

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO, HELD MONDAY, APRIL 20, 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 – 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; Law Director – John Gasior; Finance Director – Steve Presley; Safety/Public Service Director – Duane Streater; Clerk of Council – Barbara Brooks

ABSENT:

Planning/Economic Development Coordinator – Pam Fechter

Council President Brian Fischer called the meeting to order.

1. [ORDINANCE NO. 34-26](#) – AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT TO DEVELOP PROPERTY WITH R-7 MOTORS, INC. Mayor Jensen
The third of three readings of Ordinance No. 34-26 will be held on Monday, April 27, 2026.

Mayor Jensen indicated they are hopeful of being ready for the third reading and consideration of adoption next week.

2. [ORDINANCE NO. 41-26](#) – GRANTING A SPECIAL USE PERMIT FOR PROPERTY OWNED BY SL AVON CENTER FUND, LLC TO ALLOW THEIR TENANT, PREMIER PET OPCO, LLC (dba ACUTE PET URGENT CARE), TO LEASE AND OPERATE A VETERINARY URGENT CARE FACILITY WITHIN AN EXISTING 3,000 SQ. FT. TENANT SPACE LOCATED AT 2100 CENTER ROAD, SUITE G Planning Referral

Mr. Streater reported on behalf of the Planning Coordinator, Ms. Fechter, that this is a referral from the Planning Commission for a Special Use Permit, where it received a favorable recommendation with a vote of 4-0. The proposed business is a pet urgent care facility in the same plaza as the Barry's Bagels location on Center Road. He explained that the facility will function similarly to urgent care facilities for people, with no overnight stays for animals and no outdoor runs. It serves as an intermediate option between regular veterinary care and emergency services.

Kelly Davis, of Kent, Ohio, representing the clinic, was present to answer questions. Ms. Berges inquired about the hours of operation and staffing levels. Ms. Davis responded that the clinic will be open seven days a week from 10 A.M. to 10 P.M., and will employ three full-time veterinarians, five registered veterinary technicians, three assistants, and four client care receptionists.

3. [ORDINANCE NO. 42-26](#) – TO AMEND ORDINANCE NO. 413-68, PASSED JANUARY 15, 1969, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF AVON, OHIO, AS AMENDED, REZONING THE 17.7 ACRES OF LAND LOCATED ON THE WEST SIDE OF NAGEL ROAD BETWEEN MIDDLETON & DETROIT ROADS, PERMANENT PARCEL NOS. 04-00-022-102-044, 04-00-022-102-043, 04-00-022-102-039, 04-00-022-102-041, 04-00-022-102-042, 04-00-022-102-047 & 04-00-022-102-048 FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-4 GENERAL BUSINESS DISTRICT Planning Referral

The first of three readings of Ordinance No. 42-26 will be held on Monday, April 27, 2026.
A Public Hearing for Ordinance No. 42-26 will be held on Tuesday, May 26, 2026, at 7:25 p.m.

Mr. Streater explained this is the same property that was previously brought before Council and voted on in the November 2024 General Election. The request involves the property on the west side of Nagel Road north of Detroit Road to the car wash and Sheetz gas station. The Planning Commission provided a negative

recommendation to Council with a vote of 0 in favor, 4 against, following significant resident opposition at the last Planning Commission meeting.

Dan Hopkins, of DJH Developers, representing the applicant, addressed Council to provide additional context. He emphasized that this is not a typical developer but rather an owner who operates Discount Drug Mart in town and has a vested interest in bringing quality development to the City. Mr. Hopkins noted the property's location as a northern gateway to Avon, currently featuring Meijer, Sheetz, and a car wash next to their proposed first-class office campus. He pointed out that the property directly across the street from this property is already zoned C-4 as well as 8 acres to the north of this property and the property to the south is zoned C-1, which would indicate to him that this area is headed down the commercial road.

Mr. Hopkins explained they have engaged an architect since the previous application and conducted market research indicating a need for Class A office space in Avon. Their goal is to develop a first-class office campus that would attract business owners currently paying downtown parking fees to relocate to an attractive quality suburban location.

Addressing traffic concerns on Nagel Road, Mr. Hopkins assured Council that they understand the current problems and would not proceed without working with the City to be part of the solution, whether through road widening assistance or other fair and equitable measures.

Additionally, Mr. Hopkins offered to consolidate the seven separate parcels into one as part of the rezoning, which would give the City some control over the entire 17 acres and prevent piecemeal development of individual parcels without Planning Commission and Council approval.

Mr. Gasior raised a procedural question about reading the lengthy parcel numbers, suggesting a shortened format for future readings. The Chair agreed this could be streamlined for Work Sessions while maintaining proper format for official readings.

4. ORDINANCE NO. 43-26 – TO PROVIDE FOR THE ISSUANCE AND SALE OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,000,000 FOR THE PURPOSE OF PAYING ADDITIONAL COSTS OF CONSTRUCTING, RECONSTRUCTING, WIDENING, GRADING, DRAINING, PAVING, AND OTHERWISE IMPROVING STATE ROUTES 254 AND 83 IN THE CITY, TOGETHER WITH ALL NECESSARY APPURTENANCES AND RELATED IMPROVEMENTS Mr. Presley

Mr. Presley explained this is part of the 2026 note issuances, representing \$3 million in new money to complete temporary funding for the State Routes 254 and 83 intersection improvement project. He noted that grant money will also contribute to the project, but this represents the City's required portion.

5. ORDINANCE NO. 44-26 – TO PROVIDE FOR THE ISSUANCE AND SALE OF NOTES IN ANTICIPATION OF THE ISSUANCE OF BONDS, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$6,550,000 FOR THE PURPOSE OF RETIRING OUTSTANDING BOND ANTICIPATION NOTES ISSUED IN 2025 FOR VARIOUS PURPOSES Mr. Presley

Mr. Presley explained this Ordinance addresses refinancing of 2025 notes. Of the \$8.325 million currently outstanding, the City will pay down \$1.775 million, resulting in the \$6.55 million figure. Combined with the previous item, the total will be \$9.55 million, which keeps the issuance under \$10 million to maintain bank qualification for lower interest rates. Once projects are complete, these will be converted to permanent debt structure through bonds.

Council had no questions on either financial item.

6. ORDINANCE NO. 45-26 – AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH PAYLOCITY FOR THE PREPARATION OF EMPLOYEE PAYROLL FOR THE CITY OF AVON Mr. Presley

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

Mr. Presley explained that the City has been struggling to fill the part-time payroll processing position and he and Ms. Szlempa (HR Coordinator) began exploring outsourcing options. They evaluated several vendors, with Paylocity emerging as the best fit. While one well-known three-letter company wanted to sell a complete package costing over \$120,000, Paylocity offers only the services needed at a cost between \$22,500 and \$30,000 annually based on a per-employee-per-month fee structure.

The service includes all reporting, deductions, federal, state, and local taxes, pension reporting, 401(k) reporting, year-end W-2s, and 941 reporting. They will work with the City's existing timekeeping system rather than requiring a complete overhaul.

Mrs. Demaline requested clarification of the fee structure. Mr. Presley confirmed they are purchasing the complete package including payroll (\$4.73 per employee per month), talent management (\$1.88 per employee per month), and human resources (\$4.10 per employee per month) components, along with a \$2,770 onboarding fee. The pricing is guaranteed for either two or three years depending on the final contract terms.

If the testing phase reveals incompatibility, the City has an exit clause with only the onboarding fee as a loss. Mrs. Demaline noted this investment is significantly less than hiring a part-time finance person for payroll processing.

Mayor Jensen added that they had difficulty finding part-time candidates and that a full-time position would cost nearly \$100,000 including benefits noting that the full-time payroll person recently asked to be moved to the accounts payable position. This solution provides stability for the next three years at a cost well below what a full-time employee would require.

7. [ORDINANCE NO. 46-26 – AMENDING ORDINANCE NO. 120-25 TO IMPOSE A TEMPORARY MORATORIUM ON FUTURE WESTERN RESERVE DEVELOPMENT UNDER §1262.07 WITHIN THE CITY CONCURRENTLY WITH THE MORATORIUM ON R-3 DEVELOPMENT TO ALLOW THE CITY ADMINISTRATION, PLANNING COMMISSION, AND CITY COUNCIL TIME TO REVIEW APPLICABLE OHIO STATUTES AND REGULATIONS ALONG WITH THE CITY'S CODIFIED ORDINANCES RELATIVE TO SUCH DEVELOPMENT](#) Planning Referral

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

Mr. Streator explained this moratorium resulted from a Western Reserve Development subdivision application that highlighted deficiencies in the City's Code regarding septic systems in relation to State Code. The Planning Commission passed this with a 4-0 vote to allow time for code corrections.

Mayor Jensen provided additional context, noting they reviewed previous developments like streets such as Elizabeth, Puth and Joseph where uncomfortable situations arose regarding sanitary sewer requirements. This development would not have sanitary sewers, but they discussed requiring dry sanitary lines in anticipation of future sewer expansion. The moratorium ensures proper requirements are in place before development proceeds, preventing situations where multiple septic systems are installed that would later require expensive assessment projects for sewer connections.

8. [ORDINANCE NO. 47-26 - DECLARING THE INTENTION OF THE CITY OF AVON TO CONSENT TO A SPOT PAVEMENT REPAIR PROJECT ON THE STATE ROUTE 83 AND NAGEL ROAD INTERCHANGE RAMPS ALONG INTERSTATE ROUTE 90 BY THE OHIO DEPARTMENT OF TRANSPORTATION \(ODOT\)](#) Mr. Cummins

Mr. Cummins explained that ODOT District 3 requested this consent legislation for spot pavement repairs on the two interchange ramps, scheduled for the 2027 construction season. This is routine procedure requiring City consent for ODOT work within City limits, similar to previous requests by ODOT.

Mr. Radcliffe asked about timing, and Mr. Cummins confirmed the work will occur in 2027, not the current year. Mr. Gasior noted they have done similar consent Ordinances for other State Routes in the past.

9. REPORTS AND COMMENTS

MAYOR JENSEN announced that since there is a Parks & Recreation Committee of Council meeting scheduled for next Monday, April 27, 2026, at 6:30 P.M., he invited Council to tour the old Village School, newly renovated to be the new City Hall (36600 Detroit Road) on Monday, May 4, 2026, at 6:30 P.M. to observe construction progress and be informed for future discussions related to additional improvements.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, had no comments.

MRS. DEMALINE, WARD 1, had no comments.

MS. ETIENNE, WARD 2, had no comments.

MR. MOORE, WARD 3, had no comments.

MS. PATTON, AT LARGE, had no comments.

MR. RADCLIFFE, WARD 4, had no comments.

MR. FISCHER, AT LARGE, had no comments.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, was absent.

MR. GASIOR, LAW DIRECTOR, had no comments.

MR. PRESLEY, FINANCE DIRECTOR, had no comments.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, provided an important traffic update regarding upcoming ODOT lane configuration changes on westbound I-90 between State Routes 83 and 611. The construction project will implement a counter-flow lane system where the left lane crosses over the median to use eastbound lanes with concrete barriers, while the right lane remains on the original side. This configuration should be in place within two weeks. He also clarified that the State Route 611 ramp work will occur on the westbound ramp this year and the exit ramp next year. The City will post information on their website and social media once ODOT releases official details.

AUDIENCE:

Jay Pickering, owner of Pickering Hill Farms at 35669 Detroit Road, and also the owner of the building used by 808 Shave Ice addressed Council with significant safety and business concerns regarding recent construction changes. Accompanied by his son, Jason, a sixth-generation partner in the family farm business, Mr. Jay Pickering described how overnight construction on April 9th removed a traffic lane and installed 58 orange barrels across their property frontage, creating dangerous visibility issues for customers entering and exiting their parking lot.

Mr. Jay Pickering expressed frustration about the lack of communication, noting that he only received information about the project through eminent domain paperwork three years ago with no subsequent updates about

construction impacts. He contacted Mayor Jensen immediately but waited a week for a response from the City Engineer, who indicated the situation could last four to six months with no immediate solution.

The timing is particularly problematic as Pickering Hill Farms opens May 7th for their six-month season, and the 808 Shave Ice building also plans to open that weekend. Mr. Jay Pickering emphasized safety concerns for both vehicular traffic and cyclists, noting many children bike to Bentley Park through the area. He also noted there was no place for someone to pull over during an emergency.

Mr. Jay Pickering questioned the necessity of maintaining lane closures for months when active construction in their area appears minimal, pointing to project documents stating traffic patterns would be maintained where no active construction occurs. He requested an immediate meeting with the City Engineer and construction representatives to explore alternatives as this would cause a major disruption to his business.

Jason Pickering added that the phasing seems excessive for their small section and questioned whether night work could minimize impacts as an entire lane has been shutdown in front of their business for five months.

Mr. Cummins responded that he spoke with Mr. Jay Pickering on Friday and immediately contacted construction manager K.E. McCartney, who removed some barrels and added business entrance signage over the weekend. He has also asked for alternative options and cost analyses, though answers may not be available within the week.

Mr. Jay Pickering emphasized the need for in-person discussion rather than continued back-and-forth communication, noting the project documents indicate traffic pattern maintenance where no active construction occurs. He challenged whether current conditions meet that requirement.

Mr. Cummins explained that ODOT standards require the current traffic maintenance set-up and that any changes must follow proper protocols. He noted the contractor could potentially work in that area at any time, requiring coordination on timing and restoration possibilities.

Mr. Jay Pickering expressed frustration with the extended timeline for what appears to be limited local work, while Mr. Cummins emphasized the need to work within safety protocols and contractor schedules. Mr. Jay Pickering added that he did not think that his business would be held harmless during this whole process, but he certainly did not think that four to six months of complete interruption was going to occur. He said he is mostly frustrated because there has been no communication with him until this event occurred last week other than the document through which right-of-way was acquired.

Mr. Fischer understood Mr. Jay Pickering's frustration and agreed it is a traffic nightmare and emphasized that City Council does not want Avon's businesses to suffer, but he hoped they could work together to find a solution. Mr. Moore voiced strong support for expediting solutions, noting Pickering Hill Farms' importance to Avon's identity and expressing willingness to participate in parking lot meetings. Ms. Patton echoed this support, emphasizing both the business significance of Pickering Hill Farms and 808 Shave Ice to the community and the importance of minimizing impacts.

Mr. Jay Pickering concluded by reiterating safety concerns, noting they expect 500-600 customers each Saturday and Sunday during their busy season, creating dangerous conditions with limited visibility around orange barrels. He appreciated their time and he looked forward to hearing from them.

Jon Wysochanski of 36941 Julian Street presented a detailed family history of the Jameson Homestead, (36675 Detroit Road) expressing gratitude for the City's purchase of the property and the creation of the community garden. Mr. Wysochanski thought it was a fantastic idea and a great way to honor the legacy of farming in Avon, and specifically this family.

Mr. Wysochanski read the following account of his family's history into the record, "The Jamesons came to Avon in 1824 from New Hampshire, where Hugh Jameson, a shoemaker, had settled as a colonist in 1746 after passage from Ulster, Ireland on the sloop Molly. The Avon Jameson lineage has Veterans of the Revolutionary and Civil

Wars. Joseph Brown Jameson left the east coast and settled with his wife Avis Smith Jameson in Avon just east of where the home now sits in 1824. After Avis died, Joseph remarried to Mary Horr Jameson. From there the farm was passed to his son, Joseph John, and his wife Sarah Wilson Jameson, Civil War Veteran, and then to Wilson and Kate E. Brooks Jameson, and finally to Homer and Dorothy Jameson.

The Jamesons also shared a connection with the founding Cahoon family both through marriage and business ventures. While the Cahoon's operated a grist mill behind St. Mary's Parish, the Jamesons operated a sawmill behind what is now Avon Isle Park. All that is possibly left of the sawmill is an old stone column along the banks of the French Creek. Avon's first baby married a Jameson, and Joseph John Jameson married Susan Cahoon after the passing of her husband. The two families also opened the first cheese factory in Avon, although it was not a success.

My grandmother, Dorothy Jameson, who died in 2004 at age 96, sold the farm to the Forthofer family sometime in the mid-1970s. It had been in the family around 150 years at that time.

My great grandfather Wilson Jameson was the last Jameson to live on the property. His oldest son, my grandpa Homer Jameson, along with my grandma Dorothy Jameson, were the last Jamesons to work the farm for their livelihood. Wilson and Homer both died in 1969 six months apart from one another. Wilson was 96 and Homer was 67. Homer died from emphysema, with a big factor likely being his use of an open tractor to plow fields and spray fertilizers. I've had several old timers tell me how they remember him out in the fields on the tractor in a swirl of dust. Another time his back gave out in a field, and he had to wait for hours until someone was within earshot to hear him. A 1952 Chronicle article discusses how he spent 6 hours each day caring for about 2.5 acres of cauliflower. That was a "small patch" and there were 18 more acres of beans, tomatoes, melons, celery and more. Mom said he worked long days in the fields and in the greenhouse. Homer was a quiet, good-natured man, and a good husband and father, according to those who knew and remembered him. He was an avid outdoorsman and he enjoyed farming.

My mom, Cynthia, over the years has told me stories about sorting tomatoes in the building right behind the house. She also watched a vegetable stand in front of the house and sometimes would ride on the back of her dad's tractor along with her sister Judy helping to plant vegetable seedlings. She and her friends enjoyed skating on the pond in the winter.

Mom said she only rode in the truck one time with her dad and grandpa to the east side of Cleveland where they sold produce to grocers. This was pre-freeway. Some of the roads were bad and they had to leave in the middle of the night because grocers would be at the market around sunrise. At the age of about 8 or 9 at the time, she was allowed to wander around the inner-city while her dad and grandpa unloaded and sold the produce to buyers.

Others have told me stories about picking beans, or how my great grandfather let them trap on his land.

Ed Hollers once told me how sometimes kids from out of town thought they could pull a fast one by weighing down their baskets with some rocks. They were paid by weight. However, Wilson carried the baskets to the person doing the weighing, and he instantly knew if the basket were heavier than it should be.

As for Wilson Jameson, from what I'm told he was an equally honest, good-natured, down-to-earth person. He enjoyed mechanical wind-up toys, birds and dogs and loved to sing hymns. He was an expert marksman and trap shooter, and an expert in the use of dynamite. I've been told that the one-acre, spring fed pond was created with dynamite. He also never met a stump he couldn't blow out of the ground, or so I'm told.

Wilson served one term as Mayor in Avon during the Great Depression in the 1930s when the population was 1,826. I've been told by several different people, including former Mayor Jim Smith, that he declined to seek reelection stating, "that's no life for an honest man".

There was also another funny story about how kids were tipping over an outhouse by the pond each night. Wilson decided to wait in the outhouse armed with a shotgun to scare them. However, he fell asleep and it was tipped with him inside.

And finally, my grandma Dorothy. She is the only grandparent I ever knew as the others had died before my time. My grandma was a hard worker, always willing to lend a hand. I have been told she did whatever was needed of her on the farm.

She lived as a widow for thirty-five years after the death of my grandpa. She washed her clothes by hand and lived frugally and with very little waste. She had a very green thumb and would bring home dead plants that were being thrown away at a local department store and bring them back to life. We'd go with her sometimes in the alley behind the store to help her get them.

She carried herself in a very strong way, and although you could see the arthritis in her hands and hear it when she stood, what you never saw or heard from her were complaints about the pain she must certainly have felt. She kept after her yard, sawed tree limbs by hand and cleaned her gutters well into old age. When my dad had open heart surgery in 1990-91 on MLK day, there was a big snowstorm. There was stress and worry at the hospital among our family. When we arrived home there was grandma, about 83 or 84, finishing up hand shoveling our driveway down to the cement.

She lived on Julian Street until 2004, where I now reside. Her health and mind had sadly declined, but that was only a few short years after a very long and strong life. My neighbor recalled how my grandma offered one time to climb up on the roof with him to finish it because a storm was coming in. What a grand lady, he said.

I miss her twenty-two years after her death, and any time I handle a shovel, rake, or yard tool, or plant things, I feel like I can still be with her. In a way I feel like I'm also able to know my grandpa that way as well, even though he and I never met.

I'm happy to see the place where she and my grandfather and great grandfathers devoted their lives being put to a good, community use."

Using historical photographs, Mr. Wysochanski illustrated the family's farming operations. He offered to donate the historical photographs to the City for display and preservation, suggesting they could be displayed somewhere inside the Jameson Homestead or other City facilities to honor the farming legacy. He provided written documentation of the family history and photographs, expressing hope the City could utilize these materials to preserve and share this important local history.

Mayor Jensen and City Council thanked Mr. Wysochanski.

10. ADJOURN: 8:31 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