

**CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING
COUNCIL CHAMBERS
6:00 MEETING START (EXECUTIVE SESSION)
7:00 P.M. MEETING RESUMES**

AMENDED AGENDA

6:00 PM

JULY 13, 2026

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

1. ROLL CALL

6:00 PM EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G)(1) to consider the appointment or employment of a public official and (G)(8), to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance.

2. INVOCATION by TBD

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary from the City Council meeting held on June 22, 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 Historic Preservation Commission meeting held on May 27, 2026, as recorded and transcribed.
- b. Accepting the Motion Summary of the Parking and Safety Committee meeting held on December 30, 2025, as recorded and transcribed.
- c. Accepting the Motion Summary of the Parking and Safety Committee meeting held on

February 24, 2026, as recorded and transcribed.

- d. Accepting the Motion Summary of the Parking and Safety Committee meeting held on April 28, 2026, as recorded and transcribed.
- e. Acceptance of the Motion Summary of the Civil Service Commission meeting held on June 3, 2026, as recorded and transcribed.
- f. Acceptance of the Motion Summary of the Planning Commission meeting held on June 3, 2026, as recorded and transcribed.
- g. Acceptance of the Motion Summary from the Board of Zoning Appeals meeting held on June 10, 2026, as recorded and transcribed.
- h. Establish **July 27, 2026 at 7:15 PM** as the date and time for the public hearing and second reading of Resolution No. 26-51, a resolution to approve a request by GTZ Properties for approval of a Development Plan for Chick-fil-A on 1.895 acres of property located within the Trailhead Crossing Planned Unit Development.
- i. Establish **July 27, 2026 at 7:20 PM** as the date and time for the public hearing and consideration of Resolution No. 26-52, a resolution to approve a request by John Howald for approval of a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within Howald Industrial Planned Mixed-Use Overlay.
- j. Establish **July 27, 2026 at 7:25 PM** as the date and time for the public hearing and consideration of Resolution No. 26-53, a resolution to approve a request by Terra Alta LLC for approval of a Development Plan for Terra Alta Section 14 on 13.263 acres containing 80 fee-simple townhome units on property located within the Terra Alta Planned Mixed-Use Overlay just north of Section 13.

7. **COMMITTEE REPORTS**

8. **STAFF INTRODUCTION**

Amanda Acker, Victim Advocate

9. **7: 15 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-33**

Ordinance No. 26-33, an ordinance declaring the improvement to certain parcels in the city to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); 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; requiring the distribution of a portion of those service payments to the Delaware City School District, Olentangy Local School District and the Delaware Area Career Center; specifying the public infrastructure improvements that benefit the parcels; approving a Tax Increment Financing agreement and declaring an emergency. *(Create a Payment In Lieu of Taxes to Pay for a Proposed Roundabout at Mill Run Crossing and Glenn Road and Provide a Reimbursement to Local School Districts)*

10. **7:20 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-34**

Ordinance No. 26-34, an ordinance approving and authorizing the execution of a Tax Increment Financing agreement for the improvement of Davidson Lane and Nutter Farm Lane and declaring an emergency. *(Authorize a Tax Increment Finance (TIF) Agreement for Road Improvements to Kroger Distribution Center)*

11. 7:25 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-35

Ordinance No. 26-35, an ordinance declaring the improvement to certain parcels in the city to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); 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; specifying the public infrastructure improvements that benefit the parcels; approving a school compensation agreement with the Delaware City School District; requiring the distribution of a portion of those service payments to the Delaware City School District and the Delaware Area Career Center; and declaring an emergency. *(Create a Payment in Lieu of Taxes to Pay for Public Road Improvements near the Youth Development Ohio AAA Blue Jackets Ice Arena)*

12. 7:30 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-50

Resolution No. 26-50, a resolution to approve a Development Plan to allow 83 single-family homes on 35.68 acres on property located south of the intersection of Frank's Field Drive and Marysville Road, further described as parcel #51933002037000 and declaring an emergency. *(located near the intersection of US36 and South Section Line Road; west of the Lehner Woods and Heatherton subdivisions).*

13. THIRD READING OF ORDINANCE NO. 26-27

Ordinance No. 26-27, an ordinance vacating the public right of way known as Hayes Street, Walnut Street, Harrison Street, and four public alleys within property owned by Ohio Wesleyan University. *(Existing Street on OWU Campus to be declared a private drive)*

14. THIRD READING OF ORDINANCE NO. 26-28

Ordinance No. 26-28, an ordinance vacating the undeveloped public right of way known as Jane Road west of Winston Road and North of Cottswold Drive. *(Neighborhood Street that exists on paper to be vacated to adjoining property owners)*

15. THIRD READING OF ORDINANCE NO. 26-29

Ordinance No. 26-29, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Stephen P Hartman, LLC for investment in real property improvements at 4 N. Sandusky Street (parcel #51943109018000). *(Consider proposed tax abatement for renovations of upper floors of downtown building)*

16. THIRD READING OF ORDINANCE NO. 26-30

Ordinance No. 26-30, an ordinance accepting the annexation of 15.827 acres of land, more or less, description and map are attached hereto for the annexation known as GTZ annexation by Molly Gwin, agent for the petitioners and declaring an emergency. *(Proposed annexation of property to be developed as retail centers near east side corridor)*

17. CONSIDERATON OF ORDINANCE NO. 26-36

Ordinance No. 26-36, an ordinance amending the Management, Professional, Technical, Confidential, and Supervisory Employees Pay Plan. *(Amendment of Pay Plan to include Grants Administrator Position)*

18. CONSIDERATION OF RESOLUTION NO. 26-54

Resolution No. 26-54, a resolution authorizing and approving a limited automatic mutual aid agreement with the City of Columbus for fire suppression, rescue, and emergency medical services. *(Three-year mutual aid agreement with the City of Columbus for fire and EMS services)*

19. CONSIDERATION OF RESOLUTION NO. 26-55

Resolution No. 26-55, a resolution indicating what services the City of Delaware will provide to 0.427 acres of land, more or less, description and map are attached hereto for the annexation known as Vernon Avenue right of way annexation by Jacob Avetisian, agent for the petitioner and declaring an emergency. *(Proposed Annexation of 0.427 acres as Vernon Avenue Right of Way)*

20. CONSIDERATION OF RESOLUTION NO. 26-56

Resolution No. 26-56, a resolution establishing a No Parking zone on the west side of Lake Street from 305 Lake Street to 339 Lake Street and declaring an emergency.

21. CITY MANAGER'S REPORT

June 2026 Contract Approvals

22. COUNCIL COMMENTS

23. ADJOURNMENT