Held

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 Pledge of Allegiance was led by Christine Blaser.

GUESTS:

John & Kim Kaifesh addressed the Trustees with their concerns for the Crackel Road proposed racetrack. Chairman Mike Troyan give them three minutes of time, as he did for the other residents who spoke at the last Trustee meeting on this topic.

Ms. Kaifesh told of how she and her husband were eating dinner outside on their deck, and someone on the adjoining property, 19122 Munn Road, started zipping around on a motorcross bike, and she noted the noise was pretty annoying. Their decibel meter measured 76.2 for one bike. They submitted a complaint to the zoning office last week. She said activity of this type disturbed the peace of their quiet rural neighborhood and was objectionable for enjoying the peace and quiet of their deck. Ms. Kaifesh noted that Trustee Riley Davis came for a visit to see how loud the dirt bike was, since they are the closest property to 19122 Munn Road, and that property borders their property on 2.5 sides, so there was no way for them to escape.

Mr. Davis told the Kaifesh's that he has been a realtor to 20 years and if he could have found Mr. Epprecht an equally appropriate property anywhere else in Auburn, he would have. Mr. Kaifesh asked why Auburn, and Mr. Davis said Mr. Epprecht was a Kenston guy and wanted to live here. (Secretary's note: In the City of Aurora BZA meeting minutes of June 11, 2015, Mr. Epprecht stated that he bought a town home last year and plans on living in Aurora for a long time. He said he plans on building his dream house on the property.) Ms. Kaifesh asked Mr. Davis, as a realtor, who did he think would buy their property if Mr. Epprecht's project moved forward, and she got no response from Mr. Davis. Ms. Kaifesh wanted to know what the Trustee's plan was to protect their property values, so in the event they do want to sell one day, they get a fair price.

Mr. Troyan repeated what he said at the previous Trustee Meetings on this topic – since no plans have been given to zoning, there was nothing the Trustees could act on. Ms. Kaifesh asked Mr. Troyan if he could be prepared when the plans come in and to start formulating a strategy, that is what she would do if she was running the show. An audience member pointed out that Ms. Kaifesh did not measure the noise with a time-weighted average, for an hour or two. Ms. Kaifesh said she did not, because he had been riding his bike for about 20 minutes.

Audience member John Nesi asked Mr. Davis if he sold the property to Mr. Epprecht and Mr. Davis said he did not. Mr. Nesi asked Mr. Davis what brought him to the Epprecht property that evening, and Mr. Davis said the first person that reached out to him was Mr. Tillotson, and they texted, and Mr. Davis visited Mr. Tillotson. They spent about an hour talking and Mr. Davis was shown how his property did abut the Epprecht property quite a bit. Mr. Davis wanted to check out what the noise was really like, and he said it was definitely loud. Mr. Nesi asked Mr. Davis if he was on the deck of the Kaifesh property, if he would think that was an objectionable level of noise, particularly if there was more than one bike, and, if he found it objectionable - then it did not meet the zoning resolution.

Mr. Nesi said he was curious about how Mr. Davis wound up there, and wondered if it was by invitation of Mr. Epprecht, and asked Mr. Davis if he had some sort of relationship with Mr. Epprecht or his family, or his business. Mr. Davis said he did not have a relationship with Mr. Epprecht. Mr. Davis stated the first time he spoke to Mr. Epprecht was maybe six or eight weeks ago, when he reached out to him. Mr. Nesi asked if Mr. Epprecht reached out to any of the other Trustees. Mr. Troyan said he spoke with Mr. Epprecht before, and Mr. Cavanagh said he had not spoken to Mr. Epprecht. Mr. Troyan explained he had a conversation with Mr. Epprecht; he asked Mr. Kitko, the Zoning Inspector, to see if Mr. Epprecht would be willing to come to a Trustee meeting. Mr. Epprecht could not get a hold of Mr. Kitko, so he called Mr. Troyan. Mr. Epprecht told Mr. Troyan that he would not be attending a Trustee meeting, and he would like to send a letter to the Trustees or speak to the Trustees. Mr. Troyan said that it would be fine and asked that he address his letter to the Trustees, so he could take it and read it at a meeting. Mr. Epprecht declined to do the letter at that point. Mr. Epprecht called Mr. Troyan and said he was not going to be sending the letter, and he had no intention of putting the track in at any time in the future, and Mr. Troyan conveyed that at the last meeting.

Mr. Nesi wondered why when Mr. Epprecht was buying his property, why he didn't buy up the 50 acres in the industrial sector next to the quarry on Munn Road. Mr. Nesi wondered why Mr. Epprecht would believe that a residential area would be more appropriate for a racetrack.

Mr. Troyan said he could not speak for Mr. Epprecht, he did not know. Mr. Davis said he tried to be proactive and see with his own ears, his own eyes, and boots on the ground; he wanted to gather information for his own record. Mr. Davis thought that was the first time Mr. Epprecht rode his bike.

Mr. Nesi thought it was curious that Mr. Davis showed up on the property the same day Mr. Epprecht was doing his little test drive. Mr. Davis said he didn't follow up, he thought it started to rain, he stopped riding, it was the end of the day, and Mr. Davis had somewhere to be.

Mr. Davis noted a property on Munn Road over the years had built up 20 or 30-foot dirt mounds within the last decade, by the quarry, on the industrial side, across from the Ohio E-Check place. The owner told Mr. Davis that if you go in there when they are working it was really loud, but from the road, the dirt walls actually do a phenomenal job of cutting the noise. Mr. Davis said he did drive by there and didn't hear anything from the road. Mr. Davis questioned if it came down to one bike as a hobby versus a big track with 10 bikes, if there was some compromise – could Mr. Epprecht move in hundreds of yards of dirt. Mr. Davis said he didn't know, he was just thinking out loud and trying to get some evidence of what was really going to happen, or what was going on.

Resident Cindy Toth, (Ms. Toth spoke about this subject at the Trustee meeting on April 20, 2026) spoke to the Trustees again and stated she was a realtor, and asked Mr. Davis, as one realtor to another realtor, if he was showing a home, and had 10 bikes zipping around, if he thought that property was going to be desirable to the buyer that he was showing it to. Mr. Toth said that buyer would move on. Ms. Toth addressed Mr. Davis and said he knew as well as she did, that location was everything, and when people purchase a home, they would be looking at their neighbors; they would be looking at what was around them. Ms. Toth felt no one was safe if they lived in Auburn Township, because drones were everywhere, and people look to see what was around them – maybe up to two miles away. And if they saw a motorcross track, they would say forget it – they are not moving there. Ms. Toth said if a motocross track was allowed in a residential area, what would be next? She asked the Trustees what else they were going to let move in the Township. She stated you can't live your life; you cannot enjoy your life and property. Ms. Toth said Mr. Epprecht should not be allowed to enjoy his property at the expense of his neighbors.

Resident Mike Cardaman commented on his neighbor's brush hogging twice a day per week, and his brush hog was louder than a dirt bike, and he uses it for a couple hours at a time. Mr. Cardaman said there was nothing he could do about it and he made it work. Ms. Toth disagreed with him and did not think motocross bikes should be allowed in a residential area. Mr. Troyan ended the discussion, as this was discussed last week, and until the Trustees could do something, there was nothing they could do right now. Ms. Kaifesh said the Trustees could plan and Mr. Troyan stated they would plan whatever it was that he was going to do that they don't know yet.

MINUTE APPROVAL:

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 18, 2026.

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

Motion by Patrick J. Cavanagh and seconded by Michael S. Troyan, to approve the minutes of the Regular Meeting of the Auburn Township Board of Trustees held on April 20, 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 29, 2026.

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

SCHEDULED REPORTS:

Frank Kitko, Zoning Inspector, reported that the Zoning Department processed nineteen zoning applications for the month of April 2026. The BZA will have four upcoming cases. Mr. Kitko was aware that Mr. Epprecht rode his bike for 20 minutes and said that Mr. Epprecht notified him after the fact.

Mr. Troyan noted that he tabled the second dwellings topic for a couple of weeks – the issue was they were looking into getting private counsel.

Held

Motion made by Michael S. Troyan to designate $5,000 toward the legal retainer for the project of second dwellings.

Discussion: Mr. Troyan asked Mr. Matsko what account this should come from. Mr. Matsko said there was nothing appropriated; nothing budgeted. Jim Pemberton, audience member, asked what happened when the $5000 was spent and there was no endgame, did the Township spend $5000 for nothing. Mr. Cavanagh said it would be an effort to enforce zoning. Mr. Pemberton asked if $5000 was spent, will they spend another $5000 to proceed, and Mr. Troyan said possibly. Mr. Troyan explained again that they had to defend zoning, and it would be easy to say, let everybody get away with whatever they want, there is nothing we can do. Mr. Troyan felt this was their only option and they had to take it. More discussion ensued between the Trustees and audience members Jim Pemberton and Mike Cardaman. Mr. Troyan explained the county ruled from the point they would not go against it because they don't agree with the Auburn Township's definition of 'dwelling'; they said a dwelling had to have someone living in it. And if someone was living in it, the Township wouldn't know because they could not check it out. An audience member asked why go against what the county prosecutor said, and Mr. Cavanagh said for the same reason there may be a proposal for a commercial motocross racetrack. Mr. Cavanagh said does the Township enforce zoning or not.

Mr. Kitko said the steps he would take is to make sure there is no resident living there and also to make sure there is no bathtub, cooking appliances, other than a microwave, no bedroom, living room or living quarters. Mr. Kitko noted that this was the first time the Prosecutor's Office has taken this position. All of the previous prosecutors that Mr. Kitko served with agreed with Mr. Kitko. This was the first prosecutor that didn't. Mr. Kitko felt either you enforce large lot zoning, or you have no zoning. And if this slides, something else will slide and it would be a snowball effect.

Mr. Matsko said he had money appropriated for a reserve fund consultant and thought there might be enough money to pay for an attorney.

Mr. Davis called the county and asked what the disconnect was between the county and Township zoning. When the county declared this 40 x 32 garage frame as living quarters, it bumped up the property owner's taxes $800 per year. He wondered if zoning could get a report every month when the auditor changes structures and if Auburn Township needed to investigate that. Mr. Kitko said they never get a report from the Auditor's office. He emphasized there used to be a lot of cooperation between the building department, the health department and Township zoning, but in recent years there has not been the cooperation.

Mr. Troyan said he did not want to spend the money, either, but didn't want to say well that's it, we don't want to spend the money, so let them do whatever they want to do. More discussion ensued between Mr. Davis and Mr. Kitko. Mr. Kitko could not understand why it was so difficult for the property owners to let the Zoning Inspector look at the property. If they had nothing to hide, why was this so difficult. The property owners live in the Township, they wanted to be a part of this Township, with its rules and regulations.

Mr. Davis said Mr. Kitko required the property owners to demo the structure. Mr. Kitko said he did not want them to do that. If they have a bathtub, they would have to take it out; this has been done before. Mr. Matsko asked how a private attorney would force a resident to allow anyone on their property. Mr. Troyan explained to Mr. Matsko the attorney would represent the Township via letters and communication and eventually go to court.

Motion seconded by Patrick J. Cavanagh.
VOTE: Cavanagh yes; Davis, no; Troyan, yes. The motion PASSED.

There was more discussion between Mr. Troyan and resident Jim Pemberton. Mr. Pemberton said he didn't want to pay $20,000 for an answer and Mr. Troyan explained again that's why they have $5000 set for this and hopefully it won't cost more than that. Mr. Pemberton asked what if the cost exceeded $5000 and Mr. Troyan said they will cross that road when they come to it – like the motocross track, if it does or does not go in. Mr. Troyan explained again, $5000 is what they have established, and has been budgeted, and did not know what would happen in the future. Mr. Pemberton said he wanted his opinion on record that he wanted a cap of $5000.

Mr. Mike Fenstermaker, Highway Superintendent, gave his monthly report for April 2026.

Trees/brush cleanup

- Trees and limbs on Valley, Stafford, Wing, Franks and Crackel
- Taylor May West of 44 – brush and cleanup on Franks East of Auburn Road
- Cut and chipped tree on Crackel West of Munn

- Tree down at Adam Hall at the trail entrance

Beginning of the month

- Started cleaning shop in preparation for Earth Day where the public is invited in, and took in scrap metal mainly old cutting edges
- Meeting at the county engineers for bid opens on capital improvement projects, with Mr. Cavanagh, Mr. Matsko and Mr. Fenstermaker
- Reinstalled the AED at the park – made sure the devices were charged up. Mr. Troyan asked to check and see if there was a recommended maintenance schedule.
- Installed no outlet sign on Morland Lane
- Fill and graded the parking lot at the park
- Replaced the sign at Riverwood
- Lifts recertified and were given suggestions for maintenance
- Picked up truck 18 from the shop that had fuel pressure issues
- Cleaned the shop to get ready for Earth Day and set up chairs and tables for the groups that participated. Mr. Cavanagh said they cooked almost 100 hot dogs, most of the attendees were scouts. Mr. Troyan thanked Mr. Fenstermaker for his help, along with the help of the Road department employees. Mr. Davis shared that he picked up an old TV and broken glass in his own truck.
- Picked up man lift to remove and reinstall shop lights and install outside wall pack light deflectors.
- Picked up material for cemetery footers and poured 6 footers.
- As the weather permits, they will continue to grade and seed new grave sites at the cemetery.

Ditching projects

- Ditching on Meadow Lane
- Ditching and cutting berm on Franks near Munn
- Ditching on Stafford West of Valley
- Ditching on Stafford East of Messenger
- All roads have been rated to update our spreadsheet data Roughly 25% of the roads dropped down one rating.
- Finished inspecting all signs and developing a sign check list for each route
- Attended a superintendent meeting at Newbury Township to discuss common issues related to roadwork, networking, and went over common ideas.
- Focus will be on preparations for Memorial Day which include cemetery clean up and installing all flags along Washington Street

Mr. Cavanagh asked about part-time help for cleanup and Senior pick-up day. Mr. Fred Dietz was used in prior years and was recommended for this year as well. Mr. Cavanagh noted they were short of help last year and could use more help, and workers would be paid for their efforts. Mr. Matsko brought up liability for the Township, should someone get hurt. Mr. Davis suggested some type of insurance rider that could be used for a day and could also check on coverage for the parade as well. Mr. Troyan said they should look at the whole package of how they use people and see what the best thing would be overall, so the Township could be covered for all various scenarios that came up.

Mr. Davis addressed Mr. Fenstermaker and suggested since OTARMA asked for the monthly playground checks in the summer if he could add AED monthly checks along with the playground checks as well, because all they would have to do is to hit the battery button. Fire Prevention Officer John Phillips said that they hired a company who is certified to do those checks on the AED's, and he will bring their sheet to the next meeting. Mr. Davis said check that first and if they're not doing that, the Township can implement their own monthly checks. Mr. Phillips noted that the same company is doing playground certification as well. Mr. Fenstermaker noted people had to be certified to do safety playground checks; he knew Bainbridge Township had a certified technician that was certified to check playgrounds. Mr. Troyan said they check all of the equipment and the depth of the wood chips. Mr. Matsko said he received a requisition for wood chips and Mr. Fenstermaker asked the company to notify him so he can get the area ready. Mr. Cavanagh said the company is doing the installation.

Resident Jim Pemberton asked if Auburn Township had a safety committee and said fire extinguishers should be checked monthly. Mr. Phillips said they get their hood system checked once per year, and the fire extinguishers are checked yearly. Mr. Pemberton said they should be checked monthly and gave instructions on how to check the fire extinguishers. Mr. Troyan asked Mr. Phillips to check into that. Resident Patti Phillips looked at a fire extinguisher in the meeting room and said it required a yearly inspection and suggested to Mr. Pemberton that it could be his own company's procedures. Mr. Fenstermaker said they gather up all of the fire

extinguishers and bring them to the road garage, test them all and put them back if they are good and if they are bad, they get replaced.

TRUSTEE & FISCAL OFFICER REPORTS:

Mr. Cavanagh reported the Trustees would execute the contracts for road paving projects at the meeting and he would take them to the Engineer's office in the morning.

Mr. Cavanagh reported that the plans for Memorial Day are underway; they sent letters to the Sheriff for traffic control and to Pastor Ron for the invocations. The bagpiper will also be there, and they have a committed speaker whose name and title will be announced at the next Trustee meeting. The Memorial Day celebration will be on May 25, 2026, and will start at 8:45 a.m. A wreath will be laid, and the event will move to Adam Hall, where the names of every Auburn veteran will be read – names will include every conflict or war.

Mr. Cavanagh addressed Mr. Davis and said the parking lot at Adam Hall looked good, with the recent paving.
A resident called Mr. Cavanagh today asking about assistance for someone who needs a wheelchair to vote on election day, at Adam Hall. Mr. Cavanagh lost his father a few months ago, and is donating a rollator with a seat, in memory of Bob Cavanagh, and it will remain at Adam Hall.

Mr. Cavanagh and Mrs. Phillips discussed earlier today, an annual event – the Auburn Alumni annual dinner/lunch. It will be held at Adam Hall on May 17, 2026, at 2:00 pm. The event started with the graduates of Auburn High school, which closed with the last class of 1953. The event is now open to anyone who attended the school – Auburn lifers.

In cleaning out belongings from his late father, Mr. Cavanagh found an exhaustive complete list of every graduate from the consolidated Auburn High School, which was operational from 1906 to 1953, and he will have additional copies of the complete list made. Mr. Troyan asked if this would be at the Auburn Museum and Mr. Cavanagh said yes.

Mr. Davis reported that ADP set up a microphone and camera in the Administration building to record meetings. Meetings will be live streamed once YouTube approves the username. Mr. Davis hopes to do a test run for the next Trustee meeting.

Motion made by Riley Davis, seconded by Michael S. Troyan, to change from DSL to Spectrum fiber internet service at the approximate cost of $220 per month, for 3 lines.
VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.
Discussion: Mr. Davis verified that the road department also switched from DSL to Spectrum about a month or two ago, with no problems. Mr. Davis stated that the fiber internet service was substantially better than DSL from Windstream. The cost for the Administration building will be approximately $220 per month, which wasn't too far off from the current cost. Mr. Davis noted the service would be much better, and it would be very noticeable, and the cheapest option was substantially better than the current service. Mr. Troyan said they could always upgrade later on, and any type of fiber optic service should be better.

A few months ago, Mr. Davis was notified that the old ballast lights at Adam Hall were going bad, and he received quotes from a local electrician. The first quote was to reuse the housings (weatherproof) which would save money. They take out the old insides and then direct wire into sockets and put LED bulbs in. The cost for that was $388.12.

The second option was to take out the light fixtures all together and put in LED light fixtures as replacements, at a cost of $545.98. Mr. Davis liked the cheaper option, as he thought bulbs were cheap to replace, but if they went with new fixtures, they would have to buy a whole new fixture. Mr. Troyan concurred.

Motion made by Riley Davis, seconded by Michael S. Troyan, to remove 2 halide lamp and ballast kits, wiring, and installation of 2 LED light bulbs in existing fixtures, in the amount of $388.12 to Mark's Electric, LLC.
VOTE: Cavanagh yes; Davis, yes; Troyan, yes. The motion PASSED.

The delayed Town Hall ramp project was addressed by Mr. Davis, who said it was a delicate project for the contractor and the county, and had to follow all of the ADA guidelines. Mr. Davis presented the final drawing that will be approved by the county. He pointed out some changes – the parking spots were turned sideways instead of perpendicular to the road. This change was suggested to be a lot safer. The flagpole will come down; it is currently too close to the landing – it will go in the building temporarily, then it will get put back at no additional charge. Mr. Davis was hopeful the project would be completed by May 31, 2026. Mr. Fenstermaker asked where they would be able to put snow that was plowed, and Mr. Davis showed him where the snow could be pushed to a grassy area. Mr. Davis said he would make a note not to have a landscape bed where one currently showed on the drawing in the northwest corner; just to keep it as asphalt, so the snow could be pushed past it. Mr. Davis thanked Mr. Fenstermaker for the good point.

Mr. Davis reported that Geauga Soil and Water rented out Adam Hall for several days and held chainsaw classes. They cut down a lot of trees at the cemetery, in an area that will be used for future expansion of the cemetery.

Mr. Davis spoke to James Kushner, a safety engineer from ODOT in Bedford, regarding improvements for the art district in the area of Washington Street and Route 44. They discussed several projects. One was the speed limit in the area that could be slowed down, at least on Route 44. The current speed limit was 45 mph, and it could be cut down to 35 mph or 25 mph. Mr. Kushner asked that the Board of Trustees write a litter on letterhead, asking for a speed study in that area. The second item was pedestrian signal crosswalks, to see if it would be feasible – and Mr. Kushner asked for a second letter on letterhead, asking to have another study done on crosswalks. Mr. Cavanagh said they had a template for requesting a speed study, as they just had one done on Munn Road.
The third item discussed was sidewalks, which could be installed at any time with ODOT approval. ODOT described it as a right-of-way permit, and the Township would be responsible to bear the cost of the installation and maintenance. Mr. Davis did not know what the cost would be and where little bits of sidewalks would be most beneficial.

A cemetery report for April 2026 was provided by the cemetery sexton, Mark Sturm, which was read by Mr. Davis.

- No internments
- 1 tentative cremains internment for May 30, 2016
- 1 gravesite sold
- 6 footers poured
- Meetings with ADP
- Gravesite repairs will commence when the weather improves
- Notified funeral homes and monument companies about 2026 pricing

Mr. Davis said the meetings with ADP for the cemetery have been going well. Sarah Perry has been doing a phenomenal job and has made a beautiful map that can be used. Mr. Davis thought there could be some training and pilot examples to use soon.

Mr. Davis is working on updating the website to reflect the proper prices for base footers for monuments, and that should be done this week.

Mr. Dan Matsko, Fiscal Officer, presented the payment listing for payments processed since April 20, 2026 - listing 4 electronic payments processed for $20,561.19 and 18 warrants processed for $69,344.30, totaling $89,905.49.

Mr. Matsko was able to reconcile the April bank accounts. As of April 30, 2026, the primary checking account balance was $1,480,659.25. The balance in the savings account was $2,054,159.03 for a total of $3,534,818.28.

OLD BUSINESS:

Second Dwellings – discussed previously.

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 were originally to have interviews tonight, but one candidate was out of town, so interviews will be moved to the Trustee meeting of May 18, 2026.

NEW BUSINESS:

Geauga County Engineer's office - address recommendation of 10766 Taylor May for parcel # 01-119227.

Motion made by Patrick J. Cavanagh, and seconded by Riley Davis, to accept the Engineer's office recommendation of 10766 Taylor May for parcel # 01-119227.

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

Execute contract / resurfacing of various roads by Phillips Paving LLC. Mr. Cavanagh noted they had to sign the contracts and supporting documents for the paving of various roads, and they needed three witnesses to sign the documents as well. Three audience members will sign the documents as witnesses. The roads were in four different subdivisions, three and a quarter miles of paving. Estimated at $1,225,000, and the bid came in, the lowest, and what they thought to be the best bid was $1,207,000 from Phillips Paving LLC. Mr. Cavanagh will drop off the contracts tomorrow.

The Patio Bar & Grill – Mr. Troyan read a letter from J. Jaredd Flynn, Esq., attorney representing The Patio Bar & Grill, outlining their proposal to the agreed judgement entry they wanted to change. Audience member and resident Scott Bayus asked for a copy of the letter as he wanted his attorney to review it. Mr. Bayus addressed the Trustees and stated The Patio Bar & Grill were in violation of the original agreement, and they should comply with the agreement and not make up new rules as they go along to satisfy their own desires. He stated this was a grandfathered property in a residential area and observed they have been talking a lot about zoning this evening. It was his opinion that The Patio Bar & Grill should be held to a higher standard than just a business. Mr. Bayus felt they should have further discussions on this topic and be able to discuss alternatives in an open forum. Mr. Bayus said the Trustees have accommodated the Patio for the sake of the business, and at the expense of the residents, and what it has done to the area. He thought it was important that the Trustees realize zoning laws were in place to protect the residents, and not just to say they want things to change, or in order for their business to succeed. Mr. Bayus said it was not the Trustee's job to help The Patio Bar & Grill – there are areas designated for that purpose and to continue to accommodate their wants and needs, he thought was unrealistic.

Mr. Troyan said the comments of Mr. Bayus were so noted. Mr. Troyan wanted to delay any action regarding the current letter and asked Mr. Kitko his opinion. Mr. Kitko said if the Trustees decided to modify the judgement entry, to include all of the original judgement entry. Mr. Troyan said the only change they were looking at was to keep the short fence inside and to accommodate that; and they would put a six-foot fence around the virtual perimeter.
Mr. Cavanagh noted the Township would have to involve the prosecutor at some point and said what they have done was, they've responded to the letter of March 3rd, informing them that they're in violation of the judgment entry. So, this was their response, and Mr. Cavanagh saw no reason to rush. Mr. Troyan said he will let them know that they received their letter. Mr. Cavanagh said if they come to an agreement at some point, he was almost 100% sure there would be a required public hearing before they enter into any agreement. Copies of the letter were made for audience members who requested one.

Mr. Bayus pointed out there has never been any crime against any person at The Patio Bar & Grill, unless it was probably a bar fight. There's never been any concern for the safety of the workers and so on and so forth. He thought that reason was disingenuous that they used to modify their plan.

Motion made by Michael S. Troyan and seconded by Patrick J. Cavanagh that the Trustees notify The Patio Real Estate Holding Company and The Patio Bar & Grill that they will be reviewing the proposed amendment, and they will not be enforcing the violation letter pending the outcome of the Agreed Judgement Entry.

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

Mr. Cavanagh addressed Mr. Matsko and said the Engineer's Office would like proof of encumberment of money for the paving project. He noted they would not get it until the minutes from today's meeting were approved, officially. Mr. Matkso noted he had appropriated $1,250,000 for the road project, and he could create a purchase order for Phillips Paving LLC. Mr. Matsko said he would also call the Engineer's office.

Motion made by Patrick J. Cavanagh, seconded by Michael S. Troyan to encumber $1,207,000 for the resurfacing of various roads.

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

Social Media / Policy / Content Creator / Manager

Mr. Troyan said the manager for the social media and content creator has been handled by the Administrative Assistant, to post entries to Facebook and social media accounts and asked if there was a reason it should not continue that way. Mr. Cavanagh noted it was brought up in the job interviews for the administrative assistant and said it was a key part of the job and thought they should continue that.

Mr. Davis asked if the Trustees would have access, and Mr. Troyan said yes, but anything that was posted had to be with the approval of the Trustees. Mr. Davis asked how this got on the agenda and Mr. Troyan said Mr. Davis and Ms. Dolezal were discussing it and Mr. Troyan said to put it on the agenda. Mr. Davis did not agree with that decision and said accountability has been missing for a very long time. Mr. Troyan asked Mr. Davis if they should be able to unilaterally go onto Facebook and say what was on their mind at any given time without any accountability to any of the other Trustees. Mr. Davis pointed out how he was responsible for posting advanced agendas on Facebook and people said that was amazing, and it helped them make their evening decisions – they might skip soccer and come to the Trustee meeting. Mr. Davis continued to tell Mr. Troyan how many things they could work together on constructively and noted he had been locked out of 'tech stuff' since January.

Mr. Troyan noted they had interviewed a number of people for the administrative assistant position, originally having 12 applicants, and they hired Christine Blaser as the new administrative assistant. Ms. Blaser is an Auburn resident and has worked with the Fire Department for many years. And it will be Ms. Blaser who will put information on social media. Mr. Davis asked for access to social media. Mr. Troyan said he has no problem with the Trustees having access to social media, but he wanted one central person posting information. Mr. Cavanagh said anything he would like to see on Facebook he will run through the administrative assistant.

Mr. Davis noted how much work he had to do, there was a ton of work. Mr. Troyan suggested that Mr. Davis to learn how to delegate; that he can't say he will do everything himself. More discussion ensued with the Trustees about how they would collectively decide what to post on Facebook. Mr. Davis asked who the content creator would be, and Mr. Troyan said hypothetically, it would be the administrative assistant. Mr. Davis asked who the manager would be and Mr. Troyan said that it would be Mr. Davis, he could be the manager; he was part of IT.

Mr. Davis spoke about all of the work involved to make the website ADA complaint. Mr. Troyan asked Mr. Davis if he would redo the website himself and Mr. Davis said no, but they had to start thinking about it and there was a lot of work involved. Mr. Davis said ADP was doing a great job, and they were a great candidate because they have access to the Township systems and know what the Township wants. Mr. Cavanagh concurred and said he would lean towards ADP for the security first and foremost. Mr. Troyan agreed and thought with all of the security issues to let them handle as much as the Township can give them.

Mr. Davis asked Mr. Troyan if he trusted him with the small part of tech he has. Mr. Troyan explained it had nothing to do with the tech part. Mr. Davis was new, and one of the platforms he ran on was that people should be able to use the property the way they want. A lot of that doesn't really roll with Auburn zoning, and part of the job of the Trustees is that they have to support zoning. Mr. Troyan said he just wanted to make sure that any personal thoughts or opinions Mr. Davis had did not get transferred into the website or social media – that no personal opinions are getting posted, as opposed to just straight township business. Mr. Troyan did not want it to become a platform where there was internal battling over what he believed, versus what the other Trustees and Zoning believed. Mr. Troyan said that was his only concern, and why he wanted to keep an eye on things. He didn't believe Mr. Davis would do it intentionally, but sometimes, especially lately, emotions run high.

Held
~~Mr. Davis was upset that the amount of money to spend on defending zoning went from~~ $2000 to $5000. Mr. Davis pointed out how he works on a lot of projects and defends tax dollars really well.

Resident Deb Standley told Mr. Davis they already discussed this, and she knew of his list of 100 things to do and suggested he move one step at a time – they already discussed the lawyer issue and asked him to move on.

Resident John Nesi said the Township website does need a lot of work and if he were to prioritize as a taxpayer, he would say to get the website up to date, usable and user friendly. Facebook and Next Door could wait and if the website was the primary vehicle to communicate, then make it a good website and people would come to it; they didn't need a bunch of opinions on Facebook – they could go to the website to see what was going on.

Mr. Troyan said Ms. Blaser will start her new job on May 18, 2026.

Mr. Troyan read upcoming dates and events for Auburn Township. Mr. Cavanagh brought up the Auburn Alumni annual dinner/lunch. It will be held at Adam Hall on May 17, 2026, at 2:00 pm. Mr. Matsko asked Mrs. Phillips if she was paying to rent the hall and Mr. Cavanagh said the Township was not going to charge them, as it was for the Auburn Alumni. Mr. Matsko asked if they were paying to clean Adam Hall and Mrs. Phillips said no, the hall would be clean and will be left in the same position that they walked into. Tables and chairs will be put away, and it will probably be in better shape than what they walked into.

The Trustees and three witnesses signed the contracts (multiple copies) for the various road paving projects.

At 9:10 p.m. Mr. Davis made a motion to go into executive session upon adjournment of the meeting to discuss the dismissal and discipline of a public employee pursuant to RC 121.22 G1, seconded by Michael S. Troyan.

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

Resident Diane Jones asked if there would be any action taken and Mr. Troyan said no. Resident Michael Cardamon asked if Mr. Troyan would comment on the recent indictment of one of the Auburn Township employees and Mr. Troyan said he can't make any comment.

The Trustees and Fiscal Officer came out of executive session at 9:51 p.m.

ADJOURNMENT:

Motion made by Michael S. Troyan and seconded by Patrick J. Cavanagh to adjourn the meeting. The meeting was adjourned at 9:52 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 18, 2026
Date