

ORDINANCE NO. 26-17

**AN ORDINANCE TO ACCEPT IMPROVEMENTS IN CLUSTERS OF CARMEL NO. 1
(a.k.a. CARMEL AT STONEBRIDGE VILLAGE CLUSTER SUBDIVISION NO. 1)
AND DECLARING AN EMERGENCY**

WHEREAS, the subdivider has constructed the improvements in Clusters of Carmel No. 1 (a.k.a. Carmel at Stonebridge Village Cluster Subdivision No. 1); and

WHEREAS, said improvements have been inspected by the City's 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 in conformance with 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 Carmel Note Investors, LLC, to be designated as Clusters of Carmel No. 1, 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 Fifteen Thousand Seventy Six and 00/100 (\$15,076.00) Dollars; (2) a cash deposit in the amount of Three Thousand Three Hundred and 00/100 (\$3,300.00) Dollars which represents the cost of planting the required trees in the Subdivision; (3) a cash deposit in the amount of Three Thousand and 00/100 (\$3,000.00) Dollars which represents cost of putting up traffic control devices within the Subdivision; (4) 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 (5) a payment of Two Thousand Nine Hundred Sixty Two and 95/100 (\$2,962.95) Dollars for the Stormwater Drainage Improvement Fund. Upon compliance with all the requirements set forth herein, the Finance Director shall authorize the Subdivider's lending institution to release the acquisition and development escrow account.

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 Carmel Note Investors, LLC, to be designated as Clusters of Carmel No. 1; therefore, this

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Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

DATE SIGNED: _____

By: _____
Craig L. Witherspoon, 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: _____
In Five Places as
Provided by Council

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