

ORDINANCE NO. 13-25

AN ORDINANCE TO ACCEPT IMPROVEMENTS IN FIELDSTONE LANDING SUBDIVISION NO. 2 AND DECLARING AN EMERGENCY

WHEREAS, the Subdivider has constructed the improvements in Fieldstone Landing Subdivision No. 2; and

WHEREAS, said improvements have been inspected by the City Engineer or his designee, who has certified that said improvements have been constructed in accordance with the terms set forth in the Subdivider's Agreement and conform to all City laws and regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That the City of Avon, Lorain County, Ohio, hereby accepts dedication of the improvements constructed by Avon Lake Land Holdings, LLC, to be designated as Fieldstone Landing Subdivision No. 2, subject to the Subdivider meeting all conditions set forth in Section 2 below.

Section 2 - The City's acceptance of dedication of improvements herein is contingent upon the Subdivider providing the City with the following: (1) A Three (3) Year Maintenance Bond or similar Financial Guarantee for said improvements in the amount of Ninety-Six Thousand Two Hundred Twenty-Eight and 99/100 (\$96,228.99) Dollars; (2) a cash deposit in the amount of One Hundred Thirty-Eight Thousand Two Hundred Thirty-Nine and 40/100 (\$138,239.40) Dollars as a financial guarantee for the installation of sidewalks within the Subdivision pursuant to the Subdivider's Agreement and City Ordinance; (3) a cash deposit in the amount of Six Thousand Fifty and 00/100 (\$6,050.00) Dollars which represents the cost of planting the required trees in the Subdivision; (4) a cash deposit in the amount of One Thousand One Hundred and 00/100 (\$1,100.00) Dollars which represents cost of putting up traffic control devices within the Subdivision; (5) a cash deposit in the sum of Five Thousand and 00/100 (\$5,000.00) Dollars to cover miscellaneous costs incurred by the City relating to this Subdivision; and (6) a payment of Ten Thousand Six Hundred Twenty-Nine and 86/100 (\$10,629.86) Dollars to the Stormwater Drainage Improvement Fund. Upon compliance with all the requirements set forth in 1 through 6 herein, the Finance Director shall release the Performance Bond in whatever form posted by the Subdivider for this project.

Section 3 - Upon recommendation of the Law Director and the City Engineer, the Finance Director shall authorize the release of all or part of deposits for legal and engineering fees set forth in the Subdivider's Agreement.

Section 4 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to accept improvements constructed by Avon Lake Land Holdings, LLC to be designated as Fieldstone Landing Subdivision No. 2 as soon as practicable so that new home construction can begin early in the construction season; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: February 24, 2025

DATE SIGNED: February 24, 2025

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: February 25, 2025

Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director
City of Avon, Ohio

ATTEST:

Barbara J. Brooks
Barbara J. Brooks, Clerk of Council

POSTED: February 26, 2025
Electronically and at City Hall as
Provided by Council

Prepared by:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 13-25, passed by the Council of said City on February 24, 2025.

IN WITNESS WHEREOF, I have on this 25th day of February 2025, affixed my signature and official seal.

Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio