

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 144

By: Mr. Daymut

AN ORDINANCE ACCEPTING CERTAIN LANDS WITHIN FIELDSTONE PRESERVE SUBDIVISION PHASE 3-THE ENCLAVE AT FIELDSTONE PRESERVE FOR DEDICATION TO PUBLIC USE; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, Pulte Homes of Ohio, LLC (hereinafter referred to as "Developer"), owner of Fieldstone Preserve Subdivision Phase 3-The Enclave at Fieldstone Preserve, is offering to the City of Strongsville for dedication to public use certain lands for streets, drives, roads, and easements (the "Public Rights-of-way"), as shown on the plat for the Subdivision (the "Subdivision Plat"); and

WHEREAS, the Developer is offering to the City of Strongsville for acceptance certain public utilities, public sanitary and storm sewers, and appurtenances constructed above and beneath the surface of the ground within the aforesaid lands (the "Public Improvements") as shown in the improvements plans for said subdivision approved by the City Engineer on February 23, 2017, and on file with the City Engineer (hereinafter referred to as "Improvement Plans"); and

WHEREAS, the City Engineer has reported that certain of the Public Improvements, including street pavements, curbs, sanitary sewer systems, storm sewer systems, and water mains as shown on the Subdivision Plat and described in the Improvement Plans have been completed, and that the installation of sidewalks and certain miscellaneous items on the private properties of eight (8) homes on Whitemarsh and Martins Lanes have not been completed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO;

Section 1. That Council finds and determines that it is in the public interest to accept for dedication to public use the Public Rights-of-way prior to the completion of the installation of sidewalks and certain miscellaneous items on eight (8) private properties on Whitemarsh and Martins Lanes, provided that the Developer shall provide separate performance bonds in amounts that shall be no less than 100% of the estimated cost of completing such sidewalks and certain miscellaneous items on eight (8) private properties on Whitemarsh and Martins Lanes, as determined by the City Engineer conditioned upon the full completion of the aforesaid improvements to be

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 - 144

Page 2

constructed and/or installed in such Public Rights-of-way no later than October 31, 2017 for the work on the Whitemarsh and Martins Lanes properties, and September 5, 2018 for the sidewalks; and provided that, upon completion of such sidewalk improvements and miscellaneous items on the private properties on Whitemarsh and Martins Lanes, the Developer provides to the City a bond securing or guaranteeing the maintenance of such sidewalk improvements and miscellaneous items on the private properties on Whitemarsh and Martins Lanes for a period not less than two years from and after the effective date of the subsequent ordinance accepting such sidewalk improvements and miscellaneous items on the private properties on Whitemarsh and Martins Lanes, in a sum no less than 10% of the cost of the installation of such sidewalk improvements and miscellaneous items on the private properties on Whitemarsh and Martins Lanes, which in all other respects are hereby approved.

Section 2. That all of the Public Rights-of-way offered to the City of Strongsville be and are hereby accepted by the City of Strongsville and dedicated to public use, subject to the conditions set forth in Section 1 of this Ordinance, and provided that the Developer provides to the City a bond securing or guaranteeing the maintenance of the Public Improvements for a period of not less than two years from and after the effective date of this Ordinance in a sum not less than 10% of the cost of installation of the improvements.

Section 3. That all of the Public Improvements constructed above and beneath the surface of the ground within the aforesaid Public Rights-of-way, all as shown on the Improvement Plans, except private storm and sanitary sewers, utilities, and appurtenances which do not serve the general public, the sidewalks to be constructed, and the miscellaneous items on the eight (8) private properties on Whitemarsh and Martins Lanes in said Subdivision, be and are hereby accepted by the City of Strongsville, subject to the provisions of this Ordinance.

Section 4. That the Clerk of Council be and is hereby authorized and directed to execute the acceptance and dedication on the Subdivision Plat upon determination that the City is in receipt of the required bonds or deposits and the Developer's deposit of such sums as are required to pay existing taxes, liens, or other assessments which are a lien upon any of the lands to be accepted or dedicated by this Ordinance, and to pay the fees to effect recording with the Fiscal Officer of Cuyahoga County.

Section 5. That the City Engineer be and is hereby authorized and directed to cause said Subdivision Plat to be filed for record with the Fiscal Officer of Cuyahoga County as provided by law, upon the Engineer's determination that, as of the date and hour of such filing the City, or its authorized agent, is in receipt of a statement of title guarantee in an amount of One Thousand Dollars (\$1,000.00) issued by a title company approved by said Engineer showing title to all lands dedicated to public use shown on the Subdivision Plat to be good in the name of the City of Strongsville, free and clear of any easements, taxes, liens, assessments, or other encumbrances of any

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 - 144

kind except as set forth in this Ordinance, and that any and all required bonds and deposits have been submitted and approved.

Section 6. That this Council further directs that such sums as shall be required to pay existing taxes, liens, or other assessments which are a lien upon any of the lands to be dedicated in this subdivision shall be deposited with the City of Strongsville before the evidence of acceptance of the City of Strongsville is entered upon the dedication.

Section 7. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

Ronald M. Dooner
President of Council

Approved: James B. Briwer
Mayor

Date Passed: September 5, 2017

Date Approved: September 6, 2017

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daymut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DeMio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dooner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schonhut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Short	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest: James Piontko
Clerk of Council

ORD. No. 2017-144 Amended: _____
 1st Rdg. 09-05-17 Ref: _____
 2nd Rdg. Suspended Ref: _____
 3rd Rdg. Suspended Ref: _____

Pub Hrg. _____ of: _____
 Adopted: 09-05-17 created: _____