MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE CITY OF AVON, OHIO HELD MONDAY, JUNE 2, 2025 IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 7:30 P.M.

PRESENT:
Council Members: Council-at-Large – Mary Berges; 1st Ward – Jennifer Demaline; 2nd Ward - Dennis McBride; 3rd Ward -Tony Moore; Council-at-Large – Michelle Patton; 4th Ward - Scott Radcliffe; 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; Safety/Public Service Director – Duane Streator; Clerk of Council – Barbara Brooks

ABSENT:
Finance Director– Steve Presley

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

1. ORDINANCE NO. 42-25 – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24 Mayor Jensen

The Second of Three Readings of Ordinance No. 42-25 will be
Addressed at a Special Meeting Immediately Following this Work Session

Mayor Jensen explained that Mr. Presley, the Finance Director, was not present due to illness. Mayor Jensen provided an overview of the ordinance, explaining that most items were self-explanatory. He highlighted key points:

- The $269,650.00 from the General Fund included:
  - The Mikulic property purchase at 35015 Detroit Road
  - Some buybacks in terms of salaries were not anticipated at the end of last year and paid out at the beginning of this year.
  - The Senior Center had unexpected building repairs.
  - An increase for streetlight improvements was included for the signal at Detroit Road and Long Road.
- Capital Improvement Fund of $200,000:
  - The Shakespeare Waterline Project, which had already been approved by Council who awarded the bid.
- Traxler Fund of $400,000:
  - Earmarked for property repayment of the advance to the General Fund.

Mayor Jensen noted that most of these items had been discussed in the previous weeks.

The Chair asked if there were any questions from Council, but none were raised.

2. 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 Second of Three Readings of Ordinance No. 45-25 will be
at the Regular Meeting to be held on Monday, June 9, 2025

Mayor Jensen provided an update on the progress of this ordinance. He mentioned that they met with architects to discuss the cost of adding a Council Chambers to the building or around it. The Mayor was waiting for some of these estimates to come back.

Mayor Jensen also reported that he spoke with Superintendent Hodge, who was presenting the information to the School Board again to inform them that this purchase was moving forward. The Mayor expressed the intention to include some contingencies in the agreement.

Mayor Jensen noted that all responses from the City have been positive, with no pushbacks or questioning of the decision. He stated that many people seemed excited about the potential move. The Mayor promised to provide more information to Council before their vote in three weeks.

The Chair asked if there were any questions from Council, but none were raised.

3. ORDINANCE NO. 47-25 – GRANTING A SPECIAL USE PERMIT TO AVON ASSOCIATES LIMITED TO ALLOW THEIR TENANT, INFINITY ATHLETICS, LLC TO OPERATE A CHEERLEADING/TUMBLING BUSINESS LOCATED AT 1260 MOORE ROAD, SUITES A-D, (PPN 04-00-004-102-167)

Planning Referral

Ms. Fechter explained that Infinity Athletics was moving to Avon from Westlake. The business would be taking over four units at the Moore Road location, which was previously occupied by Friends Office Supply. The space would be used for indoor tumbling and cheerleading.

Ms. Fechter noted that a Special Use Permit was required for indoor recreation or indoor sports activities in the M1 district. She mentioned that representatives from Infinity Athletics were present if anyone had questions.

The Chair asked if the Planning Commission had already voted on this. Ms. Fechter confirmed that there was a positive recommendation from Planning Commission with 5 in favor and 0 against.

No questions were raised by the Council Members.

4. ORDINANCE NO. 48-25 – GRANTING A SPECIAL USE PERMIT TO THE BIG SHOW, LTD. (dba NELLY BELLY) TO CONSTRUCT AND OPERATE AN OUTDOOR RECREATION & ENTERTAINMENT FACILITY, (PHASE1), THAT INCLUDES OUTDOOR SEATING TO BE LOCATED AT 1010 AND 1012 CENTER ROAD, (PPN 04-00-016-101-006 & 04-00-016-101-007) Planning Referral

Ms. Fechter explained that The Big Show, LTD, known for running concession stands at the pool, was interested in moving into 1010 Center Road, where Railroad Brewing used to be located. The company wanted to ensure they could proceed with their plans before getting too far into the process.

Ms. Fechter described the proposed layout, which included:

- 2 bocce ball courts in front
- 2 volleyball courts in back
- Indoor recreation with various games
- Outdoor seating
- Potential for live music (frequency undetermined)

The proposed hours of operation were:

- Sunday through Thursday: 11 AM to midnight
- Friday and Saturday: 11 AM to 1 AM

Ms. Fechter mentioned that the applicant, Mrs. Nelson, was present to answer any questions.

Mayor Jensen clarified that this project should not be confused with Big Top Brewhouse (formerly at the ZZ's Big Top location at 35015 Detroit Road) located at 820 Center Road by the railroad tracks, emphasizing that these were two different entities.

Ms. Fechter confirmed the Planning Commission's referral was 5-0 in favor.

Mrs. Demaline expressed her support for the project, stating that it would help fill a need and could be very successful if done right. She thanked those involved for working on it and mentioned that she thought it would be a great place.

Melissa Nelson of 36224 S. Park Drive, Avon and owner/operator of Nelly Belly Pizza Trucks, provided additional details about the project:

- A full kitchen would be added, which the location did not have before.
- The menu would change weekly
- Bocce courts would be converted to ice bocce and curling in winter and would include a hot chocolate bar and Christmas themed activities
- Sand volleyball courts would be used for winter activities
- Youth, adult, and veteran leagues would be organized
- The indoor games would have over 360 games for all ages
- There were plans for themed activities and food truck nights

Council expressed appreciation for Mrs. Nelson's presence and information.

No further questions were raised.

5. 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 Planning Referral

The First of Three Readings of Ordinance No. 49-25 will be held on Monday, June 9, 2025
A Public Hearing will be held on Monday, July 14, 2025, at 7:25 p.m.

Mr. McBride inquired about the reasons for modifying the sanitary sewer master plan. Mr. Cummins provided the following explanation:

- The modifications were related to a project to widen Detroit Road near the High School's western entrance drive.
- While working on this project, they decided to extend the sanitary sewer to serve the last remaining homes on the south side of the roadway.
- Upon further examination, considering the church's position, the district boundary location, and the demolition of a house to make way for the new entrance drive, it became apparent that only one home just over the district line to the west would be left to be serviced.
- Extending the sewer past the church from west to east didn't make sense, as the church, being far back from the roadway, wouldn't necessarily need to connect.
- The logical solution was to change the district to include that one parcel and serve it by extending a sewer from the east towards the west.

Mr. McBride asked for clarification about serving properties on the north side of the road. Mr. Cummins explained that serving a house further west with a curved driveway was not feasible as the land falls away and would be better served by a future project.

Mr. McBride acknowledged the reasonableness of the plan and mentioned that he wanted the reasoning on record in case someone called to inquire.

6. ORDINANCE NO. 50-25 – ESTABLISHING A TAX BUDGET FOR THE CURRENT EXPENDITURES OF THE CITY OF AVON, LORAIN COUNTY, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 Mayor Jensen

The Mayor provided an overview of the tax budget, highlighting a key point:

- When the income tax increase was put on the ballot, the City promised residents, if passed, that certain levies would no longer be collected.

- The tentative 2026 budget shows that the Lorain County Budget Commission is instructed not to collect the following levies: the 0.5, the 2.0, and the 0.5 levies for fire and police as part of the 2026 tax budget.
- This means that even though collections are typically a year behind, the City will not collect these levies in the coming year, honoring the promise made to residents.
- The Ordinance memorializes this commitment, ensuring that collection will not take place in 2026 and moving forward.

No questions were raised by the Council Members.

7. ORDINANCE NO. 51-25 – TO PROVIDE FOR THE ISSUANCE AND SALE OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, IN A PRINCIPAL AMOUNT NOT TO EXCEED $4,075,000 FOR THE PURPOSE OF RETIRING OUTSTANDING BOND ANTICIPATION NOTES ISSUED IN 2024 FOR VARIOUS PURPOSES Mayor Jensen

To be Addressed at a Special Meeting Immediately Following this Work Session

Mayor Jensen explained the purpose of this ordinance:

- The City typically notes projects as they move forward and then bonds the issues once the projects are completed.
- This Ordinance was for road improvements, including work on Chester Road and both sections of Schwartz Road, as well as for the Fire Training Tower.
- The training tower is close to completion but not yet fully paid for.
- This ordinance is to roll over the notes until all these projects can be bonded together.

No questions were raised by the Council Members.

8. ORDINANCE NO. 52-25 – TO PROVIDE FOR THE ISSUANCE AND SALE OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, IN A PRINCIPAL AMOUNT NOT TO EXCEED $4,250,000 FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, RECONSTRUCTING, WIDENING, GRADING, DRAINING, PAVING, AND OTHERWISE IMPROVING VARIOUS STREETS AND SIDEWALKS IN THE CITY, TOGETHER WITH ALL NECESSARY APPURTENANCES AND RELATED IMPROVEMENTS Mayor Jensen

To be Addressed at a Special Meeting Immediately Following this Work Session

Mayor Jensen provided details about this ordinance:

- It covers the State Route 83 and State Route 254 intersection improvement project.
- The amount is lower than previously discussed because ODOT will pay a percentage upfront, unlike in the past when the City would pay first and then be reimbursed.
- The City's estimated share is around $3 million.
- It also includes construction on Chester Road, for which they've received some grant money but will need to pay an additional $600,000 for further improvements in another phase.
- The ordinance also covers the construction of sidewalks on State Route 83, estimated at around $650,000.

Mr. McBride asked about the anticipated interest rate. Mayor Jensen replied that it was expected to be about 5%, which he noted was still not a bad rate. He added that they hoped for a better rate when the projects are completed and bonded, as interest rates might come down by that time.

9. REPORTS AND COMMENTS

MAYOR JENSEN reported that there was a great turnout for the Memorial Day parade and flyover. He appreciated the community effort in putting it all together. Mayor Jensen thanked Council for supporting the return of the parade. He appreciated the efforts of the Police and Fire Departments to make sure everyone stayed safe.

Mayor Jensen noted the High School band participated, which was great. While the crowds had been small in the recent past for the parade, this year was one of their biggest turnouts.

Mayor Jensen added that there would be a swearing-in ceremony the following week for three new sergeants in the Police Department. The ceremony will take place in the Council Chambers of City Hall at 6:45 p.m. on Monday, June 9, 2025, and he invited everyone to attend and show their support.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, had no comments.

MRS. DEMALINE, WARD 1, had no comments.

MR. MCBRIDE, WARD 2, echoed the Mayor's comments about the parade being a great event. He mentioned that residents from his neighborhood typically walk up to Detroit Road to watch the parade and then walk over to the memorial afterward.

MR. MOORE, WARD 3, had no comments.

MS. PATTON, AT LARGE, had no comments.

MR. RADCLIFFE, WARD 4, had no comments.

MR. FISCHER, AT LARGE noted that both he and the Mayor had to convince the Finance Director not to attend the meeting due to illness, despite the Finance Director's dedication and desire to be present.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, reminded those interested in the tour for TopGolf on July 10th to RSVP to her by this Wednesday.

MR. GASIOR, LAW DIRECTOR, had no comments.

MR. PRESLEY, FINANCE DIRECTOR, was absent.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, reported on new lighting in the city:

- The Police and Fire stations were lit up with new outside lighting.
- The Heritage Square gazebo at the corner of SR611/Stoney Ridge Road also had new outside lighting.
- He noted that the lighting can change colors, and it was a very nice improvement.

Mr. Fischer mentioned that he has not seen it personally yet but heard it was impressive.

AUDIENCE:

There were no comments made by the audience members.

10. EXECUTIVE SESSION: 7:53 p.m.

A motion was made by Mr. McBride and seconded by Mr. Moore to Enter Into Executive Session for the Purpose of Discussing the Purchase of Real Estate, and the vote was: Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Moore, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Mr. Fischer, “yes”.

The vote was 7 for and 0 against and the Chair declared the motion passed.

11. RECONVENE: 8:07 p.m.
A motion was made by Ms. Berges and seconded by Mr. Radcliffe to Reconvene the Work Session of Council, and the vote was: Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Moore, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mr. Fischer, “yes”.

The vote was 7 for and 0 against and the Chair declared the motion passed.

12. ADJOURN: 8:08 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