

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, MARCH 16, 2026
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 – Anne Marie Etienne; 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.

1. [ORDINANCE NO. 16-26](#) - CREATING THE AVON COMMUNITY IMPROVEMENT CORPORATION AND AUTHORIZING THE MAYOR TO SIGN AND FILE THE APPROPRIATE ARTICLES OF INCORPORATION Mayor Jensen/Mr. Beachler

The third of three readings of Ordinance No. 16-26 will be on Monday, March 23, 2026

Mayor Jensen indicated that all Council Members were present for the Economic Development Committee where the CIC formation was discussed prior to the Work Session, and he believed they were ready to proceed.

No Council Members raised additional questions about this item.

2. [ORDINANCE NO. 19-26](#) – TO AMEND THE PLANNING AND ZONING CODE SECTION 1262.07(e)(3) AS IT RELATES TO THE WESTERN RESERVE DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS Planning Referral

The second of three readings of Ordinance No. 19-26 will be on Monday, March 23, 2026

A Public Hearing for Ordinance No. 19-26 will be held on Monday, April 13, 2026, at 7:25 P.M.

Ms. Fechter confirmed there was nothing additional to add regarding this planning referral.

No Council Members had questions about this item.

3. [ORDINANCE NO. 20-26](#) – TO AMEND THE PLANNING AND ZONING CODE SECTION 1246.05(b)(2) AS IT RELATES TO WALKING PATHS AND TRAILS Planning Referral

The second of three readings of Ordinance No. 20-26 will be on Monday, March 23, 2026

A Public Hearing for Ordinance No. 20-26 will be held on Monday, April 13, 2026, at 7:20 P.M.

Ms. Fechter indicated there was nothing additional to add.

No Council Members raised questions about this Ordinance.

4. [ORDINANCE NO. 21-26](#) – TO ACCEPT IMPROVEMENTS IN THE VILLAS AT CHESTER COMMONS FOR THE CONSTRUCTION/INSTALLATION OF PUBLIC UTILITIES CONSISTING OF PUBLIC WATER, SANITARY SEWER MAINS AND APPURTENANCES THERETO Mr. Streator

The second of three readings of Ordinance No. 21-26 will be held on Monday, March 23, 2026

Mr. Streator reported that there was nothing further to add, noting that the Law Director is still working with attorneys representing the developer on a couple of issues. Mr. Gasior mentioned a couple of outstanding issues and indicated he expected to receive information about deposits made by the developer within the week. He expressed concern about whether to proceed with a second reading if deposit requirements have not been met, referencing an email sent two to three weeks prior.

Mr. Cummins noted that there is also a small amount of storm sewer being accepted as part of this Ordinance, which he suggested should be mentioned prior to the final vote. Mr. Gasior confirmed this was part of the original plan and maintenance bond.

5. [ORDINANCE NO. 23-26](#) – APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; PROVIDING FOR THE ADOPTION AND PUBLICATION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH Mr. Gasior

Mr. Gasior explained that the City had verified that the Codifier received all Code changes, which are now listed in the Ordinance. He provided background on how the Codification process works, explaining that when the State of Ohio passes changes to Chapter 29 (Criminal Code) and Chapter 45 (Traffic Code) of the Ohio Revised Code, these automatically update the City's corresponding Part 6 (General Offense Code) and Part 4 (Traffic Code).

Mr. Gasior noted that this Ordinance serves as the mechanism by which the City could choose not to adopt State Code changes and exercise Home Rule powers, though he indicated he would bring any such issues to Council's attention if they arise. He emphasized this was informational and not recommending any departures from State Code at this time.

6. [ORDINANCE NO. 24-26](#) – TO APPROVE A MOWING CONTRACT CHANGE ORDER FOR THE CITY OF AVON PARKS DEPARTMENT – MOWING CONTRACT NO. 1 TO INCLUDE MAINTENANCE OF ADDITIONAL CITY OWNED PROPERTY Mr. Streator

Mr. Streator explained this is an amendment to the current mowing contract to accommodate additional City properties. The changes include mowing around the new City Hall building (which the School Board previously maintained), the Jameson House property across the street that the City has now taken possession of, and improved maintenance of the Nagel Road and Avon Road area on a weekly basis. The current contractor, Moscarino Landscape & Design, provided competitive pricing for these additions.

When asked by Mr. Fischer about the contract timeline, Mr. Streator confirmed this is the final year of the three-year contract, with rebidding planned for early January of the following year.

7. [ORDINANCE NO. 25-26](#) – TO AMEND SECTION 210.01(e)(8) AND SECTION 1066.02 OF THE CODIFIED ORDINANCES OF THE CITY OF AVON TO INCREASE CERTAIN FEES TO BE CHARGED FOR EMERGENCY MEDICAL SERVICES ON AN ANNUAL BASIS AND AUTHORIZING THE EXECUTION OF A THIRD PARTY EMS AND AMBULANCE BILLING SERVICE AGREEMENT WITH GREAT LAKES BILLING ASSOCIATES, INC. Mr. Gasior

Mr. Gasior reported that Fire Chief Swope worked with Great Lakes Billing Associates, Inc. to revamp the City's EMS fees. The new agreement updates the previous 1999 agreement while maintaining essentially the same terms. Mr. Gasior recommended Council approval after their review.

Mayor Jensen explained that the fee increases reflect areas where insurance coverage has improved, allowing the City to receive higher reimbursements while maintaining the policy that Avon residents never pay if their insurance doesn't cover services. Mr. Streator added that the City hadn't reviewed rates since 2020 and needed to align with the Bureau of Workers' Compensation fee schedule. He noted that Great Lakes Billing Associates, Inc. has provided excellent service and even reduced their fee from 9% to 7% starting earlier in the year. Chief Swope strongly recommended continuing with this billing service.

8. [ORDINANCE NO. 26-26](#) – AUTHORIZING THE MAYOR TO ENTER INTO THE FIRST OF TWO ONE (1) YEAR EXTENSIONS OF THE CONCESSIONS AGREEMENT WITH THE BIG SHOW LTD. TO ACT AS THE CITY'S CONCESSIONAIRE FOR THE AVON MUNICIPAL AQUATIC FACILITY FOR THE YEAR 2026 Mayor Jensen

Mayor Jensen explained that The Big Show has successfully operated concessions at the Aquatic Center over the years. While the City received one inquiry from another potential vendor, that party had no experience running concession operations. To avoid any risks or disruptions, the Administration recommended continuing with the current successful arrangement.

9. [ORDINANCE NO. 27-26 – TO AMEND ORDINANCE NO. 110-14 ESTABLISHING COMPENSATION FOR THE PART-TIME, UNCLASSIFIED POSITION OF PROJECT MANAGER FOR THE CITY OF AVON](#)
Mayor Jensen

Mayor Jensen explained this Ordinance prepares for upcoming projects, particularly the new Fire Station construction. The Project Manager position has not been filled in several years, and this Ordinance adjusts the compensation with approximately a 2% wage increase per year to bring it current from when it was last filled.

10. [ORDINANCE NO. 28-26 – TO AMEND ORDINANCE NO. 5-19 ESTABLISHING COMPENSATION FOR THE FULL-TIME, UNCLASSIFIED POSITION OF GROUNDS MANAGER FOR THE CITY OF AVON](#)
Mayor Jensen

Mayor Jensen indicated this position, which hasn't been filled in about 8 years, may be needed due to increased activity in the Parks Department. The City is considering restructuring park operations with offset schedules to ensure coverage seven days a week, recognizing that weekends are the busiest times for park usage. Some employees might work Sunday through Thursday while others work Tuesday through Saturday. The Administration is also considering whether personnel should come from one central building versus distributed locations. No final decision has been made about filling this position, but the compensation structure is being updated in preparation.

11. [ORDINANCE NO. 29-26 – TO AMEND ORDINANCE NO. 74-18 ESTABLISHING COMPENSATION FOR THE FULL-TIME, UNCLASSIFIED POSITION OF ASSISTANT SUPERINTENDENT OF STREETS FOR THE CITY OF AVON](#)
Mayor Jensen

Mayor Jensen explained that this and the following compensation Ordinances are Administrative adjustments to ensure all positions fall within their proper salary ranges. These changes will not result in wage increases for current employees but will establish appropriate ranges so that when Council considers annual raises, positions will remain within the established parameters rather than falling outside them.

12. [ORDINANCE NO. 30-26 – AMENDING SECTION 256.04 OF THE CODIFIED ORDINANCES OF THE CITY OF AVON TO RECLASSIFY THE FULL-TIME POSITION OF ASSISTANT SUPERINTENDENT OF UTILITIES](#)
Mayor Jensen

Mayor Jensen noted this Ordinance corrects a classification issue, changing the Assistant Superintendent of Utilities position from classified to unclassified status to align with other similar positions.

13. [ORDINANCE NO. 31-26 - TO AMEND ORDINANCE NO. 66-20 ESTABLISHING COMPENSATION FOR THE FULL-TIME, UNCLASSIFIED POSITION OF ASSISTANT SUPERINTENDENT OF UTILITIES FOR THE CITY OF AVON](#)
Mayor Jensen

See comment under Ordinance No. 33-26.

14. [ORDINANCE NO. 32-26 – TO AMEND ORDINANCE NO. 70-20 ESTABLISHING COMPENSATION FOR THE FULL-TIME, UNCLASSIFIED POSITION OF SUPERINTENDENT OF STREETS FOR THE CITY OF AVON](#)
Mayor Jensen

See comment under Ordinance No. 33-26.

15. ORDINANCE NO. 33-26 – TO AMEND ORDINANCE NO. 65-20 ESTABLISHING COMPENSATION FOR THE FULL-TIME, UNCLASSIFIED POSITION OF SUPERINTENDENT OF UTILITIES FOR THE CITY OF AVON Mayor Jensen

For Ordinance Nos. 31-26, 32-26 and 33-26, Mayor Jensen reiterated that these are range adjustments to ensure all positions fall within appropriate compensation ranges, providing room for future raises without requiring additional Ordinance amendments.

16. ORDINANCE NO. 34-26 – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT TO DEVELOP PROPERTY WITH R-7 MOTORS, INC. Mayor Jensen

Mayor Jensen explained this agreement, previously discussed in Executive Session, addresses the roadway in front of Chester Road and relocating a gas line to enable culvert repairs near Petitti Garden Center. The project will replace two oval culverts that frequently clog with debris, with a single box culvert, using grant money the City received. The gas line must be moved before culvert work can begin, and this agreement facilitates both the gas line relocation and allows R-7 Motors to begin site work on their two-year dealership construction project.

Mrs. Demaline inquired about the site design, with Mayor Jensen indicating it will primarily be flat with some water features along the highway frontage. The developer will also assist with drainage issues on the east side of the property. Site plans showing signage and design details will be presented to Council in the coming weeks.

Regarding the gas line relocation timeline in answer to a question from Mrs. Demaline, Mayor Jensen estimated approximately one year from agreement signing to completion, emphasizing the urgency of getting the agreement signed to initiate the process with the gas company.

Mr. Cummins confirmed that the development includes substantial storm management capacity and that replacing the culvert system will significantly improve drainage in an area that has historically experienced problems during heavy rains in answer to a query from Mr. Fischer.

17. ORDINANCE NO. 35-26 – TO AWARD A BID FOR THE CHESTER ROAD RESURFACING PROJECT (ODOT: LOR MR 4313-0.33 PID 120604) Mr. Cummins

Mr. Cummins described this federally funded project through NOACA to resurface Chester Road from Chester Industrial Parkway to Moore Road, then skip over the upcoming Chester Road Phase 3 project area and continue from the eastern side of the Petros Development Group (Villas at Chester Commons) project to American Way West. Federal funding covers 80% of construction costs, with the City responsible for 20% plus construction administration costs. Mr. Cummins recommended the bid be considered the lowest and best.

Six bids were received on March 6th, with Geauga Highway Company as the apparent low bidder. Mr. Cummins noted that while he doesn't have personal experience with this contractor, they have worked with other municipalities represented by Chagrin Valley Engineering with mixed results. However, the company is ODOT qualified, submitted a properly completed bid, and received reference ratings as high as 8 out of 10 from other communities.

When asked by Mr. Radcliffe about the apparent low bidder being 10% under the next closest, Mr. Cummins attributed this to favorable market conditions and contractors seeking to fill their project schedules early in the year. He was encouraged that all bids fell within \$100,000 of each other. The project is expected to begin in four to eight weeks, with night work potentially starting immediately depending on weather conditions in answer to a question from Mrs. Demaline.

18. REPORTS AND COMMENTS

MAYOR JENSEN announced several initiatives:

A community garden project will be established at the Jameson House site on Detroit Road, with residents organizing the effort. The Streets Department is constructing 30 raised garden beds, including some elevated planters for flowers. Volunteers will maintain the garden, which will provide vegetables for residents in need.

Business owner, Mr. Ron Larson, has donated the train caboose currently located in Olde Avon Village, which will be moved to the corner of the Jameson House property at 36675 Detroit Road. The City is exploring having the Lorain County Joint Vocational School to help restore the train caboose as both a display piece to complement the garden and for educational purposes for the residents and students of Avon.

The Jameson House property should be returned to the City within the next couple weeks. Once interior barn sections are removed, Council will be invited to tour the facility and discuss potential uses, alongside completion of the Village School project, 36600 Detroit Road, (the future location of Avon City Hall).

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, thanked the Streets Department for quickly responding to a ditch drainage/blockage issue before recent heavy rains. She inquired about the State Route 83 and State Route 254 project timeline, with Mr. Cummins confirming completion remains scheduled for November 1, 2026. The contractor was allowed to work through winter (originally a no-work period) and appears slightly ahead of schedule, with full continuous work resuming as early as that evening until completion.

Ms. Berges requested a Parks and Recreation Committee of Council meeting to review current park situations, Metro Parks, passive parks on City-acquired properties, and a required 10-year Parks and Recreation Department survey. The meeting was scheduled for April 27th at 6:30 PM to accommodate all Committee Members.

MRS. DEMALINE, WARD 1, praised the response to recent wind damage by the Streets, Service, and Safety Departments. She requested discussion of the 2026 Sidewalk Program, suggesting it be placed on the April 6th Work Session agenda for first reading even though she would be absent, allowing for two readings. She also requested the capital projects spreadsheet be added to the April 20th Work Session agenda for Council discussion. Mrs. Demaline confirmed that she received the documents by email but added she would like to discuss it at an upcoming Council Meeting for the record.

Mrs. Demaline inquired about the Mills Road project, with Mayor Jensen reporting that North Ridgeville's Mayor Corcoran has not yet decided on their cities paving program but promised an update within the week. Mayor Jensen emphasized that if North Ridgeville proceeds, Avon should participate to achieve better pricing, though it would necessitate additional budget allocations since no funds are currently designated for Mills Road. Mrs. Demaline thought that since the Chester Road project came in under budget by about 40% compared to the original engineer's estimate, perhaps the resulting surplus funds could be allocated towards the Mills Road project. She further noted that Mills Road affects multiple Wards including Mr. Moore's, Mr. Radcliffe's, and her own, highlighting its status as a high priority. Mrs. Demaline expressed hope that the neighboring community will proceed with their segment of the project.

MS. ETIENNE, WARD 2, also thanked the Streets Department, and she noted that Republic Services employees were observed picking up trash cans knocked over by wind, which she appreciated.

MR. MOORE, WARD 3, similarly commended the Streets Department for their response to a large tree down on State Route 83 due to the windstorm.

MS. PATTON, AT LARGE, raised several concerns:

She continued to be concerned about shipping containers along Chester Road at both Walmart and Petco (now 8 containers), noting that Walmart has space behind their building and questioned why containers are placed along the main thoroughfare, particularly given the impact on small businesses across the street.

She expressed enthusiasm about Jack Frost Donuts opening March 21st, complementing the existing Peace, Love, and Little Donuts.

Regarding R-7 Motors' site plan, she suggested reviewing and strengthening Avon's landscaping and screening Ordinances to require more plant life from developers while remaining business-friendly, noting that other cities have more robust requirements for parking lot landscaping.

She expressed growing concerns about traffic along the SR83 and Detroit Road intersection area during the upcoming widening project, asking about potential Police assistance or other traffic management measures. Mayor Jensen acknowledged anticipating "big problems" and noted that John Riley, who manages signalization, may need to make daily adjustments. Mr. Cummins added that contractors can be required to provide Police presence during particularly problematic conditions, emphasizing that maintaining traffic flow is a top priority while asking for public patience.

Ms. Patton also asked about progress on closing Burger King's problematic entrance and connecting it to Taco Bell's access to eliminate dangerous left turns. Mayor Jensen indicated Mr. Gasior is working on this issue, acknowledging it may become a legal battle but emphasizing it is worth pursuing given safety concerns, especially with e-scooters and e-bikes increasing the importance of reducing access points.

MR. RADCLIFFE, WARD 4, had no further comments.

MR. FISCHER, AT LARGE, wished everyone a happy St. Patrick's Day and noted the typical Cleveland weather pattern of snow returning Tuesday followed by 60-degree weather Thursday, encouraging safe celebrations.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, reminded Council that he distributed and emailed the proposed sidewalk areas for 2026, requesting any comments or questions over the next few days.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, reminded everyone that the University Hospital Rehabilitation Hospital located at 37900 Chester Road has been open for ten years and they were having an anniversary celebration on Thursday, March 19, 2026, from 3:30 to 6:30 P.M. She also wished everyone a Happy St. Patrick's Day.

MR. GASIOR, LAW DIRECTOR, had no further comments.

MR. PRESLEY, FINANCE DIRECTOR, had no further comments.

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

AUDIENCE:

Mr. Larry Escalante of 2122 Southhampton, Avon, raised concerns about the proposed creation of the Community Improvement Corporation (CIC), noting its broad powers and potential for "power creep", warning that over time it might usurp Council responsibilities since Council would not have majority control of the Board of Directors. He cautioned that Board Members' perspectives can change over time and recommended establishing safeguards to ensure Council retains ability to control the Corporation if it gets "out of hand," since electors can vote for Council but would have no control over the Corporation.

19. EXECUTIVE SESSION: 8:12 P.M.

A motion was made by Mr. Radcliffe and seconded by Mr. Moore to Enter Into Executive Session for the Purpose of Discussing the Purchase and/or Sale of Real Estate, and the vote was: Ms. Berges, "yes"; Mrs. Demaline, "yes"; Ms. Etienne, "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.

20. RECONVENE: 8:25 P.M.

A motion was made by Ms. Berges and seconded by Mrs. Demaline to Reconvene the Work Session of Council, and the vote was: Mrs. Demaline, "yes"; Ms. Etienne, "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.

21. ADJOURN: 8:26 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