

**AGENDA
AVON CITY COUNCIL
REGULAR MEETING
MONDAY, AUGUST 11, 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 Streater, 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. RECOGNITION OF RANIA BROWN FOR EARNING 1ST PLACE IN THE DISCUS COMPETITION AT THE OHSAA STATE CHAMPIONSHIP FOR THE SECOND CONSECUTIVE YEAR Mayor Jensen

6. CONTINUED DISCUSSION OF A PROPOSED LOCATION FOR A SECOND FIRE STATION Chief Swope

7. [MINUTES](#) OF THE WORK SESSION OF COUNCIL HELD MONDAY, JULY 7, 2025

Motion to dispense with the reading of the minutes of the Work Session of Council held Monday, July 7, 2025, and to approve said minutes as published. 1. 2.

8. [MINUTES](#) OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, JULY 14, 2025

Motion to dispense with the reading of the minutes of the Regular Meeting of Council held Monday, July 14, 2025, and to approve said minutes as published. 1. 2.

9. [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 second of three readings of Ordinance No. 64-25.

10. [ORDINANCE NO. 65-25](#) – TO AUTHORIZE A DEVELOPER’S AGREEMENT WITH CHESTER ROAD PARTNERS, LLC 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.
The Chair declares this to be the second of three readings of Ordinance No. 65-25.
Motion to amend Ordinance No. 65-25. 1. 2.

Motion to suspend the rules and act on Ordinance No. 65-25 as amended. 1. 2.

Motion to adopt Ordinance No. 65-25 as amended. 1. 2.
11. [ORDINANCE NO. 67-25](#) – ESTABLISHING THE NAGEL VILLAS 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 VILLAS MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND RELATED MATTERS
The Clerk will read Ordinance No. 67-25 by title only.
The Chair declares this to be the first of three readings of Ordinance No. 67-25.
12. [ORDINANCE NO. 68-25](#) – GRANTING A SPECIAL USE PERMIT TO PREMIER 1500 NAGEL, LLC TO ALLOW THEIR TENANT, K-1 SPEED, INC. TO OPERATE AN ELECTRIC GO-CART AND AMUSEMENT CENTER BUSINESS LOCATED AT 1500 NAGEL ROAD, (PPN 04-00-021-000-263)
The Clerk will read Ordinance No. 68-25 by title only.
Motion to suspend the rules and act on Ordinance No. 68-25. 1. 2.

Motion to adopt Ordinance No. 68-25. 1. 2.
13. [ORDINANCE NO. 69-25](#) – GRANTING A SPECIAL USE PERMIT TO BOTSON PROPERTIES, LLC, TO AUTHORIZE THEIR TENANT, JAVA VENTURES V LLC (dba BIGGBY COFFEE STORE #1249), TO OPERATE A COFFEE SHOP WITH INDOOR SEATING AND DRIVE-THRU SERVICE AT 36500 DETROIT ROAD
The Clerk will read Ordinance No. 69-25 by title only.
Motion to suspend the rules and act on Ordinance No. 69-25. 1. 2.

Motion to adopt Ordinance No. 69-25. 1. 2.
14. [ORDINANCE NO. 70-25](#) – AMENDING THE SPECIAL USE PERMIT GRANTED TO THE AVON V.F.W. POST NO. 7035 TO ALLOW FOR THE CONSTRUCTION OF A 40’ X 24’ GARAGE (OUTDOOR STORAGE FACILITY) LOCATED AT 36950 MILLS ROAD
The Clerk will read Ordinance No. 70-25 by title only.
Motion to suspend the rules and act on Ordinance No. 70-25. 1. 2.

Motion to adopt Ordinance No. 70-25. 1. 2.
15. [ORDINANCE NO. 71-25](#) – TO ACCEPT IMPROVEMENTS IN AUTUMN GROVE SUBDIVISION
The Clerk will read Ordinance No. 71-25 by title only.
Motion to suspend the rules and act on Ordinance No. 71-25. 1. 2.

Motion to adopt Ordinance No. 71-25. 1. 2.

16. ORDINANCE NO. 72-25 – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH O.R. COLAN ASSOCIATES, LLC TO PERFORM RIGHT-OF-WAY ACQUISITION SERVICES FOR THE CHESTER ROAD WIDENING PHASE 3 & PHASE 5A PROJECTS
 The Clerk will read Ordinance No. 72-25 by title only.
 Motion to suspend the rules and act on Ordinance No. 72-25. 1. 2.
- Motion to adopt Ordinance No. 72-25. 1. 2.
17. ORDINANCE NO. 73-25 – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24
 The Clerk will read Ordinance No. 73-25 by title only.
 Motion to suspend the rules and act on Ordinance No. 73-25. 1. 2.
- Motion to adopt Ordinance No. 73-25. 1. 2.
18. ORDINANCE NO. 74-25 – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT TO PURCHASE REAL ESTATE LOCATED DIRECTLY BEHIND 39771 COLORADO AVENUE, (SOUTH OF THE FRENCH CREEK), IN THE CITY OF AVON, PPN 04-00-004-103-016, FROM ARLENE T. GRIFFITH AND COLLEEN SHEPHERD, TRUSTEES OF THE ATG TRUST DATED JULY 10, 2025
 The Clerk will read Ordinance No. 74-25 by title only.
 Motion to suspend the rules and act on Ordinance No. 74-25. 1. 2.
- Motion to adopt Ordinance No. 74-25. 1. 2.
19. 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:

20. ADJOURN
Motion to Adjourn the Regular Meeting of Council
1. 2.