



Legislation Text

File #: 1742-2019, **Version:** 1

Background: City Council passed Ordinance No. 2822-2017 on November 21, 2017, authorizing an Economic Development Agreement with Wagenbrenner Development for its project located at the northeast corner of Dublin Road and Grandview Avenue. Based on the history of the development site as a City landfill and the ongoing environmental monitoring and controls necessitated by that prior use, the City and Developer have determined that it is in the best interest of the City, the Developer and the future owners of any portion of the development site that a master water meter be installed for the development site and the Grandview Crossing Community Authority formed by City Council be responsible for paying water, sanitary sewer, and stormwater management charges and fees and for the operation and maintenance of the water, sanitary sewer, and storm sewer infrastructure, and associated environmental controls and monitoring, located behind the master water meter.

Emergency Justification: Emergency legislation is required to allow for immediate execution of the Utility Cooperative Agreement, which is necessary to facilitate the timely completion of the above-described development.

Fiscal Impact: No funding is required for this legislation.

To authorize the Director of Public Utilities to execute a Utility Cooperative Agreement by and among the City of Columbus, the Grandview Crossing Community Authority, and Wagenbrenner Development or its designee, related to the ongoing operation and maintenance of water, sanitary sewer, and storm sewer infrastructure for the redevelopment in the City of property located at the northeast corner of Dublin Road and Grandview Avenue; and to declare an emergency.

WHEREAS, Wagenbrenner Development (the “Developer”) has proposed to redevelop property located at the northeast corner of Dublin Road and Grandview Avenue by constructing a mixed use commercial and residential development known as the Grandview Crossing Project (the “Project”) consisting of approximately 40,000 square feet of Class A office space, up to 600 apartment units with up to 440 single family homes and condominiums and up to 50,000 square feet of retail uses, together with green space and bikeways; and

WHEREAS, this Council passed Ordinance No. 2822-2017 on November 21, 2017, authorizing entering into an Economic Development Agreement with the Developer with respect to the Project; and

WHEREAS, in order to further implement the Economic Development Agreement, the City and the Developer desire to facilitate redevelopment by the Project and implementation of ongoing environmental controls by entering into an agreement whereby a master water meter will be installed, with the Authority formed by City Council be responsible for paying water, sanitary sewer, and stormwater management charges and fees and for the operation and maintenance of the water, sanitary sewer, and storm sewer infrastructure, and associated environmental controls and monitoring, located behind the master water meter.

WHEREAS, all of which will help the City to enhance the growth and preservation of the community through planned development; and

WHEREAS, an emergency exists in the usual daily operations of the Department of Public Utilities in that it is necessary

to proceed as quickly as possible to enter into said agreement for the preservation of the public health, peace, property and safety, that preservation being related to the timely manner in which the Project needs to be developed to create new job opportunities and eliminate blighted conditions on the Property; **NOW, THEREFORE,**

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

Section 1. That the Director of Public Utilities (the “Director”) is hereby authorized to execute a Utilities Cooperative Agreement (the “Agreement”) by and among the City, the Grandview Crossing Community Authority, and Wagenbrenner Development or its designee, related to the ongoing operation and maintenance of water, sanitary sewer, and storm sewer infrastructure associated with the redevelopment in the City of property located at the northeast corner of Dublin Road and Grandview Avenue.

Section 2. That for 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 full force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.