

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, MAY 19, 2025
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING
AT 7:30 P.M.**

PRESENT:

Council Members: Council-at-Large – Mary Berges; 2nd Ward - Dennis McBride; 3rd Ward -Tony Moore; 4th Ward - Scott Radcliffe; Council-at-Large – Michelle Patton; Council-at-Large and Council President – Brian Fischer; Mayor – Bryan Jensen; City Engineer – Ryan Cummins; Planning/Economic Development Coordinator – Pam Fechter; Law Director – John Gasior; Finance Director– Steve Presley; Safety/Public Service Director – Duane Streator; Clerk of Council – Barbara Brooks

ABSENT:

1st Ward – Jennifer Demaline

Council President, Brian Fischer, Chair called the meeting to order.

1. [ORDINANCE NO. 42-25](#) – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-
24 Mr. Presley

Mr. Presley provided a review of the proposed supplemental appropriations as follows:

General Fund No. 101

Increase Purchase of Land by \$170,000 for the Purchase of property at 35015 Detroit Road and Mikulic Option Payment as these were not included in the Original Budget.

Increase IT Salary and Wages by \$2,650 for the increased cost of Employee Time Buyback.

Increase Transfer to Senior Programs Fund by \$30,000 to pay for Building Repairs not included in the Original Budget,

Increase Transfer to Streetlights Improvement Fund by \$67,000 for the Traffic signal at Detroit and Long Roads as it was not included in the Original Budget.

Total Increase for Fund 101	\$269,650.00
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Police Fund No. 221

Increase Salary, Wages and Benefits by \$13,650 for increased costs of Workers Comp and Employee Time Buyback.

Total Increase for Fund 221	\$ 13,650.00
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Avon Seniors Fund No. 230

Increase Infrastructures by \$30,000 to replace the roof, 2 windows and interior painting that were not included in the Original Budget

Total Increase for Fund 230	\$ 30,000.00
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Capital Improvements- Water Fund No. 303

Increase Water Lines- Capital Projects by \$200,000 for the Shakespeare Lane Water Line that was not included in the Original Budget.

Total Increase for Fund 303	\$200,000.00
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Traxler Fund No. 407

Increase Repayment of Advance to General Fund by \$400,000 as it was not included in the Original Budget.

Total Increase for Fund 407	\$400,000.00
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Streetlights Improvement Fund No. 427

Increase Equipment by \$67,000 for the installation of a traffic signal at Detroit and Long Roads as it was not included in the Original Budget,

Total Increase for Fund 427	\$ 67,000.00
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Grand Total of All Supplemental Appropriations	\$980,300.00
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Mr. Gasior asked for clarification regarding the payment for the Mikulic property.

Mr. Presley advised there was a payment due April 1st and the City will not make any additional payments because the property is being transferred to the City.

2. [ORDINANCE NO. 43-25](#) - TO AWARD A BID FOR THE STATE ROUTE 83 AND STATE ROUTE 254 INTERSECTION IMPROVEMENT PROJECT, PID 111283 LOR SR 0254 05.66 Mr. Cummins

Mr. Cummins advised bids were opened for the State Route 83 and State Route 254 Intersection Project on Friday, May 16, 2025. He said there were two bids received:

- Karvo Companies, Inc. base bid \$11,225,000.00
- Catts Construction, Inc. base bid \$11,491,826.88

Mr. Cummins reported that the lower of the two bids was approximately 18.8% over the engineer's estimate. He said there were a number of alternate bid items that were included in the bid that are preferences that the City typically uses over standard ODOT like items. Mr. Cummins stated utilization of those alternate items with the Karvo bid would result in a bid award of \$11,284,550.00 which is 19.4% over the engineer's estimate. He advised a bid tabulation has been provided and all the numbers added up and their bid documents were reviewed and confirmed as complete. Mr. Cummins noted that they also checked a couple of references for Karvo. He said several years ago there were some issues with ODOT and it certainly seems from the references checked that those issues have been resolved, stating that two glowing references were received for Karvo. Mr. Cummins recommended that Karvo Companies be considered the lowest and best bidder for the project and for Council to consider awarding a bid.

Mr. McBride was surprised to learn that only two bidders submitted bids.

Mr. Cummins confirmed there were only two bidders who submitted bids. He noted that the bid documents were sent out to a number of other companies and noted that some of the informal information he received back was that this project was not one major type of project as there are a lot of components to it such as paving, some underground, a lot of traffic signals and not just one major component. Mr. Cummins added there is a lot of maintenance of traffic (MOT) with this project.

Mr. McBride inquired about other companies such as Independence, Great Lakes and Ruland Construction.

Mr. Cummins said they sent the bid documents to Ruland, they corresponded and asked a couple of questions but did not submit a bid.

Mayor Jensen advised that is the reason he does not prefer to go out for bid this time of year as a lot of construction companies are already busy. He indicated if they could seek bids earlier in the season it was better, but it was unavoidable. Mayor Jensen noted that the City received an extra one million dollars in grant money but

that is being eaten up by the overage. He said it is disappointing, but in talking with Mr. Cummins and others in the Administration, if they wait it would only get more expensive, and the City would not be able to get the funds that are allocated now. Mayor Jensen stated he does not like accepting a bid that is almost 20% over the engineer's estimate, but there is not enough time to go back out for bid, and they all know that this project needs to be done, and he does not see any other way. He said if they took a chance and went back out for bids it could end up costing the City even more and possibly dragging it out two more years.

Mr. McBride agreed and said the traffic will only get worse as time goes on.

Mr. Cummins advised the Ohio Legislature in 2023 passed legislation that allows municipalities to award bids up to 20% over the engineer's estimate.

Mayor Jensen stated for the record, he does not like it and it is still painful.

Mr. Radcliffe asked if there was anything in the bid package that was driving the price overage or was it just the general conditions in the market right now.

Mr. Cummins advised he believes it is the current condition of the market. He said he saw some bids come in on other ODOT type projects that were a little bit lower, but over the past few months they started to spike again. Mr. Cummins stated it is going to be a difficult multi-phased project within a tight working area. He advised that it was not a majority of one type of project, but was divvied up 15-20% paving, 15% traffic signals etc. Mr. Cummins stated there are just a lot of different components which means that they will need to work with teams of companies and the like and that all takes time. He noted there was a contractor interested in bidding the project, but they could not get a comprehensive team put together over the time period. Mr. Cummins advised as was already indicated it is the time of year and the type of project is all part of the reason that the bids came in like they did.

3. [ORDINANCE NO. 44-25 – TO AWARD A BID FOR THE SHAKESPEARE LANE WATER MAIN REPLACEMENT](#) Mr. Cummins

Mr. Cummins advised last Thursday, May 15, 2025, they opened the bid for the Shakespeare Lane project noting that one bid was received by KMU Construction and the bid came in at around 10% over the engineer's estimate. He said that KMU Construction has an excellent track record and has done several projects in Avon, and he would recommend proceeding with awarding that bid.

Mr. Fischer asked what drove the overage for this project.

Mr. Cummins said this is a little bit of a specialized water project. He noted they were not making an open cut due to the neighborhood and the tight conditions where the work is located at the south end of Shakespeare Lane, but it is a bore making it a unique project. Mr. Cummins stated there were not a lot of contractors that do that type of work. He advised KMU partnered with a company that does that kind of work.

4. [ORDINANCE NO. 45-25 – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE AVON LOCAL SCHOOL DISTRICT TO PURCHASE REAL ESTATE LOCATED AT 36600 DETROIT ROAD \(a.k.a. THE AVON VILLAGE SCHOOL\), PERMANENT PARCEL NO. 04-00-010-112-026 TO BECOME THE NEW LOCATION FOR AVON CITY HALL](#) Mayor Jensen

The First of Three Readings will be at the Regular Meeting on Tuesday, May 27, 2025

Mayor Jensen advised he wanted to review with Council what they discussed regarding purchasing this property; that the Schools are looking to vacate the property. He said in talking with the School Superintendent the intention was to see if there was interest by the City in purchasing it or whether they would go out for bid. He said he believes, and Council agrees that the best entity to preserve that building would be the City of Avon as other interested parties were likely to be for commercial development or a multi-use facility. Mayor Jensen stated he and Council agree that the building needs to be preserved. He mentioned that the City is the entity that currently uses that property the most as there are soccer games held on the grounds, the playground area was being used, and it is also used by the City for Safety Town. He indicated the City has outgrown the current City Hall and he felt with the current traffic situation that it is not safe for senior citizens to risk an accident by coming to the current

City Hall to pay their water bill. Mayor Jensen said that there is a traffic light at the Detroit Road location making it safer. He stated he is still gathering information to find out costs of moving and IT setup and constructing/renovating of a Council Chambers and other improvements that are needed such as heating and air conditioning to make sure it is up to date. Mayor Jensen added they were also looking at costs for furnishings. He advised they plan for this legislation to have the full three readings to allow time for additional questions from Council that may come up in the interim as well as finalizing the agreement and doing their due diligence. Mayor Jensen said the main portions of the building have already been remodeled, but there are some areas that still need improvement. He stated he and the Administration plan to meet with an architect next week to find out if they can construct a Council Chambers in the current grass area between the two buildings to allow easier access for the public for meetings. Mayor Jensen noted he would bring those costs back to Council once received. He felt a lot of residents would be disappointed if that building is not preserved and he said the building is in good shape, but they want to make sure that nothing is going to be a surprise going forward. Mayor Jensen stated with the change in the School Superintendent, they were not sure what that would look like, noting that he would like to get something agreed upon now, so they do not have to start the process all over again. He said since this is not going to be voted on next week, if Council has additional questions they could address those and as more information becomes available, he would provide updates to them.

Ms. Berges asked what the anticipated closing date is assuming that Council passes it.

Mayor Jensen advised he does not have a closing date in mind yet, but in talking with the School Superintendent they would be out of the building by August 1, 2025, so his hope is to be in the building by January 1, 2026. He said he would like to get the process for improvements going soon after that August 1, 2025 date. Mayor Jensen clarified that he does not want to rush it as they want to make sure everything is done properly. He stated unless something that is not anticipated comes up, he hopes to be in that building working in some official capacity as early as September, October or November. Mayor Jensen advised since they have the current City Hall facility, there was not a rush to be in the new location before they are ready, but the hope is by January 1, 2026.

Ms. Berges asked if there are other departments not currently located in City Hall that might be moving into the new City Hall such as the Recreation Department.

Mayor Jensen advised they are evaluating what space is available for other employees. He indicated the City needs more conference rooms and he wants to make sure they have enough conference rooms at the new location. Mayor Jensen said they have looked at whether the Recreation Department should be relocated and he anticipates that when the Jameson House closes, and he does not know how many years away that is, the Recreation Department will move to that location. He stated the new City Hall location has a second floor as well as storage areas on the first floor that are utilized by the Recreation Department currently and he felt the school gymnasium could be utilized for some recreation activities. Mayor Jensen advised he has a lot of ideas and possibilities for ways they could use the new location. He said some of the employees from the Utilities Administrative staff may be moved to the new City Hall location and have almost all of the Administrative staff under one roof. Mayor Jensen indicated there will be room to make those kinds of changes, but at the current City Hall there is no room to do any of that. He said he envisions a drive-thru being added at the new location for the residents to pay their utilities bill and he pointed out that is not an option at the current City Hall location.

Ms. Patton advised there has been some discussion about an elevator being added to that building and she asked if that was part of the improvements that are being considered.

Mayor Jensen advised they would be asking the architects to look at the addition of an elevator as a possibility, but he felt it was going to be a two-stage process with getting the first floor operational and the Council Chambers constructed. He indicated if the funds are available that an elevator could be a part of the initial plan. Mayor Jensen said they want to look at the best way and time to add an elevator and how they are going to fund it. He stated they have the property of the current City Hall to sell, but they want to discuss the improvements needed at the new location before discussing selling the Chester Road location.

5. REPORTS AND COMMENTS

MAYOR JENSEN advised the Memorial Day Parade is scheduled for Monday, May 26, 2025, beginning at 9:00 am. He encouraged everyone to attend, and it would not be a long service, but it has a lot of meaning and it reminds them that our freedom in this Country is because someone lost their life to protect us.

Mayor Jensen reported that there is also the Eagle Run, 5-mile walk/run on Saturday, May 24, 2025, for anyone interested. The event is presented by Bendix and benefits Avon Schools Educational Endowment Fund.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE reported that the Tree City USA event was held on Thursday, May 15, 2025, and it was truly a team effort. The event was hosted by the Avon Tree Commission at Tom's Country Place in Avon. She said on behalf of the Tree Commission she wanted to thank the following for helping to make that event a success: Mayor Jensen, Rose Seighman, Pam Fechter, Steve Presley, Beth Raicevich, Kathy Wright, Trish Esposito, Aaron Jenkins, Jacob Goodman, Susan Beres, Rachel Markovitz and she wanted to especially thank Barbara Brooks. Ms. Berges stated Ms. Brooks went above and beyond what she was asked to do and showed so much initiative and contributed to the success of the event. She advised there were a lot of employees who were able to attend the event, which was great and three of Avon's employees won trees, Dennis McBride, Jon Nicola and Michelle Morahan and two of them donated their tree to the City. Ms. Berges thanked them for their donation, and she added that those trees have already been planted on City property.

Ms. Berges said secondly, she would like to comment on Beautiful Day in Avon, which was held on Saturday, May 17, 2025. She gave Ms. Brooks kudos because she organized the event and made it seamless as a lot of volunteer organizations were helping. Ms. Berges remarked that it was fun to see the number of kids involved in helping and she mentioned that she was in a group with four young boys and one was showing the others how to take the plant out of the temporary pot before planting it saying that he plants flowers with his grandparents every year. She stated it was a positive experience.

Ms. Berges thanked Mr. Streater and the Streets Department for helping out on Williams Court. She said she took a walk along that area and the City employees were working on fixing the hole and she appreciated that issue being taken care of.

MRS. DEMALINE, WARD 1, was absent.

MR. MCBRIDE, WARD 2, advised he was able to attend the Tree City USA event, and it was a wonderful event that was well organized. He said the Avon Tree Commission, the City Administration, Ms. Brooks representing City Council and Ms. Berges as the Council Representative; everyone did a great job. Mr. McBride said a lot of City employees were in attendance and that it was nice to see. He noted that it was an excellent event, and he enjoyed the speaker who was engaging and funny even though the subject matter was very technical. Mr. McBride added that if he has a chance to attend this event in the future, he would do so and Mr. Varga did a great job. He advised when the subject of a Tree Commission being formed in Avon originally came about, he questioned whether it was needed but it has been very beneficial and a great idea.

Mr. McBride wished everyone a happy long Memorial Day weekend. He hoped to see everyone out for the parade on Memorial Day.

MR. MOORE, WARD 3, agreed the Tree City USA events are pretty cool to attend. He apologized that he was not able to attend the event as his daughter had an injury that he had to tend to and he was disappointed to miss the Tree City USA event. He suggested that anyone who has not attended one in the past should do so in the future. Mr. Moore gave kudos to the Tree Commission and everything they have accomplished noting that they are doing amazing things.

Mr. Moore wished everyone a great Memorial Day.

MS. PATTON, AT LARGE, thanked all the volunteer organizations that came out for Beautiful Day to plant flowers saying that everything looks lovely.

Ms. Patton wished everyone a Happy Memorial Day.

MR. RADCLIFFE, WARD 4, echoed the sentiments of the others who commented about the Tree City USA awards ceremony as well as the beautification of the City by planting the flowers. He said it is a wonderful thing for all of it and he is glad that Avon has people who help to accomplish those things.

Mr. Radcliffe advised recently a comment was made about things that Council does on a regular basis, and he wanted to provide an overview of what has transpired for him personally over the last month. He

said he attended 3 HOA meetings where they talked about various topics including the income tax ballot issue, he helped a resident not have to pay some bills that he was being asked to pay by an insurance company regarding ambulance services, and he also had some conversations with people about parking on City streets overnight and during the day. Mr. Radcliffe stated he talked with some neighbors about fire concerns at houses with gas lines and he is still working with some other neighbors on some concerns about street lighting as they would like less street lighting, but the City is working to install more street lighting. He said that is a short summary to help the public understand a little bit of what Council does that happens behind the scenes and not necessarily related to what is on a current agenda, but he wanted to make sure that people are aware of it.

MR. FISCHER, AT LARGE, thanked the Tree Commission, especially Ms. Berges, for all her work.

Mr. Fischer thanked Ms. Brooks for organizing the beautify Avon day. He said he noticed all the flowers on the way home on Saturday and everything is looking great. Mr. Fischer wanted to thank all the volunteers for their hard work, and he commented that the pictures of the event looked great.

Mr. Fischer reminded everyone that Monday is Memorial Day, and the next Council meeting will be on Tuesday, May 27, 2025.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR advised Top Golf reached out to her and offered a tour of a behind the scenes during construction. She said she would be sending out an email inviting Council and Department Heads that on Tuesday, June 10, 2025, from 4:00 – 5:00 pm Top Golf will be hosting City Officials to take a private tour. Please RSVP so she can give a count to Top Golf of the number that plans to attend.

MR. GASIOR, LAW DIRECTOR, commended Ms. Berges on the Tree City USA Awards Ceremony at Tom's Country Place. He said it was a lot of work putting that event together and he read the minutes of the Tree Commission where all the planning took place over the last 4-5 months. Mr. Gasior advised Ms. Brooks did a great job helping with that event.

MR. PRESLEY, FINANCE DIRECTOR, had no comments.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, reported that there will be a lane closure beginning on Wednesday on Detroit Road near Jaycox Road for a gas line replacement by the gas company. He said the road would be down to one lane during the daytime hours and he was sure it was going to cause some traffic backups. Mr. Streator stated the City was trying to put as much information out as possible.

Ms. Berges asked if something would be posted on the City website.

Mr. Streator noted it was posted on the City website today.

AUDIENCE:

There were no comments from the audience members.

6. ADJOURN: 8:00 p.m.

There being no further business, the Work Session of Council was adjourned.

PASSED: _____

SIGNED BY: _____
Brian Fischer, Council President

ATTEST: _____
Barbara Brooks, Clerk of Council