

MONDAY, JULY 7, 2025 – 6:30 P.M.
CITY COUNCIL TO TOUR FIRE STATION TRAINING TOWER, 36185 DETROIT ROAD

City Council, sans Council Member Demaline, met at the Fire Station to tour the newly constructed Fire Training Tower, along with Mayor Jensen, and Safety/Service Director Streator. The tour was led by Fire Chief Dave Swope, Assistant Fire Chief Brett Bruehler, Assistant Fire Chief Jim Fischer and Lieutenant Bruce Gormley.

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, JULY 7, 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; Finance Director– Steve Presley; Safety/Public Service Director – Duane Streator; Clerk of Council – Barbara Brooks

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

The Chair announced the addition of item number 10a to the agenda, which was Ordinance No. 66-25. This Ordinance authorizes the Mayor to enter into an agreement to purchase real estate located at 3200 Stoney Ridge Road in the City of Avon.

1. PUBLIC HEARING – PROPOSED TAX INCREMENT FINANCING PURSUANT TO ORDINANCE NO. 64-25 - NAGEL FARMS INCENTIVE DISTRICT Mr. Fischer

Mr. Fischer opened the Public Hearing for the proposed Tax Increment Financing (TIF) Pursuant to Ordinance No. 64-25 – Nagel Farms Incentive District at 7:30 p.m. There being no comments, the Chair closed the Public Hearing at 7:31 p.m.

2. 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

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

The Third of Three Readings of Ordinance No. 49-25 will be held on Monday, July 14, 2025

Ms. Fechter confirmed that there was nothing new to add regarding this item and no questions were raised.

3. 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 Mr. Streator

The Second of Three Readings will be at the Regular Meeting to be held on Monday, July 14, 2025

Mr. Streator provided additional information about the Ordinance. He explained that this agreement was specifically for the tactical team shared with Avon Lake and North Ridgeville. The new agreement would supersede the one previously established with MetroHealth when the tactical team was formed.

Assistant Fire Chief Brett Bruehler of the Avon Fire Department provided further details. He explained that the original arrangement with MetroHealth, facilitated by Mike Rowe an Avon Lake Fireman and Paramedic, had been delayed and wasn't providing the desired level of support for protocols, drug boxes, and other tactical unit needs. Given that Avon was already under University Hospital's medical control, Assistant Chief Bruehler felt it made sense to transfer to University Hospitals. He noted that the current MOU (Memorandum of Understanding) with

Metro Health Systems was set to expire in October or November. University Hospitals already oversees 8 or 9 other tactical units and would coordinate any training with current training provided to Avon. Assistant Chief Bruehler also mentioned that Mike Rowe was no longer available as a resource due to military deployment.

Ms. Berges inquired about the overlap between the start of the new agreement, August 1st, and the expiration of the current one. Assistant Chief Bruehler assured Council that this wouldn't cause any issues as there was no money exchanged between parties. He also noted that they never received medical control guidelines from Metro, leading to a lack of communication.

In response to Ms. Berges' question about which guidelines would be followed during the overlap period, Assistant Chief Bruehler explained that Avon Fire Department would continue following their own medical control. He clarified that the agreement mainly provides extra tools for the paramedics, and currently, they are functioning as regular paramedics under UH protocols and guidelines.

4. [ORDINANCE NO. 59-25](#) – SUPPLEMENTAL APPROPRIATION

Mr. Presley

Mr. Presley presented the supplemental appropriations for the evening. He detailed several increases in various funds:

1. In the General Fund No. 101, appropriating \$1,144,500.00:
 - Increased planning miscellaneous contract services by \$100,000, which is reimbursed by businesses, residents, or developers.
 - Increased Council Miscellaneous Contract Service by \$3,000 for transcription services.
 - Increased purchase of land by \$725,000 for properties including 3200 Stoney Ridge Road, Detroit Road right of way from the Avon Methodist Church, 39651 Colorado Avenue, 39771 Colorado Avenue, and the final option payment on the Mikulic property.

Mayor Jensen, in response to a question from Mrs. Demaline, explained that the 39651 and 39711 Colorado Avenue were by the Crushers Stadium as you enter Recreation Lane, these parcels were to the right on the other side of French Creek.

Mayor Jensen explained in response to a question from Mrs. Demaline, that specifically, the 3200 Stoney Ridge Road property, is crucial for facilitating better access and road alignment from the back of the high school to the softball fields. Additionally, the purchase is strategic for lining up the Avon High School access driveway with Kinzel Road as well as an access drive to the Traxler property. He noted that this would eliminate High School traffic from using Hunter's Trail for access.

- Increased IT machinery and equipment by \$60,000 for cameras near Dick's Sporting Goods, TopGolf, and at intersections of I-90 & Nagel, and I-90 & State Route 611.

Mr. Presley noted that he made a change to the Exhibit in the Ordinance that morning to include an explanation for the IT increase of \$60,000, which he inadvertently forgot to forward to Council. He apologized for this oversight.

- Increased transfer to the streetlight improvement fund by \$200,000 for additional conduits and lights in the downtown Avon area.
- Increased transfer to Avon Senior Fund by \$56,500.

2. In the Avon Seniors Fund No. 230, appropriating \$56,500:

- \$10,000 in miscellaneous contract services
- \$2,500 in vehicle repair
- \$2,500 in facility maintenance
- \$41,500 for a new senior van (Dodge Pacifica)

3. In the Recreation Fund No. 249, there is an increase in bank/merchant fees of \$15,000.

Mr. Presley noted there have been some changes in the fees charged to the City. He found that those fees were not under contract and for the past two months those services have been over 10%. As such, Mr. Presley found a merchant who could bring that fee down to 2.1% of the credit card charges, pointing out those changes would be coming.

4. In the Streetlight Improvement Fund No. 427, it appropriates \$200,000 for installing conduits and lights.

In response to questions, Mr. Streator provided additional details about the cameras (LPR, License Plate Recognition, cameras similar to Flock cameras) noting that the City partnered with TopGolf, Dick's Sporting Goods and the Jacobs Group to install cameras on those properties to assist the Police Department.

5. 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) Planning Referral

Ms. Fechter explained that Mr. Krystowski owns 4.4 acres on Detroit Road and wishes to create a flag lot on Moon Road. The proposal involves taking a portion of his parcel along with 0.2702 acres from a relative's parcel to create the required 60-foot flag lot. Mr. Krystowski will retain over 1 acre on Detroit Road.

Mrs. Demaline requested clarification on the map regarding its exact location. Ms. Fechter provided more detail, explaining that the flag portion on Moon Road is located where lines appear, which indicates the 60-foot requirement is met. Ms. Fechter further detailed how the additional acreage from the northern parcel is being added to achieve the necessary flag dimensions.

Mr. Gasior pointed out on the map the opening at the flag on Moon Road, illustrating the adjustment being made to include 0.2702 acres from the neighboring northern parcel, which would allow Mr. Krystowski the required flag to access Moon Road. Mr. Krystowski will maintain ownership of a significant portion of over one acre on the Detroit Road side, which will remain separate from the newly created flag lot on Moon Road.

6. ORDINANCE NO. 61-25 – GRANTING A SPECIAL USE PERMIT TO CENTRAL SOUTH LTD. TO ALLOW FOR THE CREATION OF TWO (2) FLAG LOTS IN AN R-1 RESIDENTIAL DISTRICT ON STONEY RIDGE ROAD Planning Referral

Ms. Fechter explained that Central South owns 6.1773 acres of property on Stoney Ridge Road, extending into the Highland Park subdivision. They propose creating three lots: one regular single-family lot off Glendenning Street and two flag lots with entrances on Stoney Ridge Road. The Special Use Permit is requested for the two flag lots.

7. ORDINANCE NO. 62-25 – TO AUTHORIZE A DEVELOPER'S AGREEMENT WITH LIBERTY DEVELOPMENT COMPANY FOR 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 Planning Referral

Ms. Fechter reminded Council that the Villas of Nagel Farms section includes 56 attached single-family dwelling units. The developer is seeking approval of the developer's agreement to begin work on public improvements. She confirmed with Mr. Presley that the required deposits had been made.

Ms. Berges inquired about the green space or open space mentioned in the plans, which showed 58% provided versus the required 35%. George Webb, a representative from Bramhall Engineering and Surveying Company, explained that the 58% green space includes a large stormwater basin on the western side of the project and the rear portions of the proposed 56 residential units, which will be condominiums. Ms. Berges further asked if there was any special landscaping planned around the retention basins. Mr. Webb responded that a landscaping plan had been prepared, including topsoil mounding and landscaping buffers on the west side of the basin, as well as buffering to the north by Avon Road and to the south by Middleton Road.

Ms. Patton asked for clarification on whether the units would be owner-occupied, which was confirmed. She also inquired about renderings of the buildings, and Mr. Webb stated that architectural elevations had been provided in the last planning submittal, with no changes made. Mr. Kuluris also confirmed that Mr. Petros is still the developer and no changes have been made to the project.

8. [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](#)

Planning Referral

Ms. Fechter explained that the Avon Local School District was seeking to amend their Special Use Permit to include signage at the new driveway entrance. She noted that following a review by the City Engineer, the sign's location was adjusted to be 10 feet further back from Detroit Road. This change is reflected in the current drawings.

Mrs. Demaline sought confirmation that the final proposed setback would be 15 feet in total, which Ms. Fechter confirmed.

Ms. Patton suggested including the address number on the sign like City signs of similar design. Ms. Fechter agreed to bring this suggestion to the School District's attention.

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](#)

Mr. Gasior

The First of Three Readings of Ordinance No. 64-25 will be
at the Regular Meeting to be held on Monday, July 14, 2025

Mr. Gasior noted that Blake Beechler of Calfee, Halter & Griswold LLP was present to answer any detailed questions about the Tax Increment Financing (TIF) arrangement. He explained that this TIF would cover Nagel Farms, which was approved by Council about a month ago, as well as parcels to the east, potentially extending to the nursing home, noting Exhibit B-1 as an attached diagram.

Mr. Gasior mentioned that another TIF, called the Villas at Nagel Farm TIF, would be introduced in the coming months to cover an area north of Middleton Road.

In response to a question from Mr. Fischer about how this affects potential buyers of these properties, Mr. Gasior clarified that the current owner of the property is Mr. Kuluris' development company, and he has already been notified. Future buyers of parcels in Nagel Farms would already be included in the arrangement and wouldn't need to sign anything additional. Mayor Jensen also emphasized that this won't alter how taxes are paid by homeowners, as they will continue paying the same amount they would have otherwise, with no noticeable difference. Instead, the City will handle the necessary tax collection and distribution, ensuring that a portion of the collected taxes is properly allocated to public improvements while still making the schools whole in the process. Therefore, this arrangement is designed to not burden the property owners but rather streamline urban development and funding community infrastructure effectively.

Mr. Gasior noted that this Ordinance would not pass in July due to statutory timelines that need to be met, and it would likely be dealt with in August.

10. [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](#)

Planning Referral

Ms. Fechter informed Council that the Villas at Chester Commons project involves 121 multifamily units on Chester Road. She noted that Mr. Petros, the developer, could not be present at the meeting. The developer's agreement was still in the process of being finalized with the City Engineer and the Law Director.

Mr. Gasior added that the draft copy provided in the Council packet was incomplete, lacking finalized engineering numbers and accurate acreage information. He mentioned that while the entire parcel is 54 acres, the multifamily development would only occupy a portion near Chester Road noting that changes would be made to the Developer's Agreement between now and hopefully next Monday, July 14, 2025. Mr. Gasior added that deposits cannot be collected yet since they did not have final engineering. Mr. Cummins confirmed that the final engineer's estimate had just been signed off that afternoon, which would soon enable them to notify the developer about necessary deposits. The intention was for these deposits to be made quickly once final figures were established. Mr. Gasior assured Council that the developer's agreement was under review but acknowledged that the multifamily development's acreage and other particulars had yet to be fully defined. Mr. Gasior reiterated the importance of finalizing these elements for completeness and accuracy in the agreement, while Mayor Jensen highlighted the crucial infrastructure component of extending the sanitary sewer down Freeman Drive to this parcel as part of the project's broader development impact. Mayor Jensen clarified this Ordinance was only for the R-3 residential district portion and does not include the industrial area that may eventually be developed confirming the developer would be bearing the cost of installing that sanitary sewer.

Mr. Moore expressed concern about voting on an incomplete agreement and suggested that the developer should be present to answer questions. He proposed treating this as a first reading next week rather than passing it by emergency. He felt it was a bit of the cart before the horse situation.

Mrs. Demaline echoed Mr. Moore's concerns noting she is not in favor of passing it next week and raised additional issues about the traffic impact, given the potential addition of 250 cars to Chester Road with the addition of 121 units. She inquired about any traffic studies or planned road improvements, noting she has strong concerns for the traffic impact on the area.

Mr. Cummins responded that a traffic study had been conducted, showing minimal impact from this development. He mentioned that plans have been prepared to improve Chester Road to three lanes in that area, with ongoing plans to improve the entire Chester Road corridor between State Route 83 and Colorado Avenue. The current project includes underground storm sewer and water main work to facilitate the future three-lane section.

In addition to this, Mr. Cummins explained that there are plans already prepared for the improvement of Chester Road to three lanes. He pointed out that as more parcels of land along the Chester Road corridor are developed, those developments would also carry requirements to improve the roadway. He further detailed that part of the ongoing project involves the installation of underground storm sewers and water mains in the area across the project's frontage. This setup will accommodate the transformation of the roadway into a three-lane section. Although he did not provide a specific timeline for the complete renovation of the Chester Road corridor, Mr. Cummins assured Council that there are plans to enhance it fully between Route 83 and Colorado Avenue eventually.

Mrs. Demaline asked if part of that work would include closing roadside ditches and adding sidewalks as it is currently unsafe to walk that area. Mr. Cummins confirmed that the project includes sidewalks across its frontage and the installation of storm sewers to enclose the ditches. He noted there is a separate commercial development that has been proposed at the intersection of Moore Road and Chester Road on the southwest quadrant and that plan also includes sidewalks and enclosed ditches. Mr. Cummins explained that as the corridor goes through development all those aspects will be addressed.

In answer to a question by Mrs. Demaline regarding the timeline for road improvements in relation to the apartment construction, Mr. Cummins stated that apartment construction would happen imminently so the drainage and the water main work would happen. He explained that the next phase of road construction was being held somewhat due to the large construction project at State Route 83 and State Route 254, to avoid having too many simultaneous construction projects impacting traffic. Mr. Cummins noted the choice could be made to do this work in 2026 or certainly 2027.

Mr. Radcliffe reminded Council that this development was planned as a 55 and over community, which should theoretically limit some of the traffic concerns. He emphasized that demographics for the planned development might result in a lower average number of vehicles compared to other multifamily complexes due to the age restrictions. However, he also highlighted that even with a 55 and over restriction, there would still be various traffic contributors, such as family members attending family events or holidays and potentially frequent visits from healthcare providers, outside vendors, or service providers specialized for seniors. Radcliffe noted that while the planned community aspect provides some reassurance regarding permanent population impacts, ongoing vigilance regarding traffic safety and infrastructure would remain crucial, given the potential for occasional spikes in vehicle presence related to this type of residential setting. Mr. Radcliffe said he was hoping for some changes based on the discussion at the Planning Commission meeting and it did not appear that the developer has submitted any, noting that he still has some concerns about the current proposal. He suggested a pause or a caution about next week's consideration of approval.

Mr. McBride sought confirmation that these units would be rental units, which Ms. Fechter confirmed.

The Chair suggested that if Council was not comfortable proceeding at next week's meeting, this item would be treated as a first reading. He requested that Mr. Cummins, Ms. Fechter, Mr. Gasior, and Mr. Presley provide additional information to Council as soon as possible, and that the developer be present at the next meeting.

Mr. Gasior emphasized the importance of the sanitary sewer extension from Moore Road east to service this development, describing it as a crucial piece of infrastructure for future development in the entire area, whether commercial, industrial, or residential. He noted this is the first step in getting the sewer installed to that area and it was not costing the City any money for that sewer to be installed. Mr. Gasior reassured Council that the developer would be present at next week's meeting and that all the engineering numbers would be added to the Developer's Agreement, deposits made, and the developer could explain the proposed project prior to asking Council to vote their conscience.

10a. 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

Mayor Jensen explained that this property was the last piece needed, referring to it as the "Little White House" across from Kinzel Road. He noted that residents on Hunter's Trail were eager for this to take place. The Mayor also mentioned that this property acquisition would allow for a direct access road from the back of the High School to the softball fields, with some curves added.

The Mayor stated he would be bringing updated drawings from Mr. Cummins to show how everything lines up. He also mentioned an existing agreement with the Schools for improvements on Kinzel Road and Stoney Ridge Road. The City planned to start installing the access drive back to the High School, which would also serve as the City's access drive for the Traxler property.

Mrs. Demaline indicated her appreciation that the Administration has for that area to alleviate the traffic congestion from Hunters Trail. She inquired about the current occupancy of the property, noting that it appears to be actively occupied. She also asked about the August 1st closing date mentioned in the agreement.

Mr. Gasior responded they had initially planned for a later closing date, but the family, particularly Pam Owens, who is a schoolteacher, was interested in moving out and into another home, most likely before the new school year started. He mentioned that the family had been looking at a house, but that fell through after the July 31st date was set. Mr. Gasior assured everyone that if the family needed to stay longer, an addendum could be attached to delay the closing date without impacting any earnest money, noting it would not cost the City any money if the current homeowners are still in the house until the end of August.

Mr. Gasior also commented on the price of the property. He mentioned that the Stiffler property was valued at slightly less than 10% more than this parcel, and the Owens simply asked for the same deal given to Stiffler. He noted that considering the benefits the City and School would get from lining up the driveway with Kinzel Road, the Mayor felt it was worth spending a bit more.

11. REPORTS AND COMMENTS

MAYOR JENSEN reported on the successful Fourth of July weekend events, including the fireworks display at Crusher's Stadium and the annual Avon Bike Parade. He thanked all City Departments and Staff involved in organizing these events. He mentioned receiving emails from community members expressing appreciation for the bike parade and the fireworks display. It was also nice to see some Council support by their attendance at the bike parade and for allowing the City to provide these kinds of events to the community and he thanked them.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, had nothing to report.

MRS. DEMALINE, WARD 1 echoed the Mayor's sentiments about the success of the fireworks and the bike parade. She thanked all employees who gave up their holiday weekend to make those events possible.

Mrs. Demaline followed up on the sidewalk installation of properties on Colorado Avenue, asking about the City's plans to proceed with installation on the two properties in question. Mayor Jensen responded that they were moving forward with one property but needed to coordinate with the adjacent property where a doggie daycare, Inn the Doghouse, will be located to ensure the sidewalks connect properly.

Mrs. Demaline also inquired about the status of the 2025 sidewalk program, expressing an interest in understanding its progress given that it had previously missed the end of June deadline. She highlighted the importance of these updates for future planning and timely execution. Mr. Cummins responded by acknowledging the delay and assured Council that they were very close to finalizing the plans. He indicated that his office was in the final stages of internal quality checks and that once completed, they would convey the plans to the Service Department for review. He confirmed his commitment to ensuring effective communication by agreeing to notify Council Members promptly when the engineering plans and corresponding letters are ready to be sent out.

Mrs. Demaline asked about the section on Detroit Road near Long Road, which was part of the previous 2024 sidewalk program. She inquired whether the plans had been developed and communicated to the relevant property owners, noting the importance of prompt action for community improvements. Mayor Jensen addressed the query by ensuring that Ms. Clements, who had been directed to proceed with these plans, was responsible for handling their distribution. However, he did not provide the current status or confirm if the notifications had been sent out, indicating a need for follow-up within the administration to confirm the progress.

Mrs. Demaline asked about the temporary traffic signal along Detroit Road, which was previously discussed for August installation. She requested an update on its progress. Mayor Jensen responded by stating that though he did not have an exact installation date, he would find out before the next week's meeting. The Mayor reiterated that Mr. Riley was working to gather all necessary components for the project, and he was committed to providing an update to align with the City's ongoing projects. She continued by saying along with the same project is the crosswalk on Long Road at the school and she asked if that is moving forward. Mr. Cummins confirmed that is part of the plans that will be conveyed this week.

MR. MCBRIDE, WARD 2 commended the Police, Fire Departments, and the Service and Parks Departments for their work during the holiday festivities. He also thanked the Fire Department for the tour of their new Fire Training Tower. Mr. McBride commented that the fire training tower should serve the Fire Department for many years to come.

Mr. McBride mentioned he would email Mayor Jensen with follow-up items, primarily regarding unfinished work such as the demolition of the house on Chester Road, which was due to be demolished by the end of June. He said that while he has not verified its status, it likely remains incomplete noting that other properties are involved as well, but these are mainly administrative issues, requiring the property owner, the City, or the County Health Department to take responsibility for demolition.

MR. MOORE, WARD 3 raised concerns about the safety of children on e-bikes and e-scooters as well as pedestrians, noting that he observed a child on an e-bike traveling at a high speed on a sidewalk passing his car, which was going 25 MPH. He suggested holding a Safety Committee Meeting to address these concerns and perhaps create awareness.

Mayor Jensen responded that the City was evaluating Ordinances from Bay Village and Avon Lake regarding e-bikes and e-scooters. He acknowledged that while adopting an Ordinance might not address all issues, they were considering implementation or adaptation of these Ordinances as a part of a broader safety strategy for e-bikes and e-scooters within the City. Mayor Jensen indicated that a proposal would likely be presented to Council at the first meeting in August. He further explained that the City received input from the community regarding the safety concerns associated with e-bikes, particularly focusing on the speed these bikes can reach, and the potential risks involved. Mayor Jensen noted that there had been concerns from residents about e-bikes traveling at high speeds and the potential for accidents, especially in residential areas. He stressed the importance of community involvement in ensuring the safety of children using these e-bikes and highlighted the role of parents in educating and supervising the younger residents. Moreover, Mayor Jensen pointed out that both Bay Village and Avon Lake have Ordinances in place, and he was in consultation with Avon Lake authorities to better understand the effectiveness of their Ordinances and gauge any areas for improvement. The intention was to create a framework that would provide structure without overly restricting the freedom and mobility that these devices offer, reflecting a balanced approach to regulation.

MS. PATTON, AT LARGE said she was glad the City was considering presenting something for Council to consider regarding e-bikes and e-scooters, adding that they are a big concern of hers as well. She suggested partnering with the Avon Police Officer who teaches the DARE program in the Schools to include education on safe riding of e-scooters and e-bikes. She emphasized that the Police Officers have a significant impact on students in their classrooms and could thus effectively encourage helmet use and safe riding practices. Additionally, Ms. Patton proposed implementing a program that mimics an initiative from Westlake, where Police Officers reward children with a coupon for small treats like ice cream when observed wearing helmets while riding. This initiative aims to encourage safe riding behaviors among young e-bike and e-scooter users in Avon by making helmet use a rewarding experience, thereby promoting a safer environment for children in the community.

Mayor Jensen responded to Ms. Patton's suggestions, highlighting that the City is making strides to address the concerns associated with e-bikes. He expressed appreciation for her proposal to collaborate with the DARE program, recognizing the potential impact on children through education on riding e-scooters and e-bikes safely. Mayor Jensen acknowledged that while the school curriculum addition is valuable, parental involvement remains crucial in starting the conversation on safety. He mentioned that Officer Lane, who oversees the DARE program, is on board to contribute to this initiative and has expressed willingness to assist in promoting safety. Furthermore, the City is organizing the annual Safety Fair with a focus on e-bikes and e-scooters. During this event, they plan to promote helmet use and safe riding practices. He revealed that the City is considering partnerships with sponsors to provide helmets and make safety gear accessible. Mayor Jensen also noted an anecdotal observation from Officer Lane, who witnessed a child remove his helmet in the presence of others due to peer pressure. This underscored the challenge of maintaining helmet use among children. To address this, the City aims to make it "cool" to wear helmets by working closely with parents and the Schools. Mayor Jensen assured Council that continued efforts to strengthen safety in the community are a priority, with updates on relevant proposals expected at the Council Work Session in August.

Ms. Patton thanked all those who put together the bike parade, noting the fun and charm it brought to the community. She expressed her appreciation for the Fire Department and the Fire Chief for providing a tour of the new training tower, highlighting it being a fantastic resource with more features than she initially expected. Ms. Patton emphasized the tower's potential to benefit community safety and enhance firefighter training and skills.

MR. RADCLIFFE, WARD 4 echoed the positive comments shared by others about the bike parade and fireworks this past weekend, noting those community events are wonderful.

Mr. Radcliffe highlighted a recent email Council received concerning ongoing issues with a property located at 36621 Kinzel Road. He underscored the significance of open communication with the individuals involved, particularly emphasizing the need for a resolution that wouldn't further complicate relations with neighboring residents. Mr. Radcliffe expressed his concern about ensuring that the property owner

comprehends his responsibilities without escalating tensions among neighbors. Noting the importance of addressing the situation thoughtfully, he hoped the City could undertake measures to promote understanding and cooperation among all parties involved to prevent further discord and maintain a harmonious community environment.

MR. FISCHER, AT LARGE, thanked the Avon Fire Department for the tour of their training tower, describing it as impressive and suggesting that it would be beneficial for the public to see it as well. Mr. Fischer noted he was out of town this past week, so he missed the bike parade. However, he did see several people posting videos online, and it looked like a great turnout. He mentioned it was one of the biggest ones he's seen, and he tries to watch the videos every year to get a sense of the community's participation. Mr. Fischer also expressed his gratitude to Avon Oaks Country Club for their generosity in notifying residents in his area about their firework display, which they share annually. He described the fireworks as a great display this year, further contributing to the weekend's festivities.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, announced that a preconstruction meeting for the State Route 83 and State Route 254 intersection improvement project was scheduled for the following day, which was intended to address various aspects of the project, including the timeline and logistics involved in getting the project off the ground. Mr. Cummins assured Council that he would be equipped with more comprehensive information to provide at the next Council meeting. This update was expected to include key details surrounding the project's schedule and its anticipated impact on the community once it progresses.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR informed Council about an upcoming grand opening event for Advanced Polymer Coatings' 20,000 square foot expansion on Jaycox Road, scheduled for Thursday, July 24, 2025, from 3:00 to 3:30 p.m. She emphasized the significance of this celebration, which will primarily involve the company's employees and their overseas counterparts, reflecting Advanced Polymer Coatings' global presence and success. Ms. Fechter mentioned that this event signifies an important milestone for the company and described it as a celebration of the hard work and collaboration between the City and the company in reaching this point. Additionally, she highlighted the company's potential for continued growth and mentioned the possibility of another building project coming along in the very near future, which would further strengthen the company's role in the local economy and community. She said she would send out an email the following day to ensure that everyone interested could be added to the invite list, as a prompt response by Wednesday or Thursday would be appreciated.

MR. GASIOR, LAW DIRECTOR, provided an update on the situation with Mr. Bektas's property at 33621 Kinzel Road. He reported on recent developments, including a search warrant executed by the Animal Protective League (APL) with Avon Police presence and a probable cause hearing at Avon Lake Municipal Court. During the hearing, Mr. Bektas appeared without legal representation and was noted for his unorthodox behavior as he proceeded through the session. Despite the Judge's offer of legal counsel, Mr. Bektas chose to continue representing himself. There was a bond requirement placed on Mr. Bektas for him to maintain some ownership of the animals that were seized and if he does not post a bond then Mr. Bektas would lose control of those animals and Mr. Gasior believed there was a timeframe of a couple of weeks for that to happen.

Mr. Gasior observed that Mr. Bektas made several admissions during the hearing that could potentially be used in future legal proceedings. These admissions could have significant implications given Mr. Bektas's ongoing legal struggles. Mr. Bektas's behavior in court was characterized by repeated assertions that he planned to sue for significant damages, specifically mentioning a \$5,000,000 lawsuit, showcasing his aggressive stance during the session.

Furthermore, Mr. Gasior identified ongoing issues with sign code violations on the property and the potential for pursuing charges related to operating a business on the property. He continued by saying that Mr. Bektas has been found to be running a business on his property based on his admissions during the court proceedings. As a result, there is consideration to pursue legal action regarding these business operations, given their potential violations of City Codes.

Highlighting the gravity of the situation, Mr. Bektas's property was observed with various compliance issues, including the presence of 55-gallon drums and trailers full of wood that raised concerns about safety and environmental hazards. Additionally, there were eight or nine sheep, possibly as many as twelve goats, and several dogs and puppies on the property. These animals contribute to the concern regarding potential violations and the adequacy of care and facilities available for the livestock. The APL went into detail about the mistreatment that they observed and recorded during the seize. Given these observations, potential involvement from the Fire Department is being considered to assess the property further. The Avon Lake Municipal Court's handling of the case could have impactful outcomes on Mr. Bektas's property situation, especially concerning compliance with City Regulations and community safety. A court date will be set in the next month at Avon Lake and the Judge will have to decide whether Mr. Bektas is guilty of mistreating these animals.

MR. PRESLEY, FINANCE DIRECTOR, had nothing to report.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, had nothing to report.

AUDIENCE:

Cindy Rice (accompanied by her husband Rick Rice) of 35442 Lenox Oval, Avon spoke at the meeting to express her concerns regarding Haydar Bektas's property at 33621 Kinzel Road, which is adjacent to her 96-year-old mother's home at 36651 Kinzel Road. Ms. Rice began by thanking whoever had contacted the Friendship APL regarding the neglect of animals of Mr. Bektas's, expressing appreciation for the efforts to address what she described as an ongoing problem.

Ms. Rice has been in communication with Mr. Gasior about these issues for at least two or three years, suggesting a longstanding difficulty with this neighbor. Ms. Rice described the troubling scenario where sheep and goats from Mr. Bektas's property have frequently wandered into her mother's yard. She specifically recalled an occasion when she mowed her mother's lawn only to be followed around by a chicken, a situation both absurd and concerning given her mother's age and frailty. The regular intrusion of these animals poses a risk, potentially knocking over her elderly mother, something that understandably raises alarm. She said a cat, six puppies, seven adult dogs, fifteen sheep and eight goats were seized by the APL.

Further highlighting the safety concerns, Ms. Rice spoke about Mr. Bektas's mental health. He has publicly admitted in videos to his mental illness and to having bi-polar disorder and to possessing firearms, which significantly heighten her concerns for her mother's safety. She worries not only about the direct danger but also about potential retaliation, given the erratic behavior Mr. Bektas has exhibited, including public accusations against her mother. Despite the accusations, Ms. Rice asserted that her mother has never called the Police on Mr. Bektas, primarily because she fears provoking any further anger from him.

Ms. Rice continued by saying that Mr. Bektas has gone as far as putting up signs that falsely label her mother as a racist and narcissist, a public shaming without any factual basis. This has not only distressed Ms. Rice's mother but has also concerned neighbors and friends, adding to the stress and anxiety that her mother, who has lived in her home for 71 years, now endures. She asked if someone from the City could possibly notify Mr. Bektas that it was not her mother that called the APL, and she also asked how anyone on City Council or the City Administration would like to live next to this neighbor. How would they feel if this was their mother living next door to Mr. Bektas.

Adding to the list of grievances, Ms. Rice pointed out the foul odors emanating from Mr. Bektas's property, which have severely diminished her mother's ability to enjoy her own yard. Moreover, the overall degradation of the area has likely depreciated her property value, a critical issue considering her mother's advanced age and the importance of her property as part of her long-term security.

Ms. Rice cautioned that Mr. Bektas claimed to have lost over 30 animals, raising worries about how these animals are disposed of on the property, as Ms. Rice never witnessed the removal of any dead animals. Finally, Ms. Rice appealed to the Council Members to put themselves in her shoes and consider how they would feel if their own family members faced such intolerable circumstances. She urged for an official explanation to be made to Mr. Bektas, clarifying that her mother had no role in contacting authorities about his property, thus aiming to alleviate some of the misdirected accusations against her family. Additionally, Ms. Rice sought clarity on City

Ordinances regarding animal ownership, questioning if the number of animals Mr. Bektas kept was permissible for a property of approximately 1.3 acres.

Gary Smitek of 36715 Avalon Court, who was present primarily on a matter related to Central South (Ordinance No. 61-25) but took the opportunity to address concerns similar to those expressed by Ms. Rice earlier in the meeting regarding the property owned by Mr. Bektas. Mr. Smitek owns 18 acres adjacent to Mr. Bektas's property and recounted an incident where Mr. Bektas yelled and swore at him. In response to this encounter, Mr. Smitek contacted the Police. He shared that the Police advised him to avoid interactions with Mr. Bektas.

Mr. Smitek expressed empathy for Ms. Rice's situation, acknowledging her challenges as he too has encountered difficulties due to Mr. Bektas's behavior. Moreover, he highlighted the pressing issue involving a variance granted by the Board of Zoning and Building Appeals to Mr. Bektas for an outbuilding a while back, reflecting on his skepticism at the time and reiterating his continued concerns given the unresolved situation surrounding the property.

Law Director Gasior confirmed that the variance had expired and noted the situation at the time had misguidedly signaled potential improvement, which unfortunately had not been realized. Mr. Smitek expressed disbelief at the notion that the situation might have been expected to improve by simply relocating debris into a building, which he considered an unrealistic solution.

Mr. Gasior acknowledged the complexity and difficulty of the situation, reiterating that Mr. Bektas is a citizen with rights and that the City is addressing the matter within the legal framework. He observed that despite Mr. Bektas's property being in poor condition, removing him or entirely resolving the situation is not straightforward due to legal and personal rights. He acknowledged the difficult situation for neighbors but emphasized that Mr. Bektas, as a citizen, has rights that must be respected in the legal process. He suggested that affected neighbors could consider hiring private counsel to pursue civil action for private nuisance if they wished. Mr. Gasior responded to Ms. Rice's concerns, acknowledging the complexity of the situation and the legal constraints the City faces in addressing it. He expressed hope that the recent action by the Animal Protective League would lead to improvements and assured her that the City would continue to work on addressing the issues within the bounds of the law.

12. ADJOURN: 8:45 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