

**PUBLIC HEARING  
COUNCIL CHAMBERS  
AVON CITY HALL  
MONDAY, JULY 14, 2025**

**7:25 P.M. – ORDINANCE NO. 49-25 – AN ORDINANCE APPROVING MODIFICATIONS TO THE SANITARY SEWER MASTER PLAN AND ADOPTING SAID MODIFICATIONS AS REVISIONS TO THE OFFICIAL SANITARY SEWER MASTER PLAN FOR THE CITY OF AVON**

**AGENDA  
AVON CITY COUNCIL  
REGULAR MEETING  
MONDAY, JULY 14, 2025**

**7:30 P.M.**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

|                                            |                                                        |
|--------------------------------------------|--------------------------------------------------------|
| Mary Berges, At Large                      | Bryan Jensen, Mayor                                    |
| Jennifer Demaline, Ward 1                  | Ryan Cummins, City Engineer                            |
| Dennis McBride, Ward 2                     | Pam Fechter, Planning/Economic Development Coordinator |
| Anthony Moore, Ward 3                      | John Gasior, Law Director                              |
| Michelle Patton, At Large                  | Steve Presley, Finance Director                        |
| Scott Radcliffe, Ward 4                    | Duane Streator, Safety/Public Service Director         |
| Brian Fischer, At Large, Council President | Barbara Brooks, Clerk of Council                       |

3. CORRESPONDENCE

- 1.
- 2.

4. ADDITIONS AND DELETIONS TO THE AGENDA

- |                                           |    |    |
|-------------------------------------------|----|----|
| 1. Motion to amend the agenda             | 1. | 2. |
| 2. Motion to accept the agenda as amended | 1. | 2. |

5. [MINUTES](#) OF THE WORK SESSION OF COUNCIL HELD MONDAY, JUNE 16, 2025

Motion to dispense with the reading of the minutes of the Work Session of Council held Monday, June 16, 2025, and to approve said minutes as published.

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|----|----|
| 1. | 2. |
|----|----|

6. [MINUTES](#) OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, JUNE 23, 2025

Motion to dispense with the reading of the minutes of the Regular Meeting of Council held Monday, June 23, 2025, and to approve said minutes as published.

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|----|----|
| 1. | 2. |
|----|----|

7. PURSUANT TO THE CHARTER OF THE CITY OF AVON ARTICLE IV, SECTION 16, THE CHAIRMAN ANNOUNCES A PUBLIC HEARING FOR THE NAGEL VILLAS TAX INCREMENT FINANCING (TIF) DISTRICT, THE PUBLIC HEARING WILL TAKE PLACE AT THE COUNCIL WORK SESSION ON MONDAY, AUGUST 4, 2025

Mr. Fischer

8. [ORDINANCE NO. 49-25](#) – APPROVING MODIFICATIONS TO THE SANITARY SEWER MASTER PLAN AND ADOPTING SAID MODIFICATIONS AS REVISIONS TO THE OFFICIAL SANITARY SEWER MASTER PLAN FOR THE CITY OF AVON

The Clerk will read Ordinance No. 49-25 by title only.

The Chair declares this to be the third of three readings of Ordinance No. 49-25.

Motion to adopt Ordinance No. 49-25.

1.

2.

9. [ORDINANCE NO. 54-25](#) – AUTHORIZING THE MAYOR TO ENTER INTO A MEDICAL DIRECTION SERVICES AGREEMENT BETWEEN THE CITY OF AVON AND UNIVERSITY HOSPITALS HEALTH SYSTEMS

The Clerk will read Ordinance No. 54-25 by title only.

The Chair declares this to be the second of three readings of Ordinance No. 54-25.

Motion to amend Ordinance No. 54-25.

1.

2.

Motion to suspend the rules and act on Ordinance No. 54-25.

1.

2.

Motion to adopt Ordinance No. 54-25 as amended.

1.

2.

10. [ORDINANCE NO. 59-25](#) – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24

The Clerk will read Ordinance No. 59-25 by title only.

Motion to suspend the rules and act on Ordinance No. 59-25.

1.

2.

Motion to adopt Ordinance No. 59-25.

1.

2.

11. [ORDINANCE NO. 60-25](#) – GRANTING A SPECIAL USE PERMIT TO LAWRENCE KRYSTOWSKI TO ALLOW FOR THE CREATION OF A FLAG LOT IN AN R-1 RESIDENTIAL DISTRICT ADJACENT TO 3489 MOON ROAD (NORTH SIDE)

The Clerk will read Ordinance No. 60-25 by title only.

Motion to suspend the rules and act on Ordinance No. 60-25.

1.

2.

Motion to adopt Ordinance No. 60-25.

1.

2.

12. [ORDINANCE NO. 61-25](#) – GRANTING A SPECIAL USE PERMIT TO CENTRAL SOUTH LTD. TO ALLOW FOR THE CREATION OF TWO FLAG LOTS IN AN R-1 RESIDENTIAL DISTRICT ON STONEY RIDGE ROAD

The Clerk will read Ordinance No. 61-25 by title only.

Motion to suspend the rules and act on Ordinance No. 61-25.

1.

2.

Motion to adopt Ordinance No. 61-25.

1.

2.

13. [ORDINANCE NO. 62-25](#) – TO AUTHORIZE A DEVELOPER'S AGREEMENT WITH LDC MIDDLETON II, LLC THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AT THE VILLAS OF NAGEL FARMS LOCATED NORTH OF MIDDLETON ROAD, SOUTH OF AVON ROAD AND EAST OF NAGEL ROAD

The Clerk will read Ordinance No. 62-25 by title only.

Motion to suspend the rules and act on Ordinance No. 62-25.

1.

2.

Motion to adopt Ordinance No. 62-25.

1.

2.

14. [ORDINANCE NO. 63-25](#) – TO AMEND THE SPECIAL USE PERMIT GRANTED TO THE AVON LOCAL SCHOOL DISTRICT TO ALLOW FOR THE INSTALLATION OF A NEW LED SIGN TO BE INSTALLED AT THE NEW ENTRANCE TO THE HIGH SCHOOL LOCATED AT 37545 DETROIT ROAD

The Clerk will read Ordinance No. 63-25 by title only.

Motion to suspend the rules and act on Ordinance No. 63-25.

1.

2.

Motion to adopt Ordinance No. 63-25.

1.

2.

15. ORDINANCE NO. 64-25 – ESTABLISHING THE NAGEL FARMS INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY IN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT OR SERVE THE INCENTIVE DISTRICT, REQUIRING THE OWNERS OF THE PARCELS WITHIN THE INCENTIVE DISTRICT TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A NAGEL FARMS MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND RELATED MATTERS

The Clerk will read Ordinance No. 64-25 by title only.  
The Chair declares this to be the first of three readings of Ordinance No. 64-25.

16. ORDINANCE NO. 65-25 – TO AUTHORIZE A DEVELOPER’S AGREEMENT WITH PETROS DEVELOPMENT GROUP FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AT THE VILLAS AT CHESTER COMMONS LOCATED ON THE NORTH SIDE OF CHESTER ROAD JUST EAST OF TIMBERLAKE APARTMENTS

The Clerk will read Ordinance No. 65-25 by title only.  
Motion to suspend the rules and act on Ordinance No. 65-25. 1. 2.  
  
Motion to adopt Ordinance No. 65-25. 1. 2.

17. ORDINANCE NO. 66-25 – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT TO PURCHASE REAL ESTATE LOCATED AT 3200 STONEY RIDGE ROAD IN THE CITY OF AVON, PERMANENT PARCEL NO. 04-00-011-102-056, FROM WILLIAM T. & PAMELA S. OWENS

The Clerk will read Ordinance No. 66-25 by title only.  
Motion to suspend the rules and act on Ordinance No. 66-25. 1. 2.  
  
Motion to adopt Ordinance No. 66-25. 1. 2.

18. REPORTS AND COMMENTS

MAYOR JENSEN

COUNCIL MEMBERS:

MS. BERGES, AT LARGE

MRS. DEMALINE, WARD 1

MR. MCBRIDE, WARD 2

MR. MOORE, WARD 3

MS. PATTON, AT LARGE

MR. RADCLIFFE, WARD 4

MR. FISCHER, AT LARGE

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR

MR. GASIOR, LAW DIRECTOR

MR. PRESLEY, FINANCE DIRECTOR

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR

AUDIENCE:

- |     |                                                  |    |    |
|-----|--------------------------------------------------|----|----|
| 19. | <u>ADJOURN</u>                                   |    |    |
|     | Motion to Adjourn the Regular Meeting of Council | 1. | 2. |