

ORDINANCE NO. 47-18

**AN ORDINANCE TO ACCEPT IMPROVEMENTS CONSTRUCTED BY
AVON SENIOR LIVING, LLC (ROSE VILLAS)
AND DECLARING AN EMERGENCY**

WHEREAS, Avon Senior Living, LLC, has installed/constructed public utilities at the Rose Senior Living Complex, located on a 21.46 acre parcel of land at the east end of Health Campus Boulevard, including public water and sanitary sewer mains to serve their property; and

WHEREAS, said improvements have been inspected by the City's Engineer, who has certified that said improvements have been constructed in accordance with the terms set forth in the Developer's Agreement and in conformance with City Development Regulations; and

WHEREAS, Council finds that acceptance of the public utilities and all appurtenances thereto to be in the best interests of the health, safety and welfare of the City of Avon.

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 the installation/construction of public utilities at the Rose Senior Living Complex, located on a 21.46 acre parcel of land at the east end of Health Campus Boulevard, consisting of public water and sanitary sewer mains and all appurtenances thereto, subject to the Developer meeting all conditions set forth in Section 2 below.

Section 2 - The City's acceptance of dedication of the public utility improvements herein is contingent upon Avon Senior Living, LLC, providing the City with the following: (1) 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 Development; and (2) a maintenance bond in the amount of Sixty Three Thousand Two and 00/100 (\$63,002.00) Dollars; and (3) a payment of Sixteen Thousand, Two Hundred Ninety and 00/100 (\$16,290.00) Dollars for the Stormwater Drainage Improvement Fund. Upon compliance with all the requirements set forth herein, the Finance Director shall authorize the Developer'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 Developer'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.

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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 the installation/construction of public utilities at the Rose Senior Living Complex, located on a 21.46 acre parcel of land at the east end of Health Campus Boulevard, including public water and sanitary sewer mains to serve the property; therefore, this 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

ATTEST:

Barbara Brooks
Clerk of Council

Posted: _____
In Five Places as
Provided by Council

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