

**CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING
COUNCIL CHAMBERS
6:30 PM EXECUTIVE SESSION
7:00 P.M. MEETING RECONVENES**

AMENDED AGENDA

6:30 PM

AUGUST 24, 2026

**MEETINGS WILL BE STREAMED LIVE AT CITY HALL UNDER "EVENTS" AT
www.cityofdelawareoh.gov**

1. ROLL CALL

6:30 PM EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action.

2. INVOCATION by Jon Powers, University Chaplain Emeritus

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MOTION SUMMARY

- a. Approval of the Motion Summary from the City Council meeting held on July 27, 2026, as recorded and transcribed.
- b. Approval of the Motion Summary from the Special City Council meeting held on August 15, 2026, as recorded and transcribed.

5. LETTERS, PETITIONS, AND PUBLIC COMMENTS

ATTEND AN OPEN MEETING: Open meetings are held in City Hall Council Chambers. Sign in forms to speak are available at the door. Name and address are required for public comment. Comments are limited to 3 minutes.

EMAIL, LETTER, PETITION: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented to members and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. Name and address are required. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

6. CONSENT AGENDA

- a. Acceptance of the Motion Summary of the Public Works/Public Utilities Committee meeting held on September 23, 2025, as recorded and transcribed.
- b. Acceptance of the Motion Summary from the Shade Tree Commission meeting held on May 26, 2026, as recorded and transcribed.
- c. Acceptance of the Motion Summary from the Sister City Advisory Board meeting held on

June 11, 2026, as recorded and transcribed.

- d. Accepting the Motion Summary of the Civil Service Commission meeting held on July 1, 2026, as recorded and transcribed.
- e. Acceptance of the Motion Summary from the Planning Commission meeting held on July 1, 2026, as recorded and transcribed.
- f. Acceptance of the Motion Summary from the Board of Zoning Appeals meeting held on July 8, 2026, as recorded and transcribed.
- g. Establish **September 14, 2026 at 7:10 PM** as the date and time for the second reading and public hearing for Ordinance No. 26-37, an ordinance amending Chapter 505 of the Codified Ordinances of the City of Delaware, Ohio, to update regulations concerning nuisance, dangerous, and vicious dogs and to conform certain provisions to recent amendments of Ohio law. *(Proposed ordinance to be compliant to Ohio's Avery's Law – Dangerous Dog and Victim Rights Updates.)*
- h. Establish **September 14, 2026, at 7:15 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-38, an ordinance accepting the annexation of 175.0 acres of land, more or less, description and map are attached hereto for the annexation known as Price Farms II annexation by Elizabeth Seedorf, agent for the petitioners. *(An ordinance to approve the annexation of 175 acres of land, known as Price Farms II, consistent with Resolution 26-27 Pre-Annexation Agreement passed on April 27, 2026)*
- i. Establish **September 14, 2026, at 7:20 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-39, an ordinance approving a request by Corridor Company for approval zoning map amendment to expand MX-PUD 26-2 to include 175 additional acres of property located at the southwest corner of the intersection of Troy and Hills-Miller Roads as described in "Exhibit A". *(Rezoning request for a property in northwest area of the city from Agriculture to Mixed-Use Planned Unit Development (MX-PUD))*
- j. Establish **September 14, 2026, at 7:25 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-40, an ordinance approving a request by 19 Gruber LLC for approval of a Zoning Map Amendment to rezone approximately 2.84 acres currently zoned I-1 (Light Industrial) district to MX-PUD (Mixed-use Planned Unit Development) located south and east of the intersection of West William Street and Gruber Street. *(Rezoning request for a property owned by 2K General located on William Street and Gruber Street from Light Industrial (I-1) to Mixed-Use Planned Unit Development (MX-PUD)).*
- k. Establishing **September 14, 2026, at 7:30 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-41, an ordinance approving a request to rezone approximately 5.386 acres from C-CC (Community Commercial) district with a PUD Overlay (C-CC PUD) to C-PUD Commercial Planned Unit Development located on the northwest corner of Lansdale Drive and South Houk Road as described in Exhibit A. *(Rezoning request for a property located at the northwest corner of Lansdale Drive and South Houk Road to allow a senior residential care facility.)*
- l. Establish **September 14, 2026, at 7:35 PM** as the date and time for the public hearing and

consideration of Resolution No. 26-59 a resolution to approve a Development Plan for Lot D on 0.807 acres of an 8.05-acre Commercial Planned Unit Development located along Sunbury Road (US-36/SR-37), east of Sky View Lane and south of Biltmore Drive. *(Land development plan for a Take 5 Oil Change automotive service facility (oil change) on a property along Sunbury Road (US36/SR37), east of Skyview Lane and south of Biltmore Drive.)*

- m. Establish **September 14, 2026, at 7:40 PM** as the date and time for the public hearing and consideration of Resolution No. 26-60, a resolution to approve a Development Plan for 3.039 acres for a Commercial Planned Unit Development located on the northeast corner of Liberty Road and Belle Avenue. *(Land development for a Development Plan for Snappy's Automotive on 3.09 acres of property located on the northeast side of Liberty Road and Belle Avenue.)*
- n. Establish **September 14, 2026, at 7:45 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-42, creating the Sawmill Parkway Tax Increment Financing Incentive Districts; declaring improvements to the parcels within each incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; and specifying the public infrastructure improvements that benefit or serve parcels in the incentive district. *(Sawmill Tax Increment Finance (TIF) used a mechanism as part of the cooperative agreement with Delaware County. This is relative to Ordinance 26-13 passed on April 27, 2026.)*
- o. Establish **September 14, 2026, at 7:50 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-43, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Mason Hunt, LLC for investment in real property improvements on +/- 11,000 square feet at 0 Belle Avenue (Parcel #41912201027005). *(Tax incentives for the relocation of Snappy's Automotive located along Liberty Road and Belle Avenue)*
- p. Establishing **September 14, 2026, at 7:55 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-44, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Howald Properties, LTD for investment in real property improvements on +/- 39,000 square feet at 320 London Road, #100 (parcel #51934418007002). *(Tax incentives for the expansion of the Howald Industrial Park along Liberty Road)*
- q. Establish **September 14, 2026, at 8:00 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-45, an ordinance approving and authorizing the city manager to execute a Community Reinvestment Area Agreement with Sawmill Delaware Investments LLC for investment in real property improvements at 119 Innovation Court (Parcel No. 41922002003007). *(Tax incentives for the FedOne Airport Industrial Project located at 115 Innovation Court, off of Sawmill Parkway, near the airport.)*

7. PRESENTATION

- a. Jeff Gibbs, Director of Environmental Health: Updates from the Delaware Public Health District
- b. Jonathan Owen, City Engineer and Kevin Westbrook, GDP Group: Sandusky Street Corridor Planning and Traffic Study

8. COMMITTEE REPORTS

9. CONSIDERATION OF A NEW LIQUOR LICENSE

Consideration of a new liquor license request from Ohio CVS Stores LLC (CVS 6164), located at 1725 Central Avenue, Delaware, Ohio 43015. *(Liquor license request from CVS to sell beer and wine for off-premises consumption)*

10. CONSIDERATION OF A NEW LIQUOR LICENSE

Consideration of a new liquor license for Kroger Limited Partnership LLP (Kroger 816), located at 1650 Sunbury Road, Delaware, Ohio 43015. *(Liquor license request from Kroger to sell beer and wine for off-premises consumption.)*

11. CONSIDERATION OF ORDINANCE NO. 26-37

Ordinance No. 26-37, an ordinance amending Chapter 505 of the Codified Ordinances of the City of Delaware, Ohio, to update regulations concerning nuisance, dangerous, and vicious dogs and to conform certain provisions to recent amendments of Ohio law. *(Proposed ordinance to be compliant to Ohio's Avery's Law – Dangerous Dog and Victim Rights Updates)*

12. CONSIDERATION OF ORDINANCE NO. 26-38

Ordinance No. 26-38, an ordinance accepting the annexation of 175.0 acres of land, more or less, description and map are attached for the annexation known as Price Trusts II annexation filed by Elizabeth Seedorf, agent for the petitioners. *(An ordinance to approve the annexation of 175 acres of land, known as Price Farms II, consistent with Resolution 26-27 Pre-Annexation Agreement passed on April 27, 2026)*

13. CONSIDERATION OF ORDINANCE NO. 26-39

Ordinance No. 26-39, an ordinance approving a request by Corridor Company for approval zoning map amendment to expand MX-PUD 26-2 to include 175 additional acres of property located at the southwest corner of the intersection of Troy and Hills-Miller Roads as described in "Exhibit A". *(Rezoning request for a property in northwest area of the city from Agriculture to Mixed-Use Planned Unit Development (MX-PUD) known as Price Farms II)*

14. CONSIDERATION OF ORDINANCE NO. 26-40

Ordinance No. 26-40, an ordinance approving a request by 19 Gruber LLC, for approval of a

zoning map amendment to rezone approximately 2.84 acres currently zoned I-1 (Light Industrial) District to MX-PUD (Mixed-Use Planned Unit Development) located south and east of the intersection of West William Street and Gruber Street. *(Rezoning request for a property owned by 2K General located on William Street and Gruber Street from Light Industrial (I-1) to Mixed-Use Planned Unit Development (MX-PUD)).*

15. CONSIDERATION OF ORDINANCE NO. 26-41

Ordinance No. 26-41, an ordinance approving a request to rezone approximately 5.386 acres from C-CC (Community Commercial) district with a PUD Overlay (C-CC PUD) to C-PUD Commercial Planned Unit Development located on the northwest corner of Lansdale Drive and South Houk Road as described in Exhibit A. *(Rezoning request for a property located at the northwest corner of Lansdale Drive and South Houk Road that will allow a Senior Residential Care Facility)*

16. CONSIDERATION OF ORDINANCE NO. 26-42

Ordinance No. 26-42, creating the Sawmill Parkway Tax Increment Financing Incentive Districts; declaring improvements to the parcels within each incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; and specifying the public infrastructure improvements that benefit or serve parcels in the incentive district. *(Proposed ordinance to consider Sawmill Tax Increment Finance (TIF) used a mechanism as part of the cooperative agreement with Delaware County. This is relative to Ordinance 26-13 passed on April 27, 2026)*

17. CONSIDERATION OF ORDINANCE NO. 26-43

Ordinance No. 26-43, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Mason Hunt, LLC for investment in real property improvements on +/- 11,000 square feet at 0 Belle Avenue (Parcel #41912201027005). *(Tax incentives for the relocation of Snappy's Automotive located along Liberty Road and Belle Avenue)*

18. CONSIDERATION OF ORDINANCE NO. 26-44

Ordinance No. 26-44, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Howald Properties, LTD for investment in real property improvements on +/- 39,000 square feet at 320 London Road, #100 (parcel #51934418007002). *(Tax incentives for the expansion of the Howald Industrial Park along Liberty Road)*

19. CONSIDERATION OF ORDINANCE NO. 26-45

Ordinance No. 26-45, an ordinance approving and authorizing the city manager to execute a Community Reinvestment Area Agreement with Sawmill Delaware Investments LLC for investment in real property improvements at 119 Innovation Court (Parcel No. 41922002003007). *(Tax incentives for the FedOne Airport Industrial Project located at 115 Innovation Court, off of Sawmill Parkway, near the airport.)*

20. CONSIDERATION OF ORDINANCE NO. 26-46

Ordinance No. 26-46, an ordinance supplementing the 2026 appropriations and declaring an emergency. *(Third quarter budget amendments impacting the FY 2026 budget)*

21. CONSIDERATION OF RESOLUTION NO. 26-61

Resolution No. 26-61, a resolution adopting the 2027-2031 Five-Year Capital Improvement Program. *(Introduction of the Five-Year Capital Improvements Plan and referral to the Finance Committee.)*

22. CONSIDERATION OF RESOLUTION NO. 26-63

Resolution 26-63, a resolution approving a performance- based Economic Development Incentive Grant Agreement with Onda USA LLC D/B/A Wieland Onda for a new manufacturing operation at 115 Innovation Court; and authorizing the City Manager to executive the agreement. *(Proposed five-year tax sharing agreement with Onda USA LLC for a new manufacturing plant creating 100 new jobs.)*

23. CONSIDERATION OF RESOLUTION NO. 26-64

Resolution No. 26-64, a resolution approving the assignment of the Community Reinvestment Area Agreement for 2039 Pittsburg Drive from TCC Delaware II, LLC to SRRT 2039 Pittsburg Industrial DST; authorizing the City Manager to execute the assignment and assumption agreement; and declaring an emergency. *(Existing Community Reinvestment Area (CRA) assignment for 2039 Pittsburgh Drive from TCC Delaware II, LLC to SRRT 2039 Industrial Dst.)*

24. CONSIDERATION OF RESOLUTION NO. 26-65

Resolution No. 26-65, a resolution authorizing and approving an intergovernmental agreement during calendar year 2026 with Delaware County for reimbursement of Emergency Medical Services. *(Proposed agreement with Delaware County for the reimbursement of Emergency Medical Services.)*

25. CONSIDERATION OF RESOLUTION NO. 26-66

Resolution No. 26-66, a resolution indicating what services the City of Delaware will provide to 116.665 acres of land, more or less, description and map are attached for the annexation known as Fincon Gregory Annexation filed by Michael R. Shade, agent for the petitioner and declaring an emergency. *(4 parcels in Berlin Township located off Berlin Station Road, northeast of The Communities of Glenross, Section 3)*

26. CONSIDERATION OF RESOLUTION NO. 26-67

Resolution No. 26-67, a resolution approving the City of Delaware Strategic Action Plan. *(Strategic Action Plan provides a clear set of priorities for 2026 through 2028.)*

27. FINANCE DIRECTOR'S REPORT

July 2026 Financial Report

28. CITY MANAGER'S REPORT

July 2026 Contract Approvals

29. **COUNCIL COMMENTS**

30. **ADJOURNMENT**