

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, DECEMBER 1, 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 called the meeting to order.

Mr. Fischer mentioned that item no. 9a. was being added to the agenda to consider Ordinance No. 117-25 – “To Establish Rates for the Aquatic Center for 2026”.

1. [ORDINANCE NO. 101-25](#) – ESTABLISHING THE RIEGELSBERGER 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 THE RIEGELSBERGER MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND RELATED MATTERS Mr. Gasior

The Third of Three Readings of Ordinance No. 101-25 will be held on Monday, December 8, 2025

Mr. Gasior noted that on December 8, 2025, the City will have met all notice requirements for this Ordinance and would be ready to proceed with the third and final reading.

2. [ORDINANCE NO. 106-25](#) – MAKING A PERMANENT APPROPRIATION OF MONIES FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES (THE OPERATING BUDGET) OF THE CITY OF AVON, LORAIN COUNTY, OHIO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 Mr. Presley

The Second of Three Readings of Ordinance No. 106-25 will be held on Monday, December 8, 2025

Mr. Presley confirmed there had been no adjustments to the budget following the recent budget meeting.

3. [ORDINANCE NO. 110-25](#) – AMENDING THE SPECIAL USE PERMIT GRANTED TO SANDSTONE PROPERTY MANAGEMENT, LLC, TO ALLOW THEIR TENANT, LAKESHORE BURGER COMPANY, LLC, (dba CULVER'S), TO EXPAND THE OUTDOOR PATIO SEATING AREA AND TO INCLUDE TWO DRIVE-THRU SERVICE LANES TO BE LOCATED AT 1439 CENTER ROAD Planning Referral

Ms. Fechter explained that Culver's is seeking to add a second drive-thru lane to provide two order board areas that would then merge into a single lane. She noted this was similar to what Arby's had done about a year ago. The request also includes an expansion of their outdoor seating area.

4. [ORDINANCE NO. 111-25](#) – GRANTING A SPECIAL USE PERMIT TO AP RES HOSPITALITY, LLC, (dba HAMPTON INN HOTEL), FOR THE CONSTRUCTION AND OPERATION OF A 119-ROOM HOTEL, LOCATED AT 33040 JUST IMAGINE DRIVE IN THE CITY OF AVON Planning Referral

Ms. Fechter reminded Council that hotels and motels were recently removed from the moratorium on Extended Stays and VRBOs, with that hotels are now required to obtain a Special Use Permit. She explained that AP RES Hospitality had provided all their operating standards, which have been reviewed by Mr. Gasior and approved. The proposal includes a 119-room hotel facility that would be attached to an expanded Emerald Events Center, creating a much larger conference area.

5. ORDINANCE NO. 112-25 – TO AMEND ORDINANCE 413-68, PASSED JANUARY 15, 1969, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF AVON, OHIO, AS AMENDED, REZONING A 5.09 ACRE PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF NAGEL & CHESTER, PPN: 04-00-021-000-264 FROM M-1 GENERAL INDUSTRIAL TO C-4/M-1 GENERAL BUSINESS DISTRICT OVERLAY/GENERAL INDUSTRIAL DISTRICTS Planning Referral

The First of Three Readings of Ordinance No. 112-25 will be held on Monday, December 8, 2025
A Public Hearing for Ordinance No. 112-25 will be held on Monday, January 12, 2026, at 7:25 p.m.

Ms. Fechter provided background on this rezoning request for the northwest corner of Jaycox Road and Chester Road. She explained that the property was previously occupied by a dilapidated metal building that has been demolished. The area is part of the former SKF manufacturing site, where a go-kart business will be located. The owner, Premier Development, is requesting a C-4 overlay on the corner property.

Ms. Fechter noted that according to the City's 2007 future land use map (specifically Area 13), this location was identified as suitable for a commercial overlay despite its current industrial zoning. A preliminary site plan shows a potential drive-through type restaurant, though no specific businesses have yet committed to the location.

Mr. McBride expressed concern about the types of businesses that might locate there, specifically mentioning drive-through restaurants, coffee shops, and gas stations. He argued that these types of businesses provide limited economic benefit to the City with low-wage jobs and primarily serve pass-through traffic rather than residents. Mr. McBride emphasized that the City should focus on attracting businesses that provide greater revenue per acre. He felt in 2026 Council should review all the zoning classifications north of I-90 and he felt the City should do better at pulling revenue from the remaining undeveloped parcels than what these types of businesses would likely generate.

6. ORDINANCE NO. 113-25 – AUTHORIZING THE EXECUTION OF A LOCAL PUBLIC AGENCY FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO CONSTRUCT THE CHESTER ROAD RESURFACING PROJECT ALSO KNOWN AS THE LOR MR 4313-0.33 (PID 120604) PROJECT Mr. Cummins

Mr. Cummins presented the Chester Road resurfacing project, which covers two sections: from Chester Industrial Parkway to Moore Road, and from approximately Hunter International to the American Way west entrance. He displayed a map showing the project areas highlighted in red, with a gap in the middle section shown in green.

Mr. Cummins explained that the Northeast Ohio Areawide Coordinating Agency (NOACA) had identified these sections as having distressed pavement and offered to fund 80% of the project costs up to \$734,814. The total project cost is estimated at approximately \$934,000.

The agreement formalizes that the City of Avon will control the project while following ODOT's bidding procedures. Mr. Cummins noted this is similar to agreements previously approved for State Route 83 and State Route 254 projects. He indicated that the project is ready to go out to bid after the New Year, and he will return to Council for bidding authorization and later for contract award.

Mr. Radcliffe sought confirmation that this was solely a pavement rehabilitation project without widening, which Mr. Cummins confirmed. Mr. Cummins clarified that this would be a "mill and fill" project with some base repairs as needed, but no road widening. The middle section shown in green is excluded because it will be addressed in the separate Chester Road Phase 3 widening project.

Ms. Berges asked whether NOACA's funding contribution was fixed if costs exceed estimates, and Mr. Cummins confirmed the funding is capped at \$734,814, with the City responsible for any excess costs.

7. ORDINANCE NO. 114-25 – TO ACCEPT THE IMPROVEMENTS IN THE VILLAS OF NAGEL FARMS, FOR THE CONSTRUCTION/INSTALLATION OF PUBLIC UTILITIES CONSISTING OF PUBLIC WATER, SANITARY SEWER MAINS AND APPURTENANCES THERETO Mr. Streator

Mr. Streator briefly reported that everything had passed inspection for the utilities, and all required bonds had been posted with the Finance Department.

8. ORDINANCE NO. 115-25 – AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH CHAGRIN VALLEY ENGINEERING, LTD AND ESTABLISH THE COMPENSATION FOR THE CITY ENGINEER FOR 2026 Mayor Jensen

Mayor Jensen stated this was a typical annual contract renewal with approximately a 3% increase and a few minor adjustments.

Mr. Fischer praised Mr. Cummins and Chagrin Valley Engineering for their exceptional work for the City.

Mr. Cummins expressed his appreciation for the opportunity to continue serving as City Engineer and noted that it was a pleasure working with the residents, Council, and the Administration. He thanked the members for their consideration and support, highlighting that it is a real pleasure to be part of Avon's community and governance.

9. ORDINANCE NO. 116-25 – TO AUTHORIZE A DEVELOPER'S AGREEMENT WITH CENTRAL SOUTH, LTD FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS BETWEEN GLENDENNING AND STONEY RIDGE ROAD Planning Referral

Ms. Fechter explained that Central South was previously before Council a few months ago under Ordinance 61-25, which established two flag lots on Stoney Ridge Road. The complete project involves one house being constructed at the end of Glendenning Street and two flag lots on Stoney Ridge Road, with sewer service for all three homes. She noted that all necessary deposits had been made to Mr. Presley that day, and the applicant was now seeking approval to proceed with the development.

- 9a. ORDINANCE NO. 117-25 – TO AMEND SECTION 210.01(e)(7)(A)(1)&(2) OF THE CODIFIED ORDINANCES OF THE CITY OF AVON TO ESTABLISH RATES FOR THE USE OF THE CITY'S AQUATIC CENTER IN THE YEAR 2026 Mayor Jensen

Mayor Jensen explained that the Aquatic Center had its 10-year anniversary last year, during which they had offered reduced rates. For 2026, rates would return to normal levels. He emphasized that the pool's success depends more on weather than on rate increases, so they kept increases modest. The season pass rates would see a more noticeable increase since the 10-year anniversary promotional rates would no longer apply.

Mr. Fischer agreed the rate increases looked modest.

Mrs. Demaline requested a financial recap of the pool operations, which Mr. Presley agreed to provide. She questioned whether rate increases were necessary, particularly for season passes. Mr. Presley confirmed it was a small percentage of an increase. Mayor Jensen explained that the modest increases help keep pace with rising costs and surrounding communities over time and reduce the subsidy required from the General Fund. He likened it to the anticipated increases in the water and sewer rates for 2026 noting it was an increase of \$2 for an annual pool membership. He offered to hold the vote until Council could review the financial information.

Mayor Jensen clarified the daily rates were not increasing but the annual membership rates were increasing in answer to a question from Ms. Berges.

10. RESOLUTION NO. R-26-25 – TO RE-SCHEDULE COUNCIL'S LAST REGULAR MEETING IN THE MONTH OF DECEMBER 2025, CURRENTLY SCHEDULED FOR MONDAY, DECEMBER 22, 2025, TO MONDAY, DECEMBER 15, 2025, IMMEDIATELY FOLLOWING THE WORK SESSION OF COUNCIL Mr. Fischer

Mr. Fischer noted that Council is considering a double meeting on December 15th in order to not have a meeting the week of Christmas.

Mr. Presley noted that with the possibility of a rescheduled meeting, there might be a need for a supplemental appropriation to ensure adequate funding through year-end. He mentioned that the Finance Department is reviewing the budget to ensure all accounts have sufficient funds. The supplemental appropriation would be

reviewed in the Work Session immediately before the December 15th Regular Meeting and then put to a vote that same night.

11. REPORTS AND COMMENTS

MAYOR JENSEN had no comments.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, raised concerns about traffic congestion on Jaycox Road at the Middleton Road intersection, noting that often only one car can make it through the left turn during a light cycle. She asked about the possibility of installing a dedicated left-turn signal.

Mayor Jensen said he would discuss the issue with Mr. Cummins and Mr. Riley, Traffic Signal/Electrical Manager, at their upcoming organizational meeting. He noted that the current signal was intended to be temporary, and they would consider whether to make it permanent with improvements including a dedicated turn signal.

Mr. McBride recalled that when the Jaycox Road /Middleton Road signal was originally installed, the cost to include dedicated turn lanes was substantially higher. Mayor Jensen said they would look into it and let Council know the cost if it is going to be substantial.

Ms. Berges also mentioned traffic congestion on Detroit Road eastbound at French Creek Road for left-turning vehicles and asked if a dedicated left turn signal could be considered. Mayor Jensen explained that the existing signal has a triggered left-turn arrow that activates when traffic backs up sufficiently but noted the challenge of balancing traffic flow in both directions. He agreed that backups occur in that area during peak hours before and after school. He noted if the left turn is left on too long it backs up the traffic on Detroit Road too far. Mayor Jensen noted that Mr. Riley is keeping a close eye on the situation.

Ms. Berges wished good luck to the football team. She congratulated them for their accomplishment thus far and she hoped they would bring home a win on Thursday night.

MRS. DEMALINE, WARD 1 expressed her anticipation for the Tree Lighting ceremony on Saturday. She acknowledged the efforts made by the City Administration and commended the holiday decorations, highlighting how nice the City looked with all the lights.

MR. MCBRIDE, WARD 2 congratulated the football team and gave his best wishes for the upcoming game.

MR. MOORE, WARD 3 raised concerns about the Jaycox Road and Mills Road intersection, noting the residents on Fairway Drive were having difficulty getting out. He wanted to add that intersection to the list of those that need further review. Go Eagles!

MS. PATTON, AT LARGE, said Go Eagles and wished the team good luck at Thursday night's game.

Ms. Patton spoke at length about maintaining property values through more attractive development standards. She suggested that enhancing the City's aesthetic appeal could help preserve both residential and City-wide property values. Ms. Patton emphasized the importance of having an attractive City, which could be achieved through measures such as architectural review, revisiting the sign plan, and improving buffering standards to include more trees and shrubbery instead of just composite fencing. She also mentioned being particularly interested in the specifics of dumpster enclosures or bollards.

Ms. Patton raised concerns about potential developments at the corner of Nagel Road and Chester Road, questioning the potential for a fast-food chain settling there with its typical branding. She noted that some cities have Ordinances preventing national brands from constructing their standard buildings, as these might require significant modifications if the business were to leave. Ms. Patton inquired whether Avon had any power to enforce similar changes without specific Ordinances such as taller dumpsters or better buffering or fast-food restaurants that do not look like every other fast-food restaurant in that brand.

Mayor Jensen explained that while the Planning Commission can request such changes, they cannot enforce them without specific Ordinances adopted by Council. He noted that such requirements might limit some economic development, and they would need to be implemented through legislation rather than applied arbitrarily. Mayor Jensen pointed out that Avon was the chosen location for businesses like the Cleveland Clinic because Avon did not restrict the Cleveland Clinic from using their branding. He noted that some developers are agreeable to adding more buffering and the like, but the City cannot force them without the Code to back it up.

Ms. Patton indicated in speaking with residents and her fellow Council Members it seems there would be support for looking at our Code and what other cities are requiring and getting ideas to implement some change.

MR. RADCLIFFE, WARD 4 had no comments.

MR. FISCHER, AT LARGE commented on how nice the holiday lights look throughout the City, and he thanked Mayor Jensen; Mr. Streator; and Mr. Crane, the Parks Crew Leader; for all their hard work. He specifically noted that the Police and Fire Station holiday lights look fantastic.

Mr. Fischer said he wished the Avon Eagles football team good luck in their upcoming game on Thursday, December 4, 2025, in Canton.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, cheered, Go Eagles!

MR. GASIOR, LAW DIRECTOR, had no comments.

MR. PRESLEY, FINANCE DIRECTOR, had no comments.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, reported that the Tree Lighting ceremony is scheduled for Saturday, December 6th. He noted that the event would start at 4 PM, with the Tree Lighting taking place around 5:15 PM. Mr. Streator mentioned that significant efforts had been made to organize the ceremony, and he looked forward to seeing everyone there. He also added that any changes to the schedule would be communicated to Council and through social media.

AUDIENCE:

There were no comments from the audience.

12. ADJOURN: 8:07 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