

ORDINANCE NO. 116-25

**AN ORDINANCE TO AUTHORIZE A DEVELOPER'S AGREEMENT
WITH CENTRAL SOUTH, LTD. FOR THE CONSTRUCTION
OF PUBLIC IMPROVEMENTS BETWEEN
GLENDENNING AND STONEY RIDGE ROAD
AND DECLARING AN EMERGENCY**

WHEREAS, Central South, Ltd. (hereinafter referred to as "Central") is the owner of a parcel of land consisting of approximately 6.18 acres located between Glendenning Street and Stoney Ridge Road upon which it intends to construct the three homes in the R-1 Residential District; and

WHEREAS, in order to complete these homes, Central must split-off two lots from Stoney Ridge and one from Glendenning and construct Public Improvements, to wit: a public sanitary sewer and all appurtenances thereto, within a dedicated city utility easement to serve these properties; and

WHEREAS, on November 19, 2025, Central presented plans and specifications for the proposed Public Improvements to the Planning Commission and by a vote of five (5) in favor and zero (0) opposed, Planning Commission made a recommendation to Council (contingent upon final engineering approval) to authorize same; and

WHEREAS, the City Engineer finalized his approval and City Council had the opportunity to review the Developer's Agreement with Central and provided the Developer the opportunity to discuss the proposed Developer's Agreement and plans for the installation of said Public Improvements; and

WHEREAS, after discussion, review and further consideration, Council deemed it acceptable, appropriate and in the best interests of the health, safety, and welfare of the citizens of Avon to enter into a written Developer's Agreement to provide for the construction of public improvements as set forth herein.

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

Section 1 - That the City of Avon hereby enters into a Developer's Agreement with Central South, Ltd. (Central) in substantially the form as set forth in attached [Exhibit A](#) which is incorporated herein by this reference, for the construction of a sanitary sewer and all appurtenances thereto to serve three new homes, one to be located on Glendenning Street and the other two to be located off Stoney Ridge Road, pursuant to plans and specifications approved by Planning Commission on November 19, 2025 (contingent) with final approval by the City Engineer subsequent thereto.

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

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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 City to enter into a Developer's Agreement with Central for the construction of Public Improvements between Glendenning Street and Stoney Ridge Road prior to the start of the Spring, 2026 construction season; therefore, this Ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

PASSED: _____

DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

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

ATTEST:

Barbara J. Brooks, Clerk of Council

POSTED: _____
Electronically and at City Hall as
Provided by Council

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