

**AGENDA
AVON CITY COUNCIL
REGULAR MEETING
MONDAY, SEPTEMBER 8, 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

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

5. OVERVIEW OF SERVICES PROVIDED BY THE FRIENDSHIP ANIMAL PROTECTIVE LEAGUE (APL) OF LORAIN COUNTY Gregory Willey, Executive Director

6. MINUTES OF THE WORK SESSION OF COUNCIL HELD MONDAY, AUGUST 4, 2025

Motion to dispense with the reading of the minutes of the Work Session of Council held Monday, August 4, 2025, and to approve said minutes as published. 1. 2.

7. MINUTES OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, AUGUST 11, 2025

Motion to dispense with the reading of the minutes of the Regular Meeting of Council held Monday, August 11, 2025, and to approve said minutes as published. 1. 2.

8. 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 third of three readings of Ordinance No. 64-25.

Motion to adopt Ordinance No. 64-25. 1. 2

9. 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 second of three readings of Ordinance No. 67-25.

10. [ORDINANCE NO. 75-25](#) – TO AMEND THE PLANNING AND ZONING CODE SECTION 1222.02(b) “DEFINITIONS”, 1270.03 “SCHEDULE OF PERMITTED USES”, IN THE BUSINESS DISTRICT, SECTION 1274.03 “SCHEDULE OF PERMITTED USES IN O-2 DISTRICT”, SECTION 1280.05 “MINIMUM LOT AND YARD REGULATIONS FOR SPECIAL USES IN NON-RESIDENTIAL DISTRICTS AND 1280.06 “SUPPLEMENTAL REGULATIONS FOR CERTAIN USES” PERTAINING SPECIFICALLY TO HOTELS/MOTELS IN THE CITY OF AVON

The Clerk will read Ordinance No. 75-25 by title only.

The Chair declares this to be the first of three readings of Ordinance No. 75-25.

A Public Hearing will be held on Tuesday, October 14, 2025 at 7:25 p.m.

11. [ORDINANCE NO. 76-25](#) – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24

The Clerk will read Ordinance No. 76-25 by title only.

Motion to suspend the rules and act on Ordinance No. 76-25. 1. 2.

Motion to adopt Ordinance No. 76-25. 1. 2.

12. [ORDINANCE NO. 77-25](#) – AUTHORIZING THE MAYOR TO EXECUTE A GRANT AWARD AGREEMENT TO PARTICIPATE IN THE STATE CAPITAL BUDGET GRANT PROGRAM FOR FUNDS TOWARD THE CONSTRUCTION OF VARIOUS ASPECTS OF THE FRENCH CREEK SPORTS COMPLEX

The Clerk will read Ordinance No. 77-25 by title only.

Motion to suspend the rules and act on Ordinance No. 77-25. 1. 2.

Motion to adopt Ordinance No. 77-25. 1. 2.

13. [ORDINANCE NO. 78-25](#) – TO ADOPT PHASE ONE OF THE SHADE TREE PLAN FOR THE CITY OF AVON FOR IMPLEMENTATION IN FALL 2025

The Clerk will read Ordinance No. 78-25 by title only.

Motion to suspend the rules and act on Ordinance No. 78-25. 1. 2.

Motion to adopt Ordinance No. 78-25. 1. 2.

14. [ORDINANCE NO. 79-25](#) – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TURCO REAL ESTATE HOLDINGS COMPANY TO PURCHASE REAL PROPERTY CONSISTING OF APPROXIMATELY 0.4800 ACRES OF LAND, (A 10’ WIDE STRIP ON THE SOUTH SIDE OF FREEMAN DRIVE), PPN 04-00-009-000-167 AND DEDICATING SAME FOR USE AS A PUBLIC RIGHT-OF-WAY

The Clerk will read Ordinance No. 79-25 by title only.

Motion to suspend the rules and act on Ordinance No. 79-25. 1. 2.

Motion to adopt Ordinance No. 79-25. 1. 2.

15. [ORDINANCE NO. 80-25](#) – AUTHORIZING THE MAYOR TO EXECUTE THE ADDENDUM TO THE REAL ESTATE PURCHASE AGREEMENT WITH THE AVON LOCAL SCHOOL DISTRICT TO ACQUIRE REAL PROPERTY LOCATED AT 36600 DETROIT ROAD (a.k.a. THE AVON VILLAGE SCHOOL)

The Clerk will read Ordinance No. 80-25 by title only.

Motion to suspend the rules and act on Ordinance No. 80-25. 1. 2.

Motion to adopt Ordinance No. 80-25. 1. 2.

16. 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:

17. EXECUTIVE SESSION

Motion to Enter Into Executive Session for the Purpose of Discussing the Threat of Imminent Litigation and for the Purpose of Discussing the Purchase/Sale of an Interest in Real Property

1. 2.

18. RECONVENE

Motion to Reconvene the Regular Meeting of Council

1. 2.

19. ADJOURN

Motion to Adjourn the Regular Meeting of Council

1. 2.