RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP BOARD OF TRUSTEES Meeting

Regular Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held _____ 20 _____

The regular meeting of the Auburn Township Board of Trustees was called to order at 7:00 p.m. by Trustee Chairman Michael S. Troyan. Also present were Trustees Patrick J. Cavanagh and Riley Davis. Mr. Dan Matsko, Fiscal Officer was also in attendance.

The meeting was held at Adam Hall Community Center, 11455 Washington Street.

The Pledge of Allegiance was led by Ben Dundas from Auburn Asphalt.

GUESTS:

Mr. Ben Dundas, from Auburn Asphalt, presented the Trustees with different options for the asphalt repair and resolution of existing water issues at the Adam Hall Community Center. He presented two different options. Option A included a trench drain, removing existing asphalt, adding risers to basins A and B, repair of under washing issue, paving, patch repairs and sealcoating with a price of $41, 250. Option B was the work stated in Option A, with the exception of sealing the area on the north face of the building instead of paving, and that price was $32,500.

The last time the parking lot was resurfaced was in 2014. Mr. Dundas noted it would be cheaper to do the entire parking lot now, versus option B.

Trustee Riley Davis asked Mr. Dundas if there was a chance the paving and repair would be done before the primary elections on May 5, 2026. Mr. Dundas said that for both options, barring any major setbacks, issues, or really bad weather, they should have no issue getting the work done before the May 5 primary.

Chairman Michael S. Troyan asked if the funds would come out of the Land acquisition and improvement fund and fiscal Officer Dan Matsko said the money would come out of the general fund. Mr. Cavanagh said the work was very necessary and noted Auburn Asphalt has done prior work at the Fire Station. Mr. Davis asked Fire Prevention Officer John Phillips about the job Auburn Asphalt did and Mr. Phillips said they did a great job.

Motion made by Patrick J. Cavanagh, seconded by Michael S. Troyan, to accept Option A from Auburn Asphalt at a cost of $41,250.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

MINUTE APPROVAL:

Motion by Patrick J. Cavanagh and seconded by Riley Davis, to approve the minutes of the Regular Meeting of the Auburn Township Board of Trustees held on March 16, 2026.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Motion by Patrick J. Cavanagh and seconded by Riley Davis, to approve the minutes of the Regular Meeting of the Auburn Township Board of Trustees held on April 6, 2026.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Motion by Patrick J. Cavanagh and seconded by Riley Davis, to approve the minutes of the Special Meeting of the Auburn Township Board of Trustees held on April 13, 2026.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

The minutes from the Special meeting of April 18, 2026, were not finished.

SCHEDULED REPORTS:

Auburn Fire Prevention Officer John Phillips presented the monthly detailed report for the Auburn Fire Department. He presented a Year-to-Date Statistics Report comparing 252 year-to-date total calls for January-March 2026; to 274 total calls in January-March 2025. The percentage of multiple calls was 22.22% for January-March 2026, compared to 27.01% in January-March 2025.

TRUSTEE & FISCAL OFFICER REPORTS:

Mr. Cavanagh addressed the various road paying projects, involving eight different roads in four different subdivisions. The estimate for the project was $1.225 million. Five bids were received and after a thorough review, the lowest and best bid was submitted by Phillips Paving Incorporated from Chagrin Falls in the amount of $1.207 million. It was the recommendation of the Geauga County Engineer's office that the project be awarded to Phillips Paving Incorporated.

Motion made by Patrick J. Cavanagh, seconded by Michael S. Troyan to award the bid of the paving various roads in the amount of $1.207 million to Phillips Paving Incorporated.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Mr. Matsko informed Mr. Cavanagh that Aubrey Baker from the Geauga County Engineer's Office asked that someone from the Board of Trustees contact them, stating that they agree with their recommendation. Mr. Cavanagh said he would contact them tomorrow.

Mr. Cavanagh explained that Auburn Township obtains their road salt through the Ohio Department of Transportation.

Motion made by Patrick J. Cavanagh, seconded by Riley Davis to continue the purchase of road salt through the Ohio Department of Transportation.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Mr. Cavanagh added the Road Department is doing sign inventories of every sign in the Township this coming week, as requested by the insurance company – they want it done with some regularity.

Township roads are also being evaluated and are assigned with numbers ranging from 10 (recently resurfaced) to 1 (terrible). The updated ratings will be added into the database.

Mr. Cavanagh reported the new truck that was on order finally received the truck bed, and it will be ready to be on the road next winter.

Geauga County Engineer's address recommendation - The Engineer recommended address 9761 Washington Street for parcel #01-093851.

Motion made by Patrick J. Cavanagh, seconded by Michael S. Troyan, to accept the recommendation from the Geauga County Engineer, - the address 9761 Washington Street parcel number 01-093851.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Mr. Davis presented the Trustees with options for the repair and/or replacement of the split rail fencing at Adam Hall. The current fence was about 20 years old. Quotes were received from Auburn Fence Corporation as follows:

1. Repair the split rails and dispose of old material for the price of $2910.
2. Furnish & install 765 feet of heavy grade treated 2 rail split fence and disposal of existing fence for the price of $11,710.
3. Furnish & install 765 feet of 4-foot-high black commercial aluminum fence system model 4132. Removal and disposal of existing fence for the price of $44,440.

The Trustees discussed the different options.

Motion made by Riley Davis, seconded by Patrick J. Cavanagh to hire Auburn Fence Corporation for the split rail fence repair at a cost of $2910.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Mr. Davis reported that he recently received a call to go to Adam Hall where there was a Girl Scout function because water was pushing through a window onto the floor, and the water was being mopped up by an attendant. After investigating the situation, Mr. Davis discovered the gutters were packed, and water was pushing back through the soffits and down the walls. The gutters will be added to the seasonal checks on the different buildings. He cleaned the downspouts and the water started to flow and stopped coming into the building. The current gutters have been on the building for about 22 years. Mr. Davis felt it was important to check the gutters in the fall. Discussion ensued among the Trustees about gutter cleaning and Mr. Troyan noted that with the new roof, they will have new gutters put on. Mr. Davis will look into getting a quote for leaf guards on the new gutters.

Motion made by Patrick J. Cavanagh, seconded by Michael S. Troyan to get the gutters cleaned on the roof at Adam Hall, by Hodges Property Services LLC for the price of $250.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

Mr. Davis followed up on whether permits were needed for the new roof at Adam Hall; he spoke with Allison Lesniak at the Geauga County Building Department, and no permits were required for roofing or reroofing unless there was structural damage.

A follow up on the cemetery was provided by Mr. Davis and he noted Sarah Perry, the GIS Solutions Architect from Geauga County ADP, met with Mr. Davis and documented old

cemetery maps and is working on the new cemetery program. She felt it might be possible to be close to implementing by mid to late summer 2026. Mr. Davis noted they will provide her with whatever she needs and is excited to learn how the program will work.

Another project Mr. Davis is looking into was a crosswalk in the downtown business district area. Mr. Davis spoke with several business owners about this, as well as Mr. Tyler Wilkonson, from ODOT. Mr. Cavanagh noted there is traffic in that area, and people walking around. Mr. Cavanagh said this has been talked about before from business owners in the area. Mr. Davis will report on his findings in future meetings.

Mr. Dan Matsko, Fiscal Officer, presented the payment listing for payments processed since April 6, 2026 - listing 14 electronic payments processed for $67,505.14 and 19 warrants processed for $27,964.25, totaling $95,469.39.

Mr. Matsko said he would like the Trustees to make a motion to pay the bills – approving the payment of the bills.

Motion made by Patrick J. Cavanagh, seconded by Michael S. Troyan to approve payment of the bills.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

OLD BUSINESS:

Second Dwellings – Mr. Troyan reported there was no action tonight.

NOPEC Energizing Grant – put on the agenda as simply a reminder. No action taken.

KCE Board open position for an Auburn representative – Mr. Troyan reported they have interviews schedule for May 4, 2026, but one applicant could not make it.

Motion made by Michael S. Troyan and seconded by Riley Davis to reschedule the interviews for the KCE Board meeting on May 18, 2026.

VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

NEW BUSINESS:

Mr. Cavanagh noted a correction on the agenda. The agenda read the recommendation of the Geauga County Engineer's office to contract with Phillips Paving, Inc. for a total of $1,225,000 for the asphalt paving of various roads in Auburn Township and the correct amount was $1,207,000.

Mr. Troyan addressed the proposed Crackel Road motocross racetrack. He noted anyone who wished to speak should sign the speaker sheet and would be limited to speak for 3 minutes, so everyone could have a chance to speak. He explained that the property owner has not applied for any racetrack. Mr. Troyan spoke to the property owner this week, and he suggested he send a letter to the Trustees, and he did not. The property owner called Mr. Troyan and said as of right now, he had no plans of going forward at this time and it was never supposed to be a commercial track. Mr. Troyan repeated they really don't know what he will do, and since he hasn't done anything yet, there is no action that the Trustees can take.

An audience member brought up the topic of leg-hold traps. Mr. Cavanagh explained that the Trustees did research on the traps and the traps were removed on April 17, 2026. He explained the Township had nuisance beavers in a ditch on Crackel Road, which was rare, as beavers usually like flowing water. It was a recurring problem in rural areas, and in Geauga County. The state of Ohio greatly discouraged live trapping and relocation, because the beavers were nuisance animals. The Township hired a professional trapper that they have worked with for quite some time. This was not something that the Township goes after aggressively, but if damage is starting to appear, it needs to be addressed. Mr. Cavanagh explained to an audience member that there was clear evidence of beavers damming up a roadside ditch on Crackel Road, between Auburn Road and Munn Road.

Speakers came to the podium to express their opinions on the beaver trapping. They included Suzanne Alemagow – who thought this was an inhumane way to trap an animal. She started a petition and had 230 signatures so far. She wanted to see another method used to deter them. Mr. Troyan noted that Mr. Cavanagh was the liaison for the Road Department, and it was

his job to keep the roadways clear. He explained that the Trustees were in agreement to see if there was another way to remove nuisance beavers.

Lydia Bohn from Burton Township spoke next about the leg-hold traps and how painful they were and the suffering they inflicted. She informed the Trustees that she contacted the Nature Conservancy and the Ohio Natural Preservation of Wetland organization, and there were feasible, extremely low-cost ways of preventing beavers from excavating culverts and creating damage. Ms. Bohn said when she spoke to the director of the Nature Conservancy, she was told it was possible to relocate beavers. She and her husband have about 20 acres in Burton Township with water and stated that she would be happy under the direction of an expert to provide a habitat. She knew other residents of Burton Township with expanses of water on their property that would be happy to provide a habitat, as well. She thought they could do better as residents of Geauga County. Mr. Davis shared that he spoke with the representative from ODNR, Matt Madgar, and he had some good recommendations. Mr. Madgar stated that beavers cannot be moved in the state of Ohio. Mr. Davis gave the phone number of Mr. Madgar to Ms. Bohn. Mr. Davis added Mr. Madgar will supply Mr. Davis with a list of different style traps where the beavers are instantly euthanized.

Elana Pogoralec spoke next and she was not in favor of leg hold traps because other animals can be trapped as well. In the future she wanted this issue to be voted on or discussed in a Town Hall forum. Mr. Cavanagh didn't think that would happen, as he wasn't sure there was a legal way to do that. He explained with that section of road, they have an application process right now for a $600,000 resurfacing project, and they need working ditches, or else they were going to throw that $600,000 away. Mr. Troyan noted the residents do get to vote – in electing Trustees, and the Trustees were the ones that have to make the decisions. Ms. Pogoralec wanted to know if the residents could know in advance about the method of removal of the beavers. Mr. Cavanagh explained that the road superintendent comes to the Trustee meetings and he was sure the active beaver population was mentioned. Mr. Davis explained Mr. Madgar had suggestions for other traps and Mr. Troyan noted they will look into this and evaluate other methods. He noted this issue was brought to their attention on Friday afternoon, and today was Monday – there was not a lot of time to do full research, and they will look into this.

Auburn resident, Ted Mroz was the next speaker to voice his concerns about the proposed motocross racetrack. He spoke previously at a Trustee meeting on this topic. He reviewed the issue again and found that potentially, that property values could drop from 10 to 30 percent, depending on the proximity to the actual racetrack. With the devaluation of property values, it would devaluate the tax base, which could have a cascading effect for tax revenues. He stated that people may not want to build houses near the racetrack. Mr. Mroz said the property owner did not say how he was going to protect property values. Mr. Mroz added the property owner tried to do this in the city of Aurora, where he purchased 75 acres of property, and was immediately voted down, then he sold the land and came to Auburn Township. Mr. Mroz said there was a petition that had 320 signatures on it, against the proposed motocross racetrack, that he will give to the Trustees. Mr. Cavanagh presented some color maps to the audience, so they could see the location of this proposed motocross racetrack.

Mr. Mark Kolanz was the next speaker, who also spoke at a previous Trustee meeting on this topic. Mr. Kolanz noted that people cannot do whatever they want on their property, based either on property rights or rule of law. The current zoning resolutions in Auburn Township were purposefully designed and written to protect the rights of all Auburn Property owners. Mr. Kolanz addressed the statement Mr. Davis made at a previous Trustee meeting, commenting on noise from his nighttime harvesting. People who live in Auburn expect their neighbors to use leaf blowers, lawnmowers and chainsaws, and residents know that farming occurs in Auburn. For all the residential zoned areas of Auburn, any objectionable noise was clearly prohibited, Mr. Kolanz stated.

Elana Pogoralec spoke again and stated they were about 5 miles away from the proposed racetrack and said that the sound could travel up to six miles and thought this could affect people in a six-mile radius of the racetrack. She asked if the property owner could apply for a zoning change, and Mr. Troyan said he could – he would have to pay a lot of money to do it, and it would not mean he would get it. Applying was one thing and getting it was another. Ms. Pogoralec stated she worked at night and slept during the day and was concerned about the noise.

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Monica Beck spoke next and stated she lived on Munn Road, .7 miles from this property, and noted there was a big mysterious property owner that did not want to be at the meeting. She did not receive a letter from the property owner, that explained the racetrack. Both she and her husband ride motorcycles and dirt bikes. She wanted to be on record as objecting to the potential dirt bike club. She did not want 5 to 10 bikes riding on the property that was half a mile from her, with the potential for dust and noise. She also had concerns about vibrating noise that could affect wildlife and her neighbor's beehives.

Cindy Toth and her husband Tim spoke and have resided in Auburn Township for 30 years. They bought 20 acres across the street from this property at Crackle and Munn and built a beautiful home. She has been a licensed realtor since 1991, and stated if this was permitted, it would definitely negatively affect property values. She was concerned about the number of bikes, and how long they would ride. Her concerns also included people with asthma, and people having a party outside. She stated they want to live their lives in peace, and they all have a right to do that. Mr. Toth asked the Trustees to put themselves in their position, living right across the street from this.

John Nesi spoke next and said he lived nearby. He noted Mr. Epprecht has been in front of the Aurora Board of Zoning Appeals to discuss his need to convert 75 acres into a racetrack, and he was denied. And at that time, his testimony on record said that he would have up to 40 people riding bikes on that track on any given day. Contrary to what the letter said; that he passed out to everybody's mailbox, indicating it was for personal use. However, within that same letter, within the same paragraph, he contradicted himself from being a personal trail to 10 bikes on the track. His social media posts indicate that this was the Skidland barndominium, a barndominium for the Skidland Enthusiast Club. This was a clubhouse portraying itself as a residence - whether he planned to live there or not. He was amazed that this was approved as a residence in the first place. Mr. Nesi felt this was a barn housing a lot of bikes. He stated he knew this family for many years, and they were all bike enthusiasts, with every kind of bike you could imagine. "They will be in this barn, they will be on that property, it will be endless noise." It would be disturbing to the existing community of peaceful residents, basically being invaded by motorcycle interlopers that never lived there before. Further, aside from the deception and the minimization that he created in a letter that was sent to the residents, he didn't believe for a minute that one could minimize the impact that these bikes would have on your lifestyle and your property value. He also stated that according to the model zoning resolution, personal use was considered as private and excludes any commercial or membership activity. Mr. Nesi said Mr. Epprecht was running a club here, and his intent was to run a motorcycle club in their neighborhood.

An audience member asked about the meetings of the Auburn Fire Department, and Mr. Troyan explained the Auburn Fire Department will be contacting their attorney for an opinion.

Mr. Troyan read about the upcoming events and dates in Auburn Township.

ADJOURNMENT:

Motion made by Michael S. Troyan and seconded by Patrick J. Cavanagh to adjourn the meeting. The meeting was adjourned at 8:40 pm.

VOTE: Cavanagh, yes; Davis, yes; Troyan, yes. The motion PASSED.

Daniel J. Matsko, Fiscal Officer

Michael S. Troyan, Chairman

Riley Davis, Vice-Chairman

Patrick J. Cavanagh, Trustee

MAY 4, 2026
Date