

**ORDINANCE NO. 120-14**

**AN ORDINANCE TO AUTHORIZE THE FINAL PLAT AND A SUBDIVIDER'S  
AGREEMENT FOR FAIRFIELD ESTATES SUBDIVISION NO. 3  
AND DECLARING AN EMERGENCY**

**WHEREAS**, Frontier Fairfield, LLC, an Ohio Limited Liability Company, (hereinafter referred to as "Frontier") is the subdivider of a tract of land known as the Fairfield Estates Subdivision No. 3, a subdivision located on the north side of French Creek Road, west of Fairfield Subdivision No. 1 & 2 in the City of Avon; and

**WHEREAS**, on September 17, 2014, by a vote of Five (5) in favor and Zero (0) opposed, the Planning Commission voted to recommend approval of the Final Plat for Fairfield Estates Subdivision No. 3; and

**WHEREAS**, Council has had the opportunity to review the Final Plat and Subdivider's Agreement for Fairfield Estates Subdivision No. 3 and has provided the Subdivider the opportunity to discuss same; and

**WHEREAS**, after discussion, review and further consideration, Council has deemed the Final Plat acceptable and appropriate and agrees to enter into a written Subdivider's Agreement to provide for construction of all improvements in Fairfield Estates Subdivision No. 3.

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

Section 1 - The City of Avon hereby accepts the Final Plat for Fairfield Estates Subdivision No. 3 and enters into a Subdivider's Agreement with Frontier Fairfield, LLC, attached hereto as Exhibit A, for the completion of improvements in said Subdivision pursuant to plans and specifications approved by Planning Commission on September 17, 2014, which are incorporated herein by reference.

Section 2 - The the Mayor and the President of Council are hereby authorized to sign said Agreement on behalf of the City.

Section 3 - 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 4 - 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 authorize the final plat and subdivider's agreement with Frontier Fairfield, LLC to enable them to begin construction of the improvements before the end of the current construction season; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Ordinance No. 120-14 (Con't.)

PASSED: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_

By: \_\_\_\_\_  
Craig Witherspoon, President of Council

DATE APPROVED BY THE MAYOR: \_\_\_\_\_

\_\_\_\_\_  
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
John A. Gasior, Law Director

ATTEST:

\_\_\_\_\_  
Ellen R. Young  
Clerk of Council

POSTED: \_\_\_\_\_  
In Five Places as  
Provided by Council

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