



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

---

**File #:** 1420-2015, **Version:** 1

---

**Background:** The City of Columbus Comprehensive Water Master Plan outlined the need and general geographic location for a fourth water plant. Property has been identified for acquisition that is ideally situated to meet the City's requirements. The property, located in Concord Township, Delaware, Ohio, is comprised of three parcels commonly known as 7943 Dublin Road, 8101 Dublin Road and 5993 Home Road, and is further identified as Delaware County Tax Parcels 60024003007000, 60024003007002, and 60024003008000. The real property was formerly occupied by the State of Ohio, Department of Youth Services, Scioto Juvenile Correctional Facility and contains approximately 119.5+/- acres (the "Property"). Located along the Scioto River just north of the O'Shaughnessy Reservoir and south of Home Road, the site is singularly well-suited to house the City's fourth water plant which will provide water capacity and redundancy to the central Ohio region. The State of Ohio has agreed to sell the site to the City pursuant to Section 13 of Sub. H.B. 477 passed by the 130<sup>th</sup> Ohio General Assembly. The purchase of the real property will include all buildings and improvements. This ordinance authorizes the Finance and Management Director to execute those documents necessary to acquire the real property of approximately 119.5+/- acres from State of Ohio, acting by and through its Department of Administrative Services; authorizes a transfer and expenditure of funds in an amount up to \$5,650,000.00 for all cost associated with acquisition of that real property.

**Fiscal Impact:** Funding for costs associated with the acquisition is available and will come from the Water Build America Bonds Fund, the Water Super Build America Bonds Fund, and the Water Works Enlargement Voted Bonds Fund. An amendment to the 2015 Capital Improvements Budget will be necessary.

**Emergency Action:** Emergency action is requested to allow for the immediate execution of the purchase agreement by the City so that the acquisition can proceed in agreement with the closing transaction deadlines and other terms of the purchase agreement in order to secure the real property for the development of a fourth water plant.

To authorize the Director of Finance and Management to execute those documents necessary to acquire fee simple title and lesser interests to property located at 7943 Dublin Road, 8101 Dublin Road, and 5993 Home Road; to authorize a transfer and expenditure of up to \$5,650,000.00 from the Water Build America Bonds Fund, the Water Super Build America Bonds Fund, and the Water Works Enlargement Voted Bonds Fund; to authorize an amendment to the 2015 Capital Improvements Budget; and to declare an emergency. (\$5,650,000.00)

**WHEREAS,** the City of Columbus Comprehensive Water Master Plan outlined the need and general location for a fourth water plant to provide water capacity and redundancy to the central Ohio region, and

**WHEREAS,** property containing approximately 119.5+/- acres has been identified for acquisition that is ideally located along the Scioto River just north of the O'Shaughnessy Reservoir to meet the City's requirements; and

**WHEREAS,** the State of Ohio has agreed to sell the property to the City pursuant to Section 13 of Sub. H.B. 477; and

**WHEREAS,** it is necessary for this Council to authorize an appropriation, transfer, and expenditure of funds within the Water Build America Bonds Fund, the Water Super Build America Bonds Fund, and the Water Works Enlargement Voted Bonds Fund, for the Division of Water; and

**WHEREAS**, it is necessary to authorize an amendment to the 2015 Capital Improvements Budget for the purpose of providing sufficient spending authority for the aforementioned project expenditure; and

**WHEREAS**, an emergency exists in the usual daily operations of the City, in that it is immediately necessary to authorize the Finance and Management Director to execute those documents necessary for the acquisition of that real property identified as 7943 Dublin Road, 8101 Dublin Road and 5993 Home Road from the State of Ohio, acting by and through its Department of Administrative Services, for the Department of Public Utilities in order to ensure that City operations continue uninterrupted, thereby immediately preserving the public health, peace, property, safety, and welfare; now therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Finance and Management Director be an is hereby authorized to execute those documents necessary, as approved by the Department of Law, Division of Real Estate, for the purchase of that real property from the State of Ohio commonly known as 7943 Dublin Road, 8101 Dublin Road and 5993 Home Road, identified as Delaware County Tax Parcels 60024003007000, 60024003007002, and 60024003008000, with all appurtenances including buildings, structures, and improvements on behalf of the City for use by the Department of Public Utilities; and

**SECTION 2.** That the City Auditor is hereby authorized and directed to appropriate the following:

Division: Water  
Dept./Div. No.: 60-09  
OL3: 6601

<u>Fund No.</u>	<u>Fund Name</u>	<u>Project No.</u>	<u>Project Name</u>	<u>OCA</u>	<u>Amount</u>
609	Water Build America Bonds Fund	609999-100000 (carryover)	Unallocated Balance Fund 609	609999	\$9,440.18 (balance as of 5/14/15)
610	Water Super Build America Bonds Fund	610999-100000 (carryover)	Unallocated Balance Fund 610	610999	\$145.11 (balance as of 5/14/15)

**SECTION 3.** That the City Auditor is hereby authorized to transfer \$5,650,000.00 within the Department of Public Utilities, Division of Water, Dept/Div. No. 60-09, Object Level Three 6601, as designated on Attachment “ORD 1420-2015”.

**SECTION 4.** That the 2015 Capital Improvements Budget is hereby amended as indicated on attachment “ORD 1420-2015”.

**SECTION 5.** That the expenditure of \$5,650,000.00 or so much thereof that may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 60-09 Water  
Object level 1: 06  
Object level 3: 6601

<u>Fund No.</u>	<u>Fund Name</u>	<u>Project No.</u>	<u>OCA Code</u>	<u>Amount</u>
609	Water Build America Bonds Fund	690496-100000 (carryover)	609496	\$599,722.91
610	Water Super Build America Bonds Fund	690496-100000 (carryover)	610496	\$145.11
606	Water Works Enlargement Voted Bonds Fund	690496-100000 (carryover)	606496	\$5,050,131.98

**SECTION 6.** That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

**SECTION 7.** That the City Auditor is hereby authorized and directed to transfer any unencumbered balance in the project account to the unallocated balance within the same fund upon receipt of certification by the Director of the Department of Finance and Management that said project has been completed and the monies no longer required for said project; except that no transfer shall be made from a project account by monies from more than one source.

**SECTION 8.** That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

**SECTION 9.** That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

**SECTION 10.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.