PUBLIC HEARING
JULY 14, 2025

7:25 P.M. – 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

The Chair opened the Public Hearing for Ordinance No. 49-25 at 7:25 p.m.

Kathy Debottis, who resides at 868 Lake Breeze, Sheffield Lake and owns the property at 37600 Detroit Road, Avon inquired about the potential impact of the new sewer line on her property. She expressed concerns about the sanitary sewer project cutting through her property and sought clarification from the City. Mr. Cummins explained that an upcoming construction project entails widening Detroit Road and installing a new traffic signal at the new High School entrance drive. He clarified that, as part of that project, an extension of the sanitary sewer along the south side of the road was proposed to include the two houses currently in the district and one house adjacent to the district. Mr. Cummins addressed her concerns by assuring her that the storm sewer serving the High School property, which has an easement through her property, would remain unaffected by the proposed changes. He also highlighted the intention to extend the sanitary sewer to adjacent residences, thus including the property in question within the district, facilitating the potential for future connections without imposing any obligation on Ms. Debottis. Mr. Cummins further explained how the City is divided into different sanitary sewer districts, with the highlighted purple line on the map denoting the district boundaries. He clarified that the proposed adjustment would involve changing the district affiliation of the cross-hatched area on the map from one district to another as part of the sanitary sewer expansion.

Mayor Jensen further reassured Ms. Debottis by elaborating that tapping into the sewer line in the future would be an option available to her, without any mandatory requirement to do so for her existing property at 37600 Detroit Road.

The Chair closed the Public Hearing for Ordinance No. 49-25 at 7:31 p.m.

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF AVON, OHIO, HELD MONDAY JULY 14, 2025 IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 7:31 P.M.

The Chair, Council President Brian Fischer, called the meeting to order and led in the Pledge of Allegiance.

PRESENT:
Council Members: Council-at-Large Mary Berges; 1st Ward – Jennifer Demaline; 2nd Ward – Dennis McBride; 3rd Ward – Anthony 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 and Economic Development Coordinator – Pam Fechter; Law Director – John Gasior; Assistant Finance Director – Beth Raicevich; Safety/Public Service Director – Duane Streator; Clerk of Council – Barbara Brooks

ABSENT:
Finance Director – Steve Presley

CORRESPONDENCE:
The Clerk reported that she received a request from the Ohio Division of Liquor Control for a Stock (STCK) type change to Pilot Travel Centers, LLC, DBA Pilot Travel Center #004, located at 39115 Colorado Avenue, Avon.

No comments or requests for a hearing were made.

MINUTES OF THE WORK SESSION OF COUNCIL HELD MONDAY, JUNE 16, 2025
A motion was made by Mr. McBride and seconded by Mr. Radcliffe to dispense with the reading of the minutes of the Work Session of Council held Monday, June 16, 2025, and to approve said minutes as published, 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.

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, JUNE 23, 2025
A motion was made by Mr. McBride and seconded by Mr. Radcliffe to dispense with the reading of the minutes of the Regular Meeting of Council held Monday, June 23, 2025, and to approve said minutes as published, 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.

PURSUANT TO THE CHARTER OF THE CITY OF AVON ARTICLE IV, SECTION 16, THE CHAIRMAN ANNOUNCES A PUBLIC HEARING FOR THE NAGEL VILLAS TAX INCREMENT FINANCING (TIF) DISTRICT, THE PUBLIC HEARING WILL TAKE PLACE AT THE COUNCIL WORK SESSION ON MONDAY, AUGUST 4, 2025
The Chair announced that a public hearing for the Nagel Villas Tax Increment Financing (TIF) District would take place at the Council Work Session on Monday, August 4, 2025.

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
The Clerk read Ordinance No. 49-25 by title only, entitled:

AN ORDINANCE APPROVING MODIFICATINS TO THE SANITARY SEWER MASTER PLAN AND ADOPTING SAID MODIFICATIONS AS REVISIONS TO THE OFFICIAL SANITARY SEWER MASTER PLAN FOR THE CITY OF AVON

The Chair declared this to be the third of three readings of Ordinance No. 49-25.

A motion was made by Mr. McBride and seconded by Mr. Moore to adopt Ordinance No. 49-25, and the vote was: Mr. McBride, “yes”; Mr. Moore, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. Fischer, “yes”.

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

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

The Clerk read Ordinance No. 54-25 by title only, entitled:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEDICAL DIRECTION SERVICES AGREEMENT BETWEEN THE CITY OF AVON AND UNIVERSITY HOSPITALS HEALTH SYSTEMS AND DECLARING AN EMERGENCY

The Chair declared this to be the second of three readings of Ordinance No. 54-25.

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to amend Ordinance No. 54-25, and the discussion was:

Mr. Gasior explained that there was a slight amendment to the Ordinance. He highlighted that the initial agreement was crafted to cover standard routine transport, but the amended agreement specifically includes coverage for the TEMS/ELCERT group, which is a slightly different organization from the one typically involved. This adjustment was deemed necessary to address the needs and functions of this unit. Mr. Streator added additional context by elaborating that the TEMS/ELCERT group is associated with the tactical paramedics on the tactical team. This group caters to specialized emergency services, highlighting the distinct nature and scope of their responsibilities compared to the regular paramedic services usually covered under the standard agreements.

And the vote was: Mr. Moore, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Fischer, “yes”.

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

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 54-25, and the vote was: Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Moore, “yes”; Mr. Fischer, “yes”.

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

A motion was made by Mr. McBride and seconded by Mr. Moore to adopt Ordinance No. 54-25, as amended, and the vote was: Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Moore, “yes”; Ms. Patton, “yes”; Mr. Fischer, “yes”.

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

ORDINANCE NO. 59-25 – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24

The Clerk read Ordinance No. 59-25 by title only, entitled:

AN ORDINANCE TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24 AND DECLARING AN EMERGENCY

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 59-25, 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.

A motion was made by Mr. McBride and seconded by Mr. Moore to adopt Ordinance No. 59-25, and the discussion was:

Mayor Jensen explained that a $5,000 appropriation for the APL (Animal Protective League) was added. He clarified that this was not related to the ongoing issue on Kinzel Road, but rather to support the APL's work in caring for stray animals in the City. The Mayor expressed his intention to invite the APL Director to speak with Council in the coming weeks about their services. His objective is to ask that Council provide ongoing annual financial support to the APL.

Ms. Berges raised a question about the increase in IT funding for machinery and equipment, particularly its application with the stores in that location. Mayor Jensen clarified that this allocation was intended for the installation of cameras along Chester Road, a proactive measure considering the new Topgolf development in the area. The Mayor emphasized that having surveillance in place was crucial as the area grows to ensure public safety and deter potential criminal activities.

To provide additional context, Mr. Streator explained that the City successfully collaborated with nearby businesses such as Dick's Sporting Goods and TopGolf to install City-owned cameras and surveillance equipment along that corridor. This joint effort between the City and local retailers was part of a broader initiative to bolster the security infrastructure in anticipation of increased traffic and activity stemming from the new development. The cameras were seen as a significant step in monitoring and managing the expected rise in both vehicular and pedestrian movement, with hopes they would act as a deterrent to any undesirable activities and contribute to the general safety of the Community.

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.

<u>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)</u>
The Clerk read Ordinance No. 60-25 by title only, entitled:

AN ORDINANCE 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) AND DECLARING AN EMERGENCY

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 60-25, and the vote was: Mr. McBride, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. Fischer, "yes".

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

A motion was made by Mr. McBride and seconded by Mr. Berges to adopt Ordinance No. 60-25, and the vote was: Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. McBride, "yes"; Mr. Fischer, "yes".

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

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

The Clerk read Ordinance No. 61-25 by title only, entitled:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO CENTRAL SOUTH LTD TO ALLOW FOR THE CREATION OF TWO FLAG LOTS IN AN R-1 RESIDENTIAL DISTRICT ON STONEY RIDGE ROAD AND DECLARING AN EMERGENCY

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 61-25, and the vote was: Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. McBride, "yes"; Mr. Moore, "yes"; Mr. Fischer, "yes".

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

A motion was made by Mr. McBride and seconded by Mr. Moore to adopt Ordinance No. 61-25, and the discussion was:

Ms. Fechter noted that plans for the sanitary sewer have been submitted by Central South Ltd. and were currently under review by the Engineering Department and Utilities Department.

And the vote was: Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. McBride, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Fischer, "yes".

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

ORDINANCE NO. 62-25 – TO AUTHORIZE A DEVELOPER'S AGREEMENT WITH LDC MIDDLETON II, LLC 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

The Clerk read Ordinance No. 62-25 by title only, entitled:

AN ORDINANCE TO AUTHORIZE A DEVELOPER'S AGREEMENT WITH LDC MIDDLETON II, LLC 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 AND DECLARING AN EMERGENCY

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 62-25, 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.

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to adopt Ordinance No. 62-25, and the discussion was:

Mayor Jensen elaborated on the lighting schematic for the development, highlighting concerns over the current Code requirements, which would mandate the installation of 69 streetlights in the area. He emphasized that such a number was deemed excessive for this context. Mr. Gasior noted that while the Ordinance specified a lighting plan adhering to the existing Code, it had contrastingly never been implemented in any other R-3 development within the City of Avon. The Mayor clarified that if the plan were to proceed as specified, it would result in a lit-up area quite uncharacteristic for this district. In response to these concerns, the initiative to work in collaboration with the City Engineer was taken, aiming to revisit and potentially revise the lighting plan to a more practical level. Mayor Jensen expressed optimism in achieving an outcome that aligns with safety considerations without over-illuminating the residential neighborhood, thereby maintaining a balance between infrastructure compliance and community aesthetics. Furthermore, Mr. Gasior explained that the aim was to avoid creating unnecessary lighting, which could lead to resident complaints. The new agreement reflected changes including a company name change from Liberty Development to LDC Middleton II, LLC and allowed for the construction of two model homes, which is typical for subdivisions. The proposal involved collaborating with the Planning Commission to establish a middle ground that ensures compliance with City Ordinances while considering the Community's viewpoint. Underlining the significance of Community engagement, Mayor Jensen shared plans to possibly bring the revised proposal to the Planning Commission for further evaluation and public input, ensuring that the final decision reflects both developmental needs and the residents' comfort.

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.

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

The Clerk read Ordinance No. 63-25 by title only, entitled:

AN ORDINANCE 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 AND DECLARING AN EMERGENCY

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 63-25, and the vote was: Mr. McBride, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. Fischer, "yes".

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

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to adopt Ordinance No. 63-25, and the discussion was:

Ms. Patton commented that last week she suggested adding the address numbers to the proposed sign, but after further thought noted that it might cause confusion due to the location of homes between the two entrances as the address numbers would not be sequential since this is not the main entrance to the School.

During the discussion, Ms. Fechter acknowledged that the placement of the sign with the address included was a point of internal consideration. It was expressed that the importance of ensuring visitors and residents alike could navigate to the High School without issue. There was an emphasis on the need to have a clearly marked address that made logical sense to anyone using GPS navigation.

Mayor Jensen addressed the concerns by explaining that the decision to have the address displayed would avoid confusion for visitors using digital maps or GPS systems. The Mayor emphasized that having a clear and consistent main address number, even if it did not align perfectly with the sequence of the homes between the two entrances, would be beneficial. He explained that this was especially important in guiding people directly to the High School as intended, thereby improving the ease of access for first-time visitors or those unfamiliar with the area.

And the vote was: Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. McBride, "yes"; Mr. Fischer, "yes".

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

ORDINANCE NO. 64-25 – ESTABLISHING THE NAGEL FARMS INCENTIVE DISTRICT AND DECLARING IMPROVMENTS 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 read Ordinance No. 64-25 by title only, entitled:

AN ORDINANCE 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 AND DECLARING AN EMERGENCY

The Chair declared this to be the first of three readings of Ordinance No. 64-25.

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 read Ordinance No. 65-25 by title only, entitled:

AN ORDINANCE 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 AND DECLARING AN EMERGENCY

Mr. Fischer advised several questions arose from last week's Work Session and he yielded the floor to Mr. Gasior to address.

Mr. Gasior inquired about the status of deposits for this proposed development with Petros Development Group. Assistant Finance Director Ms. Raicevich confirmed that the deposits had indeed been made. Following this confirmation, Mr. Gasior noted that the Developer's Agreement was prepared and complete and ready for Council review and consideration. He said last week's discussion included not having those items complete prior to last week's Work Session and there was some concern about going forward tonight. Mr. Gasior said from this standpoint, the City was ready to proceed. Mr. Cummins indicated there was still an outstanding property negotiation involving the Drug Mart property.

Mrs. Demaline communicated her ongoing concerns related to infrastructure readiness, particularly focusing on Chester Road's capacity to handle increased traffic flow associated with potential development expansions. She stressed the importance of having the necessary infrastructure in place before proceeding with such developments, as the area has already experienced growth with recent approvals like the Concord Village expansion. She emphasized the importance of a coordinated approach to managing development and the resulting traffic, stressing that it is crucial to avoid repeating past mistakes where infrastructure failed to keep pace with growth. Moreover, she appreciated the City's current plans to widen Chester Road but pointed out the absence of a concrete timeline for completion, cautioning that the current road framework may be inadequate to support future residential influxes. These concerns were echoed and expanded during the Council Work Session last week by Mr. Moore, who agreed with Mrs. Demaline, reiterating the vital need for a cautious approach toward handling increased vehicle loads and that this item should be vetted further.

Greg Modic from Petros Development Group, 4223 Brecksville Road, Richfield, Ohio extended apologies for not being present at the last meeting, citing a miscommunication while he was traveling out of town with his family, resulting in a failure to appear.

Mr. Modic outlined ongoing coordination efforts with the City regarding the sanitary sewer on Moore Road, affirming a viable option without requiring additional easements on the south side. Mr. Modic explained that the developers were prepared to adjust their plans to align with the City's infrastructure improvements and to eliminate reliance on the land associated with Drug Mart for northward sanitary sewer connections. However, while the northern route remained a feasible option, he reassured Council that efforts were ongoing to secure agreements with the City to enable continuous work and timely project completion. He also communicated that while the developers had plans in place for constructing the necessary infrastructures, they remained flexible and committed to cooperating within the City's procedural and regulatory frameworks. Mr. Modic understood there is a concern regarding which route will be taken, Petros Development Group has agreed to add sanitary connections, and those updated plans have been sent to Mr. Cummins, to the north as well as to the south. He also noted that a major section of sanitary sewer, which is part of their development, has delayed progress in the area, particularly the industrial portion.

Mr. Modic clarified that the initial traffic study for Phase One showed no need to widen Chester Road. He said that although the planned improvements by Petros Development will not directly benefit their project immediately, they are still covering the cost to relocate the waterline and storm sewer to support the City’s future plans for Chester Road.

Amid the discussions, Mr. McBride sought clarity on the project's high-level schedule, focusing on sewer construction timeliness. Mr. Modic detailed their intent to begin certain infrastructure elements promptly, aiming for completion within a 30-day timeframe. He further explained that the overarching goal is to establish infrastructure foundations by fall, allowing residential development to begin with plans for leasing units by the following spring. Mayor Jensen corroborated this by pointing out the City's parallel efforts to widen Chester Road, emphasizing a coordinated approach to progress.

Mr. Modic provided a broader update on the project's status and outlook, emphasizing Petros Development's active collaboration with City officials and its Engineering Department. He outlined efforts to align key infrastructure elements such as sanitary sewer routes and water line placements. This coordination aims to facilitate future development extending from these utilities, showcasing a long-term vision for the area's growth along the Freeman Drive extension. To support this, Mr. Modic emphasized the significance of infrastructure improvements, plans for future roadway widening, and other elements demonstrating their commitment to responsible development. He also highlighted an improvement plan for the sanitary sewer system, stating a viable option exists that doesn't require the previously considered necessary easement. This aspect shows ongoing collaboration with the City and adjacent property owners, strengthening the project's momentum.

Regarding the construction timeline, Mr. Modic noted plans to complete the pavement by mid to late October, prefacing the commencement of foundation work. He expressed optimism that acquiring necessary permits could happen promptly, allowing them to start leasing units by April or May 2026 of the 123 units in phase one.

Mayor Jensen explained the City’s plans to widen Chester Road in the future, linking the timing closely to development phases. He highlighted that the work the developers would be doing, specifically relating to covering the storm and water lines on Chester Road, would help the project progress more quickly. This proactive approach by the developers would reduce the time the City would need for additional work after the developers have completed their part. He emphasized that covering the ditches and moving the water lines back would allow the City to undertake the necessary widening of Chester Road more efficiently and in alignment with the new developments. Mayor Jensen noted the importance of coordinating these efforts to avoid overlapping with ongoing major projects like the intersection work at Detroit Road and State Route 83, thereby minimizing disruptions to residents. Mayor Jensen indicated it was yet to be determined whether the pavement of Chester Road would be an assessment project or if there would be grant funding available.

In answer to questions from Ms. Patton, Mr. Modic highlighted the project's target demographic, which primarily aims to attract those aged 55 and older as these will be ranch style units, while ensuring ADA compliance and features throughout the development. He assured Council Members that the designs, including zero-entry units, were meant to foster accessibility and comfort for prospective residents. However, he clarified that while the community was targeted at this demographic, it wasn't legally restricted, or HUD certified as exclusive to 55 and over individuals. He added that these units will have the wider hallways and wider doorways, but clarified that while the grab bars and other limited ability related amenities were not automatically installed, the units allow for that if those accommodations need to be made.

Additionally, Mr. McBride inquired about the challenges linked to the sanitary sewer project, where Mr. Modic expressed confidence in overcoming the outstanding property rights issues expediently. He iterated the importance of ongoing discussions with the City to ensure seamless progress, reiterating Petros Development's dedication to adhering to the City's regulatory requirements and enhancing the community's infrastructural landscape.

Mr. Modic's discussion included assurance of continued collaboration with the City, particularly the Engineering Department, in devising a workable framework for utility alignments, and accommodating plans for future widening on Chester Road. Despite the initial traffic study indicating no immediate need for turn lanes, Mr. Modic stressed ongoing dialogue with the City Engineer to ensure future strategic development plans are aligned.

Ms. Patton raised a question regarding the tax implications related to residential rentals compared to owner-occupied properties. Mayor Jensen explained that this property is already part of a commercial TIF (Tax Increment Financing), which applies to rental units such as these. He clarified that if the units were to be owner-occupied, a different TIF would need to be established. Furthermore, since the properties are rentals, the City stands to gain more financially, as TIF revenues would be generated based on the rental status. Mayor Jensen noted that while the City will receive TIF funds, all the R-3 developments are private property, meaning the City does not provide services such as snowplowing for those streets. The income from TIF would therefore be an added financial advantage without additional City service obligations. This distinction between rental and owner-occupied properties was highlighted as being financially beneficial to the City under the current TIF arrangement.

Mr. Modic clarified that these roads are private, which indicates that the maintenance and additional infrastructure responsibilities will continue to be managed by the development group itself. This setup ensures that the City is not responsible for plowing, maintaining or replacing these roads, which is consistent with the nature of commercial TIF developments, as explained by Mayor Jensen. This distinction further highlights the developers' commitment to managing their property in alignment with the financial and logistical expectations set by the City. He added that they would be dedicating additional public right-of-way to the City to allow for the future extension and development of Freeman Drive, emphasizing their proactive collaboration with City planners to ensure that future infrastructure aligns with community needs. Mr. Modic from Petros Development Group explained that they have been coordinating closely with the City to facilitate improvements, not only addressing immediate concerns but also laying groundwork for long-term benefits for the City. Their plans include making necessary adjustments to water main and storm sewer placements, which are crucial for future road widening and infrastructure development along Chester Road. This thoughtful setup is aimed at enhancing the living experience for current and prospective residents while adhering to contemporary urban planning standards, of utmost importance to both the developers and the City Administration.

Ms. Patton inquired about elevation plans for what the units would look like. Mr. Modic responded that while he did not have the elevation plans with him at the meeting, they were submitted during the planning process and are on file with the City. He assured Council that the plans were designed to not only meet but to exceed the City's Code requirements, incorporating appealing architectural features. The unit designs include various architectural elements such as reverse gables, windows, and other features to enhance their aesthetic appeal, aiming to provide a visually pleasing living environment for potential residents. Mr. Modic further explained that the construction and architectural responsibilities would be managed internally by the Petros Development Group, which has a long history of building quality homes, ensuring that the final outcome would align with the high standards expected in Avon.

Mr. Cummins clarified ongoing property rights issues related to the northerly sanitary route, explaining that the route requires additional property rights. Despite the advanced progress made by the developer in conjunction with the City on multiple fronts, a few key details remain pending. These specifics, however, appear poised for resolution soon, providing assurance that ongoing negotiations are moving in a promising direction.

Mr. Modic elaborated that construction of the sanitary line will commence at the wet well. He underscored the importance of specifying the tie-in point before advancing, emphasizing that while the principal route for the sanitary sewer is charted, determining the precise point of integration into the existing infrastructure requires precise planning and execution. This will ensure a seamless connection and optimize functionality. Currently, the developer maintains a proactive collaboration with the City's Engineering Department, endeavoring to confirm and solidify the plan, thus aligning the development phase with the City's existing and future infrastructure objectives. This joint effort reflects a shared commitment between the developer and the City to deliver a cohesive and strategically planned extension that will benefit both the existing community and the new development. He asked for consideration of approval if it was appropriate tonight, indicating that they were ready to proceed with work, especially the water main rework on Chester Road and other essential temporary routes needed for the sanitary sewer work to commence. Mr. Modic emphasized the urgency to get started, expressing the developers' readiness and willingness to move forward soon, ideally aligning with the City's timeline and requirements to minimize project delays.

The Chair declared this to be the first of three readings of Ordinance No. 65-25.

Mr. Fischer commented that hopefully everything will be ready for approval at the August 4, 2025, Work Session for consideration of approval at the August 11, 2025, Regular Meeting of Council.

<u>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</u>
The Clerk read Ordinance No. 66-25 by title only, entitled:

AN ORDINANCE 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 AND DECLARING AN EMERGENCY

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to suspend the rules and act on Ordinance No. 66-25, and the vote was: Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Moore, “yes”; Mr. Fischer, “yes”.

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

A motion was made by Mr. McBride and seconded by Mr. Moore to adopt Ordinance No. 66-25, and the discussion was:

Mayor Jensen elaborated on the rationale behind this property acquisition, emphasizing that it represents a strategic move to facilitate significant improvements at the intersection near the High

School. He highlighted that this initiative would encompass not only the creation of a second exit but also an enhanced alignment with the current traffic light to streamline traffic flow in the area.

By acquiring this property, the project will offer an efficient solution, providing access to the Traxler property without necessitating the construction of a pedestrian bridge across the creek on Stoney Ridge Road. Mayor Jensen pointed out that this improvement aligns with a broader strategy to cooperate with the local schools, ensuring that the traffic around the High School is managed effectively. He stipulated that the new road would directly align with the existing traffic light, creating a more straightforward intersection that benefits both School traffic and the general flow of vehicles in the vicinity.

Mrs. Demaline inquired about the timeline for closing on the property and implementing the improvements. Mayor Jensen stated that while they aimed to close before the end of the year, the actual improvements would likely not be completed until 2027. He emphasized the need to coordinate with the new School Superintendent on these plans.

Mrs. Demaline expressed her pleasure with the Administration's vision regarding the improvements at the intersection near the High School. She was particularly impressed with how the acquisition of the property at 3200 Stoney Ridge Road would facilitate a more efficient and safer traffic flow in the area. Mrs. Demaline noted that aligning the exit with the current traffic light would not only help streamline traffic but also significantly improve the safety and convenience for everyone navigating the intersection, including student drivers and other regular commuters. Additionally, she acknowledged the strategic planning involved in collaborating with local Schools for a comprehensive approach to managing traffic effectively around the High School area. She appreciated the foresight shown by the Administration in aligning with the broader plans for community development and infrastructure enhancement. The approach resonated with her commitment to community safety and improvement, reflecting positively on the Administration's proactive steps toward sustaining Avon's growth and infrastructure needs.

And the vote was: Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mrs. Demaline, “yes”; Mr. McBride, “yes”; Mr. Moore, “yes”; Ms. Patton, “yes”; Mr. Fischer, “yes”.

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

REPORTS AND COMMENTS

MAYOR JENSEN reported that the traffic light at Detroit Road and Long Road has been ordered, and the contractor had been instructed to have it operational before the start of the School Year. He also mentioned that sidewalks were being installed in the area.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, informed Council about the Ohio House's upcoming session scheduled for July 21st to potentially override the Governor's vetoes concerning property tax improvements and changes. She suggested that it would likely benefit the City and Schools to reach out to their House Representatives, advocating against the veto overrides. This effort aims to protect the interests and financial well-being of the Community, ensuring that both the City's infrastructure funding and the Schools' budget allocations are not adversely impacted by the proposed legislative changes. Ms. Berges emphasized that engaging with State Representatives on this matter could help safeguard Local Government operations and educational initiatives from potential financial constraints that may arise if the veto is overridden.

MRS. DEMALINE, WARD 1, expressed satisfaction with the updates on the traffic light at Detroit Road and Long Road, including the planned crosswalks. She highlighted the implementation of lights and crosswalks at the intersection, as Council had approved for the pedestrian crosswalks there, ensuring safety for those crossing. Mrs. Demaline sought clarification about the progress on installing a crosswalk at the School entrance on Long Road. Mayor Jensen confirmed that the City was executing this along with sidewalk installations, ensuring a cohesive plan for increased pedestrian safety in the area.

MR. MCBRIDE, WARD 2, advised he would defer his comments tonight since there were a host of residents present who may wish to speak and he did not wish to add to the length of the meeting.

MR. MOORE, WARD 3, suggested Committee Meetings be called for Council with the Administration to review and tighten City Ordinances related to zoning and property maintenance, aiming to address potential issues proactively.

MS. PATTON, AT LARGE, inquired about the timeline for the completion of the project at the intersection of State Route 83 and Detroit Road. Mr. Cummins responded that the completion date is October 2026, and he would be addressing that project more in depth during his remarks.

MR. RADCLIFFE, WARD 4, had nothing to report.

MR. FISCHER, AT LARGE, reminded everyone that Council was entering the first part of their summer break and noted the next Council Meeting would be a Work Session to be held on Monday, August 4, 2025.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, provided a detailed update on the State Route 83 and State Route 254 intersection improvement project. He explained that work would begin on July 21, 2025, starting with the first phase focusing on State Route 83. He elaborated that the contractor would install some temporary pavement at the south end to maintain two-way traffic. The work area, marked in blue, would be along the west side of State Route 83, extending from the asphalt entrance to the Avon Aquatic Facility to where the road naturally widens at the Winking Lizard.

Mr. Cummins noted that the project is divided into four phases, with the first phase and part of a small second phase occurring during 2025. Most activities in 2025 would be confined to State Route 83, with subsequent phases east and west on Detroit Road scheduled for 2026. Mr. Cummins noted that the first phase would involve earthwork and widening along French Creek Square, aimed at improving traffic flow.

The project's completion was expected by the end of October 2026. To facilitate public awareness and provide ongoing updates, Mr. Cummins mentioned the creation of a dedicated project website. This site would be managed by the construction administration company, K.E. McCartney & Associates, and a link would be available on the City's website. The website would offer detailed information about schedules and project progress.

Mr. Cummins acknowledged potential traffic disruptions during the project and asked for public patience and cooperation, emphasizing that it is a much-needed improvement. He expressed commitment to addressing issues promptly and ensuring the process proceeds smoothly. Paving operations, which would be the most disruptive, are planned to occur at night to minimize traffic congestion.

Mayor Jensen reiterated that the completion date of October 2026 meant that the project would undergo construction phases through 2025 and into 2026, with a full wrap-up expected by the end of 2026. He emphasized that while most of the work is slated to be completed earlier, the final stages of restoration and ensuring all elements meet safety and quality standards would continue into later months, specifically noting that all restoration activities were anticipated to be finalized by the project's end, marking a comprehensive completion. Mayor Jensen further clarified that the coordination of phases was being managed to avoid overlapping with other ongoing city projects to minimize traffic disruptions.

Mr. Fischer asked Mr. Cummins about the anticipated traffic disruptions due to the intersection project on State Route 83 and 254. He inquired specifically about the steps being taken to mitigate traffic congestion during peak hours. Mr. Cummins responded by explaining that they had carefully planned the project's phases to minimize disruptions as much as possible. He indicated that temporary pavement would be installed at the south end of State Route 83 to maintain two-way traffic, allowing vehicles to flow through the area while work was being conducted on the west side of the road.

Mr. Cummins also emphasized that they planned to conduct paving operations at night, which should help alleviate some of the congestion during the busiest times of day. He assured Mr. Fischer that while there would inevitably be some inconvenience, the project team was committed to addressing any issues promptly as they arose, ensuring that the overall process would remain smooth.

Additionally, Mr. Cummins highlighted the utility of the dedicated project website, which provides real-time updates and information on the schedule, further assisting the public in planning their routes and anticipating any changes that might affect their daily commutes.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, announced a summer event partnered with French Creek Foundation, scheduled for July 26th at the park by the pool off Detroit Road. The event, open to the public from 12:30 to 2:30 p.m., would feature carnival games, a foam party, a petting zoo, and other activities. She added from 11:00 to 12:30 there were about 150 special people expected to attend the event, which was particularly tailored to honor individuals confronting various adversities in life. The aim was to provide these guests with a fun and inclusive afternoon, celebrating their resilience and offering them a special day filled with entertainment and joy. This inclusive approach was a central theme of the event, ensuring that honorees had full access to the activities and festivities planned. The occasion serves as both a celebration and a recognition of the challenges and triumphs experienced by these individuals, fostering a spirit of community and support among participants.

MR. GASIOR, LAW DIRECTOR, had no comments.

MS. RAICEVICH, ASSISTANT FINANCE DIRECTOR, had no comments.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, had no comments.

AUDIENCE COMMENTS:

Cindy Rice and Rick Rice, residents of 35442 Lenox Oval, Avon, addressed Council with profound concerns regarding Ms. Rice's mother, Mrs. Stockard, who resides at 36651 Kinzel Road. They highlighted several troubling issues stemming from a neighboring property owned by Mr. Bektas, at 36621 Kinzel Road. A major concern was the presence of prominent, unsightly signs in Mr. Bektas's yard, which were likened to large construction signs, accusing Mrs. Stockard of being a racist and narcissist. These signs drew strong negative reactions from many attendees at the meeting, who were appalled by their size and content. Ms. Rice stressed that the signs exceeded the allowable size and needed to be either removed or downsized.

Mr. Gasior, while explaining the complexity of the Sign Code, acknowledged the ambiguity in section 1290 of the Avon Codified Ordinances and highlighted that, based on discussions with the Zoning Enforcement Officer, would enforce a six-square-foot sign size limit. He indicated that Mr. Bektas would likely be cited for sign violations, as well as other unspecified violations related to these Ordinances. Additionally, Mr. Gasior noted that the Animal Protective League (APL) would be bringing charges against Mr. Bektas for animal cruelty under Ohio Revised Code section 959.13 following the removal of animals from his property by the APL and to his knowledge Mr. Bektas did not post the approximate $16,800 bond thereby forfeiting any chance of the animals to be returned to Mr. Bektas. Ms. Rice stressed the importance of follow-through by the City to ensure the signs are removed or resized to comply with City Regulations, emphasizing the need for consistent enforcement and communication with the residents affected by these issues.

In addition to the signs, Ms. Rice brought attention to a problematic line of arborvitae trees that Mr. Bektas planted dangerously close to the road. She stressed that these trees created significant visibility issues, raising safety concerns for drivers, particularly home healthcare nurses visiting Mrs. Stockard, who found it challenging to exit the driveway safely. Mr. Gasior acknowledged the severity of these concerns, indicating that the tree placement was being investigated for potentially infringing on public right-of-way. This situation could lead to either a citation for their improper placement or direct removal of the trees. Mr. Gasior also mentioned that the trees were planted directly over a waterline, further complicating the issue. He added that a lot of coordination would need to be done with City Officials for these actions to take place safely and properly to which Ms. Rice understood.

Additionally, Ms. Rice requested transparency and an action plan to address the ongoing violations by Mr. Bektas, reflecting her deep concern for her mother's safety and well-being amidst the tensions caused by the neighborhood dispute. She expressed a strong plea for Council's intervention to protect residents and uphold community standards.

Ms. Rice further addressed the ongoing issue with numerous construction vehicles parked on Mr. Bektas's property, which had already been cited in the past but remained unresolved. She expressed frustration and inquired why these vehicles, including a crane, an orange truck, and a blue truck, remained on-site despite previous legal actions. Mr. Gasior explained that the matter was likely to return to court because Mr. Bektas had not complied with the removal order. He acknowledged that Mr. Bektas had been instructed by a Judge to remove these vehicles but had failed to do so, which could lead to additional legal proceedings. Mr. Gasior commented that the Judge may take a sterner approach with Mr. Bektas since the citations are one right after the other and the City would be pushing for that to happen.

Concluding her remarks, Ms. Rice called upon City Council to take decisive action to resolve these issues swiftly and protect community standards. She emphasized the critical need for both immediate intervention and transparent communication from the City to alleviate the distress experienced by Mrs. Stockard and her neighbors due to Mr. Bektas's actions.

Christine Alten of 31825 Bayview Drive, Unit 101, Avon Lake, a Home Healthcare Nurse who previously has cared for Mrs. Stockard, emphasized the profound impact of these disturbances on the 96-year-old resident's safety and well-being, particularly given her age and recent fall. Ms. Alten expressed the gravity of the situation, highlighting to Council the stress and anxiety these signs and ongoing issues were causing for Mrs. Stockard. Being 96 years old and having recently suffered a mechanical fall, Mrs. Stockard not only faced physical challenges but was also dealing with the emotional turmoil brought about by the disruptive and distressful behavior of the neighbor, Mr. Bektas.

Ms. Alten pointed out that the signs labeling Mrs. Stockard negatively, which were prominently displayed on the neighbor's property, contributed to her distress and concern for her safety. Such actions from Mr. Bektas were perceived as indicative of instability, generating a significant level of fear and unease in Mrs. Stockard. The nurse underscored the urgent need for action to protect the elderly resident, fearing both the immediate and long-term impact of such incidents on her overall health and well-being.

Mr. Fischer conveyed that he had only become aware of the issues stemming from Mr. Bektas's property within the last few weeks. He noted that this situation became the forefront of all their attention after learning about it. The details came to light for him after someone mentioned seeing a goat on Kinzel Road, prompting further investigation and awareness of Mr. Bektas's activities on his property. Mr. Fischer emphasized the need to follow legal protocols in addressing the situation, even though the process can be slow due to the requirement to adhere strictly to the law. Despite the challenges, Mr. Fischer reiterated Council's commitment to resolving the matter swiftly and effectively, maintaining legal integrity while focusing on ensuring the safety and well-being of residents such as Mrs. Stockard, who are directly affected by the ongoing disturbances.

Mr. Gasior elaborated on Mr. Bektas' behavior in court, noting that during the hearing, Mr. Bektas spoke at length from the witness stand for about two and a half hours. During his testimony, he passionately defended his love for his animals, openly expressing that he believed the removal of the animals by the APL was unfair and a cruel action against him. Despite efforts to reassure him otherwise, Mr. Bektas seemed to be under the impression that his neighbor, Mrs. Stockard, was somehow involved in instigating the actions taken against him.

Unfortunately, attempts to communicate with Mr. Bektas and clarify the situation were met with challenges, as he was not open to accepting the information being shared with him. This reaction was indicative of the broader difficulties the City faced when addressing the dispute. Mr. Gasior conveyed the complexities involved in managing Mr. Bektas' conduct and highlighted that it represents a persistent challenge for City officials. Despite the multifaceted challenges, the City's commitment to addressing the situation while adhering to legal protocols remains steadfast, knowing that each step taken must be legally justified to ensure a fair and equitable resolution for all parties involved.

Council, through Mr. Gasior, assured her that they were actively working on mitigating the situation while adhering to legal processes. Mr. Gasior acknowledged the complexity of dealing with the neighbor's actions and expressed the City's commitment to resolving the matter in alignment with legal protocols to ensure Mrs. Stockard's safety and peace of mind swiftly while maintaining the order and standards of the Community. He reassured Ms. Alten and the gathered audience of Council's dedication to ensuring that Mrs. Stockard could live safely and with dignity without the continuous disruptions posed by her neighbor's behavior.

Dave Cupar, a resident of 33603 Hawkesbury Court, voiced significant concerns at the Council Meeting about the presence of livestock, specifically multiple goats, at the property located at 3276 Nagel Road. He recounted an incident at his daughter's birthday party when several guests, including young attendees, heard goat noises coming from behind their property. Mr. Cupar emphasized that the noise from the goats was apparent and highlighted the issue of livestock being kept on a residential property zoned as R-1. According to Mr. Cupar, this zoning classification requires property owners to obtain a Special Use Permit if they wish to keep livestock, a step he believed the owner at 3276 Nagel Road had failed to undertake.

Mr. Cupar detailed that there are 18 neighboring properties surrounding the one in question, and none of these neighbors were reportedly notified or consulted about the presence of livestock in such close proximity. He underscored his dissatisfaction with the lack of communication and transparency, which has led to frustration among his fellow residents. This situation brought to light potential non-compliance with City Ordinances, which require landowners with more than two acres in an R-1 district to acquire a Special Use Permit for raising animals like goats.

Beyond his immediate concerns about the livestock, Cupar addressed a broader issue within Avon: a seemingly growing pattern of residents neglecting to comply with established City Ordinances. He pinpointed the necessity for the Local Government to enforce these existing regulations more rigorously, thereby preserving community standards and preventing nuisances. Cupar suggested that this neglect extends beyond livestock and includes issues such as unauthorized dirt bike tracks, which contribute to noise pollution and diminished neighborhood quality.

Mr. Cupar concluded his remarks by stressing the urgent need to uphold and perhaps revisit Avon's current regulations to address these modern challenges effectively. He implied that failure to maintain an orderly progression in updating and enforcing City standards might lead to a degradation of neighborhood livability, asserting the broader implications for property values and the overall desirability of Avon. His appeals aligned with a commitment to ensuring that Avon remains a desirable, orderly, and well-regulated community, highlighting both the frustrations faced by residents and the potential long-term ramifications if such issues persist unaddressed.

ADJOURN: 8:48 p.m.
A motion was made by Mr. McBride and seconded by Mr. Radcliffe to adjourn the Regular Meeting of Council, 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.

PASSED:______________________________

SIGNED BY:________________________________
Brian Fischer, President of Council

ATTEST: _______________________________
Barbara J. Brooks, Clerk of Council