardt, Rausch
Yea-0, Nay-3. Motion Failed.

Small stated you are voting in favor of the motion and the motion was to disapprove. Dill asked that roll be recalled.

Roll call vote on the above motion:
Yea- Plummer, Burkhardt, Rausch
Nay-
Yea-3, Nay-0. Motion Passed.

Dill stated the motion has been turned down. You're free to get a permit for 1,000 square foot building. As far as the board is concerned they found an adequate cause not to approve 1,500.

ADJOURN

Motion: Burkhardt Second: Rausch
to adjourn the Board of Zoning Appeals meeting at 4:51 pm

Roll call vote on the above motion:
Yea- Plummer, Burkhardt, Rausch
Nay-
Yea-3, Nay-0. Motion Passed.

Approved

David Dill - Chair



City of Napoleon, Ohio

Kevin Schultheis, Zoning Admin.

Code Enforcement

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OCTOBER 10, 2024

Memorandum

To: Members of the Board of Zoning Appeals
From: Kevin Schultheis, Zoning Administrator / Code Enforcement Officer
Reference: Variance to Property Side Setbacks / Non-Conforming Residence
Meeting Date: October 29, 2024 @ 4:30 pm
Hearing: BZA-24-05

Background:

An application for a public hearing has been file by Jim Bersee of 908 W. Riverview Ave. Napoleon, Ohio 43545. The applicant is requesting a variance to Section 1147 regarding the building side setback in an R-2 Low-Density Residential District. The applicant is requesting the variance to build an addition onto his existing garage that sits just off the west side of the property line. The applicant is asking to come in on the west side of the garage a few inches and then straight out to the north, not impeding or encroaching the nearby neighbor.

Research and Findings:

Upon approval of this variance and issuance of a zoning permit, a building permit from Wood County Building Inspection shall be required.

Standards for a Variance:

1129.03 NONCONFORMING LOTS.

When the use proposed for a nonconforming lot is one that is conforming in all other respects but the applicable setback requirements cannot reasonably be complied with, then the Board of Zoning Appeals may allow deviations from the applicable setback requirements if it finds that:

- (1) The property cannot reasonably be developed for the use proposed without such deviations.
- (2) These deviations are necessitated by the size or shape of the nonconforming lot, and
- (3) The property can be developed as proposed without any significantly adverse impact on surrounding properties or the public health or safety.

The Board, after a hearing, may grant a variation from the regulations of the City's Planning and Zoning Code, but only when such variation is in harmony with the general purpose and intent of the Planning and Zoning Code, and the Board finds all of the following:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district;
- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question;
- (c) That granting such variance will not be materially detrimental to the public welfare or injurious to the property of improvements in the vicinity or district in which the property is located;
- (d) That granting such variance will not alter the land use characteristics of the vicinity or district, diminish the value of adjacent land and improvements, or increase the congestion in the public streets.

Kevin Schultheis, Zoning Administrator / Code Enforcement Officer

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City of Napoleon, Ohio

PARKS AND RECREATION BOARD

MEETING AGENDA

Wednesday, October 30, 2024, at 6:30pm

Location ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Approval of Minutes (in the absence of any objections or corrections, the minutes shall stand approved) September 25, 2024.
3. Discussion with the Napoleon Baseball Commission
4. Discussion/Action: 2025 Budget Requests
5. Miscellaneous
6. Adjournment


Mikayla Ramirez - Clerk

City of Napoleon, Ohio

PARKS AND RECREATION BOARD
MEETING MINUTES

Wednesday, September 25, 2024 at 6:30 pm

PRESENT

Board Members	Peg Funchion, Chad Richardson, Mike Saneholtz, Ryan Miller, Jon Knepley, Dan Baer
City Staff	Tony Cotter-Director of Parks, Recreation and Cemeteries
Others	News Media, Connor Small
Clerk	Mikayla Ramirez
ABSENT	Ryan Funchion

CALL TO ORDER

P. Funchion called the Parks and Recreation Board meeting to order at 6:30 pm

APPROVAL OF MINUTES

The minutes from the May 28, 2024, Parks and Rec Board meeting were approved as presented.

REVIEW OF RATES AND FEES SCHEDULE

Cotter said, each year in September when we begin the budgeting process so the first thing, I want to go over are the rates and fees schedule. As you recall last year the changes, we made increases in the rates at the golf course we did that across the board for greens fees and memberships. We changed the types of memberships we had and then, we also increased cart fees. So, this year we are not making any recommendations there nor at the swimming pool. What we would really like to do is adjust the rates we charge for our corporate memberships. We are getting a lot of those memberships which is good because it gets many players out there on the course. No greens fees are collected once the fee from the company is collected, that does not include cart rentals. We also get the indirect benefits of purchasing concessions. The corporate membership price has not been changed since 2018, so we felt that, since we adjusted all the rates for daily rate and members that it was time to adjust that fee. We are seeking a recommendation from the board based on what we are recommending adding an additional \$200 to each of the different lines which would be \$1,000 to \$1,200 for the 25 and under. The 25 represents the total number of fulltime employees in the company. Then, so on and so forth for each line. Primarily most of our corporate memberships are the 25 and under line but we are getting 3 or 4 more 26-50 lines. Did we get any 50-100 lines? Small said, we got 100-200 lines. P. Funchion asked, how many corporate members do we have? Small said, probably 700 of our 900 members. Cotter said, but again I think that it really helps us that we generate those carts fee and concession fees from them. We have not adjusted those since we started the program in 2018. That program started slow but now I know companies use it apart of their wellness program for insurance. Nothing for the swimming pool, shelter houses, or our recreation programs currently. Richardson said, there are approximately 700 eligible people who use that through the corporation. P. Funchion asked, how many corporations do we have? Small said, probably 12. If you look at how much money we make the 4th leading item is corporate membership. P. Funchion said, that's great and I know the first year we started there weren't many. Cotter said, it has been working great and we certainly want to continue it.

Motion: Saneholtz Second: Richardson
To recommend increasing the corporate membership fees by \$200

Roll call vote on the above motion:

Yea- Knepley, Baer, Richardson, Saneholtz, P. Funchion, Miller
Nay-

Yea-6, Nay-0. Motion Passed.

UPDATE PROPOSED 2025 CAPITAL IMPROVEMENTS REQUEST

Cotter said, once again I'd like to bring what we are proposing in our 2025 budget to the board before I bring the entirety of the budget. In the packet you will see what we are planning on adding to our budget for capital improvements. Starting with the golf course we went with a 5-year lease program with the equipment, and this is our 1st year in 2024 making a payment. Next year, it will be year 2 of 5 in the amount of \$25,000. We want purchase 3 more golf course and trade out 2 we have, which would be the last of the 2009 golf carts we have. They still run but they're just getting old, and it is just part of the cycle we do. That should cost around \$19,500 it just depends on the trade in value of those golf courts. The big-ticket item and we talked about this a little bit at the beginning of the year, and this is a request I received from our superintendent Tom Schwab. With the amount of golf carts now that we are building to our fleet, so we don't have to continue to rent carts for outings. We are running out of space to store this stuff and not just golf carts. Now we have 4 pieces of boat equipment that we are getting with our lease program. If you play golf out there you probably noticed that Tom must park some stuff outside the barn, and we don't want to do that because it is expensive equipment. We are in desperate need of a new storage building so we got four estimates that range from \$140,000-\$200,000. So, what we would like to propose is that we budget \$150,000 to try and get a new building. A couple locations we are considering putting this building was originally Glenwood or behind the private cart storage area, which that is probably the best location. We will figure all of that out if we get the funding for this building. What I am proposing for now is that we fund \$75,000 out of the rec fund and then ask for the other half to come out of the CIP fund or another fund. This would be approximately 50 by 100 square foot building and at least 2/3rds of the building would be concrete and the other portion stone. Also, we probably will carve out a small area for a desk for Tom because right now he is working right next to where he changes oil. We would retain the building that is next to the railroad tracks and use that for chemical storage. We do store our golf carts now during the winter in a building we built 25 years ago on Oakwood Avenue, and we just ran out of room. We are growing and we must have places to store our stuff. We need to check and see how the Finance and Budget Committee feels about the split of the cost. I will sit down with the city manager and finance director to discuss these plans for the budget. Onto the pool operating, this funding here we take out of the 220 funds, which is the aquatic center fund. These are recommendations I got from Connor; these is a decking that is kind of like snap together decking material that you can put on concrete floors. We are getting a lot of slips and falls in the hallways leading from the two doors between the pool doors and the exit/entrance. So, we want to put some of this dry deck material on the floor, often you see this at many indoor pools like the YMCA. We think this is the right investment to keep it safe out there. We also want to add more security cameras because when we built the facility, a part of a cost saving measure we did not add in all our cameras. We also want to get more coverage by the golf cart storage area. This would cover the cost with a 50% share with the police department because they need to upgrade their server to run all these different types of cameras. The total cost between us and the police department is roughly \$14,000 and our share would be \$7,000. Then, we would be able to move the camera we have now over to the field on Glenwood. One of the things we must do according to the IT department is get many new computers because they won't be able to run a certain program on them anymore. We have three computers at the golf course/swimming pool so that would be \$7,500 to cover the cost of that. Moving on, the parks mower is an expense we do every other year, and we did not do that this year so next year we will roll out the 3 mowers that mow each day with one back up. This new one will replace the back up. Last time we bought one it was a little over \$15,000 so I want to make sure put enough money in the budget in case the cost increased. Next, Oakwood Park dugout improvements basically what we want to do is add

concrete floors, probably something that was needed for many years. We got an estimate for the two small fields for less than \$9,000 so we want that to happen next year before the season starts. Then, as the years go, we will start making other improvements to Oakwood Park since it is starting to age. Last one, the athletic field liner, which is the paint machine, that we use to paint the foul lines for all the ball fields. The one we have now we've had for 10 years so it is time to replace that. Back to the second one, we were asked by a group during covid about adding pickle ball courts. It lost traction and they were tasked to help with fundraising, and it just stalled out. Then, we had an initiative by the senior center to build pickle ball courts outside their facility which they did but apparently, they are not as available to the public we thought they would be. We have been exploring the possibility of pickle ball courts here within our parks system and I thought a good location would be Swearingen Park. Although, the problem we have is there is a skate park on the old tennis courts. Many communities have repurposed their tennis courts to build their pickle ball courts. That skate equipment was purchased about 15-20 years ago by the Police Union, so the city manager approached the union to ask their thoughts about us moving that. The union was receptive and acknowledged that there isn't the popularity for skating like there once was. With the popularity of pickle ball, we thought this would be a good location to install the courts. I am working with a company right now that installs them and there are two ways this happens. One way is there is a coating on the surface and that is generally the case if the concrete surface is newer. Since, this is an older surface what the other option is a snap together grid type surface that you can put over older concrete. This levels out any cracks and makes it a good playing surface. This surface is sanctioned by the Pickle Ball Association, so it is popular and works well so I think it is the best choice for us. I do have a potential donor that would like to contribute to this so I think if we can put \$35,000 toward this with the donor helping, we can get at least 3 courts. I will probably have something to present next month about this because I am still working with this company. P. Funchion asked, is there lighting out there? Cotter said, no there is not but there are post on each corner that we could use if we ever wanted to light it. The courts there are very large so theoretically we could put 4 courts in there. When I was working with this company, Sportscape, they proposed 4 courts and another area for other activities. That number came in higher, so I suggested doing it in phases. Richardson asked, what is the parking like? Cotter said, there are a couple places to park we could easily get 15-20 cars in the area. I think the parking would be adequate if we have enough play there. Saneholtz asked, the frisbee golf out on Oakwood would that just fizzle out? Cotter said, no but there is one guy working on it but most of the baskets are in, some tees are in, and the benches are getting set up. It is moving slowly but the guy is getting to it when he can. Richardson said, the city is not mowing tasks out there, right? Cotter said, no. When he came, he didn't intend to have any maintenance it was all going to be natural. He hasn't approached me about that, and that guy gets that done by volunteers.

UPDATE TRICK OR TREAT NIGHT RECOMMENDATIONS

Cotter said, Halloween, October 31st falls on a Thursday so we are recommending that trick or treat be on that date from 6-7:30 pm.

Motion: Saneholtz Second: Knepley
to Recommend to Council to set Trick or Treat Night for Thursday, October 31st, 2024, at 6-7:30 pm

Roll call vote on the above motion:

Yea- Knepley, Baer, Richardson, Saneholtz, P. Funchion, Miller

Nay-

Yea-6, Nay-0. Motion Passed.

MISCELLANEOUS

Knepley- Nothing.

Miller- Nothing.

Richardson said, the new baseball field, how is it being maintained? Cotter said, so there is a brush that you put on the back of a tractor. We brushed it at least twice since it's been put in, we use a similar one at the golf course and school but that is how you do it. When we ran the brush over it the first time, we were surprised how much material we were pulling up and it was actually blackening the surface. It was recommended to at least do it twice so that is what we have done.

Baer said, at the top of the railing at Ritter Park the boards are bowing and to me that seems to soon to be doing that. Cotter said, I will investigate that.

Sanholtz- Nothing.

P. Funchion said, first, I want to commend Tom and Connor for how great the golf course has been. The grass is in places I've never seen before and I've heard so many compliments about it. I also want to mention the dead tree on four that you can see right through and that must go down. Cotter said, I just mentioned that to Tom and he is aware that it needs to be cut down. P. Funchion said, are we going to do stump removal of the trees that are cut down. I saw someone with a cart run right over a cart. Also, on number four by the creek, the drainage tile has 8 feet of the tile you can see. It seems to be eroding and going more into the four fairway, I believe it might need to be filled in or something. Cotter said, I will follow up with tree removals with Tom. We did budget money for stump and tree removals. Tom would like to do a lot of it on his own but in the areas he can't we probably will have to call a professional. One of the things that makes it difficult to get out on the golf course during the off season it seems like the last two winters everything was frozen. Also, I agree, the summer programs went great and the new field was utilized well. One concern people had was it would only be used by the boys but that wasn't the case. I think the girls used it just as much as the boys. The contractors are back working on the press box, concessions, and bathroom so hopefully that will get done this fall so it is ready in the spring. Connor and I have been talking about helping the youth baseball program with communication because there has been a disconnect with the city leagues and travel teams. The travel teams were not problematic, but we were getting a lot of feedback from parents not knowing about the teams for their kids. What we want to try and do is have a committee/commission to organize all of that. Years ago, when Joe Meyer was the girls' softball coach, he organized lady cats' softball club and he did the same thing so everyone was aware of what was going on. We want to do something similar, and we are getting great cooperation from Eric Sprague the baseball coach. Connor has done great job being guys in three times now already and you may have seen advertising for tryouts or skill evaluations. Sprague recommended doing that in the fall instead of the spring that way kids still have baseball on their mind. Our goal is to help facilitate that but not actual control it since it isn't run by the city. So far it is going well they just need a president and vice president. We did have a good season at the pool and golf course both have higher revenue than last year. Small said, the pool felt different this year because we were up \$4,000. Adding the theme day went great and so did the 4th of July. In the future, I think we should add another themed day because the kids seemed to enjoy that, and it gave them something to look forward to. The pool staff was awesome and 95% of our staff returned this season. Unfortunately, we will lose a lot of them to college soon, but it is still good to see they are excited to come back. The golf course's simulator use and the online bookings has helped a ton. We have a lot of people from outside our community visiting our facilities and I contribute that to Tom and Abby who do such a great job getting our name out there. Cotter said, Tom approached me in August and said he wants to invest money in seed in the bare areas and it took some effort, but you can see where its growing. The course looks great, and we've been getting many compliments.

ADJOURN

Motion: Miller Second: Richardson
to adjourn the Parks and Recreation Board Meeting at 7:07 pm

Roll call vote on the above motion:

Yea- Knepley, Baer, Richardson, Saneholtz, P. Funchion, Miller

Nay-

Yea-6, Nay-0. Motion Passed.

Approved

Ryan Funchion

DRAFT

City of Napoleon, Ohio
SPECIAL CITY COUNCIL
MEETING
IN JOINT SESSION WITH
FINANCE AND BUDGET COMMITTEE
Friday, November 01, 2024, at 8:00am

Location ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Review of 2025 Budget Proposals
3. Adjournment



Mikayla Ramirez - Clerk

City of Napoleon, Ohio
SPECIAL MEETING

OF THE
FINANCE AND BUDGET COMMITTEE
IN JOINT SESSION WITH
CITY COUNCIL

Friday, November 01, 2024, at 8:00am

Location ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Review of 2025 Budget Proposals
3. Adjournment


Mikayla Ramirez - Clerk

City of Napoleon, Ohio
SPECIAL CITY COUNCIL
MEETING

IN JOINT SESSION WITH

FINANCE AND BUDGET COMMITTEE

Saturday, November 02, 2024, at 8:00am

Location ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Review of 2025 Budget Proposals
3. Adjournment


Mikayla Ramirez - Clerk

City of Napoleon, Ohio
SPECIAL MEETING

OF THE

FINANCE AND BUDGET COMMITTEE

IN JOINT SESSION WITH

CITY COUNCIL

Saturday, November 02, 2024 at 8:00am

Location ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Review of 2025 Budget Proposals
3. Adjournment


Mikayla Ramirez - Clerk

BUDGET REVIEW SCHEDULE WITH CITY COUNCIL

Friday, November 1st, 2024	
8:00 AM	HR - 1370
8:20 AM	Administration - 1300
9:05 AM	Municipal Court - 1800, 1810, 2021, 2023
9:25 AM	Henry County Chamber - 123-1900
9:45 AM	Engineering - 1700 Operations - 5100, 5110, 5120, 5130, 5200, 6210, 6310, 6311, 6400, 6410, 6411, 6412, 6420
11:15 AM	Law - 1400
11:30 AM	IT - 1600
11:45 AM	Henry County CIC - 3500
12 Noon	Lunch
12:30 PM	Parks & Recreation 4100, 4200, 4300, 4400, 4700
1:15 PM	Wastewater Treatment Plant -6300
1:45 PM	Water Treatment Plant -6200
2:15 PM	Electric -6110, 6111
3:00 PM	Police - 2100, 2101, 2102, 2103
3:45 PM	Fire -2200

Saturday, November 2nd	
8:00 AM	Finance -1500, 1510, 1520, 1900, 5600 Council/Mayor 1100/1200
9:00 AM	Finance/CM Summary



June 2025 PJM Capacity Price Increase

As a result of the significant spike in PJM capacity prices, your community's energy rates will increase starting in June 2025. All electric consumers in PJM's 13-state footprint will experience a surge in energy rates in response to these new capacity prices. AMP will continue to work with your municipality to mitigate the rate impacts in the coming years.

What is installed capacity?

As the regional transmission grid operator that spans New Jersey to Chicago, PJM ensures that the electric grid remains balanced between load and generation. PJM must plan to provide enough operational generation (installed capacity) to supply the maximum electricity usage (load) during the year.

If there is not enough generation at any time, the load must be reduced through rolling blackouts. The highest loads of the year occur on very hot or very cold days, when most people across the region are heating or cooling their homes, and loss of power during these times could be dangerous to human health. It is PJM's responsibility to ensure reliability and prevent blackouts. PJM contracts with generators to be available for immediate use during emergencies.



Figure 1: The shaded area shows where PJM, a regional transmission organization, coordinates the movement of wholesale electricity.



How is the capacity price determined?

PJM runs an auction to acquire capacity based on supply and demand. Generators offer a price that needs to be paid for their capacity, and peak demand is based on PJM's load forecast plus an adequate reserve margin. When there is less generation (supply) than load (demand), the price of capacity increases.

A few years ago, capacity prices were slightly higher when some power plants (mostly coal) were retiring. In recent years, capacity prices have been low as more natural gas generation came online and electric demand remained flat. This dynamic changed dramatically in the auction for June 2025 - May 2026, which was held at the end of July 2024.

What is the cost of installed capacity?

The auction's result determines the generators' payments, passed on to consumers through their electric rates. From June 2024 through May 2025, PJM will pay \$2.2 billion in fixed annual payments to generators, costing the average residential customer 0.3 cents / kilowatt-hour (kWh), or approximately \$32 / year of their electric bill.

For the 12-month period of June 2025 – May 2026, PJM will pay generators \$14.7 billion (\$14,700,000,000), collected from all power users in the PJM region. Beginning in June 2025, capacity will cost an additional 2.4 cents / kWh, adding approximately \$250 / year to consumers' electric bills (*based on average usage of 875 kWh per month*).

What caused the price increase?

There are several factors contributing to the rise in capacity prices:

- PJM's forecasted peak demand has increased substantially, with much of the new load coming from large data centers, which can consume as much power as a small city.
- Recent reliability challenges during cold weather events and more intermittent generation (mostly from solar and wind) have caused PJM to expand its generation capacity requirement.
- Several power plants have retired for financial and regulatory reasons in the past few years. Meanwhile, new generation has not been constructed quickly enough to offset the loss in supply.



What can be done to reduce your costs?

AMP's Projects (i.e. AMP Fremont Energy Center, Hydro Projects, and Prairie State Energy Campus) and Power Purchase Agreements (i.e. Blue Creek Wind) receive capacity payments from PJM as generators contributing to grid reliability. This revenue offsets the capacity expenses within your power costs.

In addition, behind the meter generation (such as diesels, natural gas generators, and solar projects) connected to the municipality's electric system reduces capacity charges from PJM.

Finally, because PJM allocates capacity costs based on times of peak load usage (typically 4-6 p.m. on hot summer days), reducing the load in your community during these periods helps to lower your capacity costs for the next year (this is known as peak shaving). AMP provides members with peak shaving recommendations and offers several resources to help with load reduction efforts, such as the Community Energy Savings Day Toolkit.

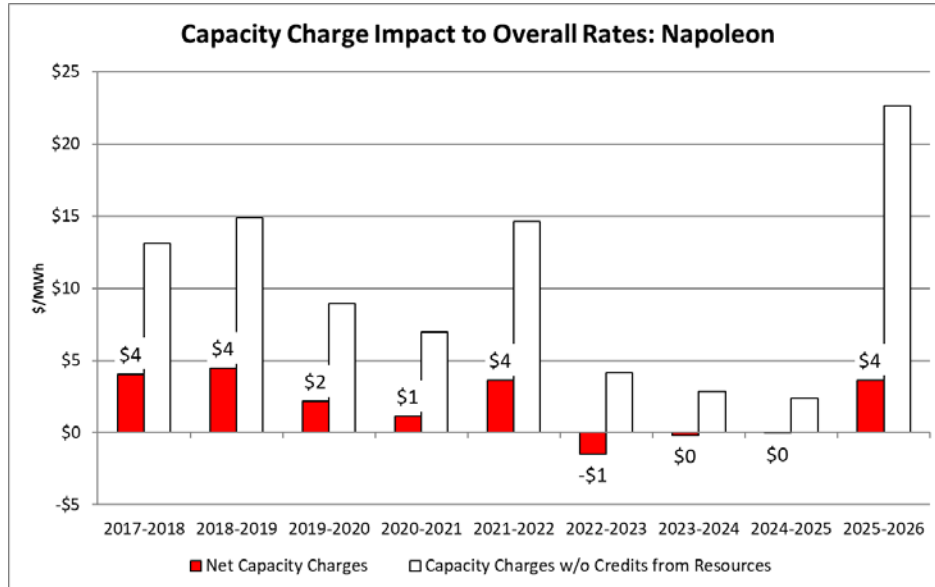
PJM will conduct auctions for the 2026/2027 delivery year in December 2024 and for the 2027/2028 delivery year in June 2025. It is unlikely that any significant new generation will come online in time to mitigate high capacity prices for at least the next three years.

For questions on capacity costs and how they affect your community, please reach out to Craig Kleinhenz (ckleinhenz@amppartners.org).

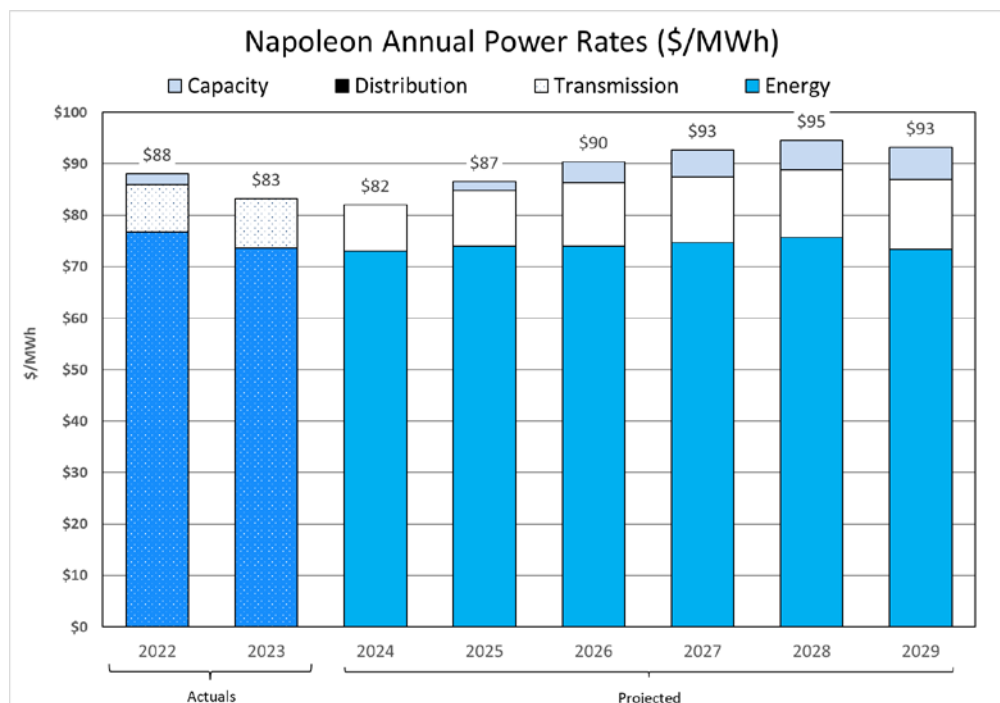


Appendix A: Impact on Your Rate

Below is a chart showing the impact of capacity costs on your community's overall rate. The white bar shows how much capacity adds to your bill, whereas the red bar accounts for capacity credits you receive from your participation in and ownership of generation projects (note that \$10 / MWh = 1 cent / kWh).



Below is a chart showing your community's wholesale power rates from AMP.





Appendix B: Capacity Analogy

A public school must maintain enough teachers to match the number of classes. The school district projects the number of students it will have over the next few years and then hires full-time and substitute teachers to match the classroom needs and provide a reserve of teachers when the full-time teachers are absent. Without enough teachers on a given day, classes would need to be canceled.

When many teachers are available for hire, salaries are lower, and the school can maintain a high reserve of substitute teachers. As teachers retire and fewer new teachers enter the workforce, the number of teachers available for hire becomes smaller, forcing the district to increase salaries to attract enough educators to maintain their staffing needs. Finding enough educators becomes even more challenging if the number of students increases simultaneously.

As these salaries rise, those higher costs must be funded by additional taxes to the community.