

**CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING
COUNCIL CHAMBERS
7:00 P.M. MEETING**

AGENDA

7:00 PM

JUNE 22, 2026

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

1. ROLL CALL

2. 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) (3) Conference with an attorney concerning pending or imminent court action.

3. INVOCATION by Pastor Michael Curtis, Second Baptist Church

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary from the City Council meeting held on June 8, 2026, as recorded and transcribed.

6. 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.

7. CONSENT AGENDA

- a. Acceptance of the Motion Summary from the Sister City Advisory Board meeting on April 14, 2026, as recorded and transcribed.
- b. Acceptance of the Motion Summary from the Planning Commission meeting held on May 6, 2026, as recorded and transcribed.
- c. Acceptance of the Motion Summary from the Board of Zoning Appeals meeting held on May 13, 2026, as recorded and transcribed.
- d. Resolution No. 26-48, a resolution appointing members and a council member to a board,

commission, committee, or Community Authority and specifying the term of the appointments.

- e. Establish **July 13, 2026, at 7:15 PM** as the date and time for the public hearing and second reading of 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)*
- f. Establish **July 13, 2026, at 7:20 PM** as the date and time for the public hearing and second reading of 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)*
- g. Establish **July 13, 2026, at 7:25 PM** as the date and time for the public hearing and second reading of 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 Columbus Blue Jackets Ice Arena)*

8. **COMMITTEE REPORTS**

9. **7:10 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-38**

Resolution No. 26-38, a resolution approving the continued operation of the existing Designated Outdoor Refreshment Area (DORA) in Downtown Delaware. *(Required 5-Year Review/Renewal of Downtown DORA)*

10. **7:15 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-46**

Resolution No. 26-46, a resolution to approve a development plan for Wendy's on 0.92 acres of property zoned C-CC PMU (Community Commercial with a Planned Mixed-Use Overlay) located within the Glennwood Commons subdivision. *(Land Development Plan of Wendy's restaurant on Glenn Road, near Meijer)*

11. **7:20 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-47**

Resolution No. 26-47, a resolution to approve a Development Plan for 210 townhomes on 44.05

acres located in the McNett Meadows planned unit development. *(A development by Maronda Homes east of Winterbrooke Place subdivision and north of Peachblow Road, formally known as Evans Farm)*

12. 7:25 PM PUBLIC HEARING AND SECOND 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)*

13. 7:30 PM PUBLIC HEARING AND SECOND 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)*

14. 7:35 PM PUBLIC HEARING AND SECOND 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)*

15. THIRD READING OF ORDINANCE NO. 26-26

Ordinance No. 26-26, an ordinance removing Chapter 905: Grass and Weeds and replacing with Chapter 905: Maintenance of Lands adjacent to a street or alley, to address the maintenance of public property between a property line and a street or curb, within the City of Delaware. *(Move the language about lawn care regulations to the section of ordinance(s) covering similar topics)*

16. SECOND 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. SECOND READING OF ORDINANCE NO. 26-32 (AS AMENDED)

Ordinance No. 26-32, an ordinance supplementing the 2026 appropriation ordinance and declaring an emergency. *(Mid-year budget amendments proposed)*

18. CONSIDERATION 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)*

19. CONSIDERATION 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)*

20. CONSIDERATION 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)*

21. FINANCE DIRECTOR'S REPORT

May 2026 Financial Report

22. CITY MANAGER'S REPORT

23. COUNCIL COMMENTS

24. ADJOURNMENT