

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

AGENDA

7:00 PM

OCTOBER 12, 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.

2. INVOCATION by Kim Gepper, Acting City Clerk.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary from the City Council meeting held on September 28, 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 is required. Please avoid including personal contact information if you do not wish it to appear online. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

6. CONSENT AGENDA

- a. Approval of the Motion Summary from the Shade Tree Commission meeting held on July 28, 2026, as recorded and transcribed.
- b. Acceptance of the Motion Summary from the Civil Service Commission meeting held on September 2, 2026, as recorded and transcribed.
- c. Acceptance of the Motion Summary from the Planning Commission Meeting held on September 2, 2026 as recorded and transcribed.
- d. Establish **October 26, 2026, at 7:10 PM** as the date and time for the public hearing and second reading of resolution No. 26-71, a resolution approving the development plan for the

Flats at Boulder Park. *(Consider approval of development plan for 252 multi-family units in the Flats at Boulder Park).*

- e. Establish **October 26, 2026, at 7:15 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-55, an ordinance approving a Zoning Map Amendment to expand C-PUD 25-15 to include 22.046 additional acres currently zoned C-CC (Community Commercial) located in the U.S. 36/S.R. 37 Sunbury Road and east of Sky View Lane. *(Zoning request to accommodate a large box retail store).*
- f. Establish **October 26, 2026, at 7:20 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-56, an ordinance approving a Zoning Map Amendment from A-1 (Agricultural) to R-PUD (Residential Planned Unit Development) on 12.417 acres of property located on the south side of Bowtown Road and Byxbe Parkway. *(Newly annexed land proposed to be rezoned allowing multi-family uses).*
- g. Rescheduling the **October 12, 2026** Public Hearing and Second Reading of Ordinance No. 26-53. to **October 26, 2026 at 7:25 PM**. Ordinance 26-53 is an ordinance creating the Northwood 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 service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund; providing for school-district distributions; and designating public infrastructure improvements; and declaring an emergency. *(Northwood non-school TIF for Byxbe Corridor Improvements).*
- h. Establish **October 26, 2026, at 7:25 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-59, an ordinance accepting the annexation of 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 Ryan D. Crossley, agent for the petitioners.

7. STAFF INTRODUCTIONS

Corey Staver, GIS Coordinator - IT Department

8. PRESENTATION

Auditor of State Award with Distinction presentation for the City of Delaware Finance Department.

9. COMMITTEE REPORTS

10. 7:10 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-50

Ordinance No. 26-50, an ordinance adopting the City of Delaware Americans with Disability Act (ADA) Policy and Transition Plan and authorizing its administration and implementation. *(Consolidated City plan implementing all elements in compliance to the Federal law.)*

11. 7:15 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-51

Ordinance No. 26-51, an ordinance changing the name of Vergon Drive to Rainstone Drive. *(Change of street name to avoid confusion in an emergency response and other municipal*

services)

12. 7:20 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-52

Ordinance No. 26-52, an ordinance amending and re-establishing the Delaware Community Reinvestment Area by implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code and expanding the boundaries to align with the City's Corporate Limits. *(Ordinance to re-establish CRA boundaries to include newly annexed territories.)*

13. THIRD READING OF ORDINANCE NO. 26-47

Ordinance No. 26-47, an ordinance approving a request by Ex Flax, LLC for approval of a Zoning Map Amendment from various zoning districts to R-PUD (Residential Planned Unit Development) on approximately 1.75 acres of property located on the west side of the intersection of Lake Street and Flax Street as described in "Exhibit A". *(Rezoning request for a property located on Lake Street for new duplex/townhomes that will become part of The Mill on Flax Apartment complex.)*

14. CONSIDERATION OF ORDINANCE NO. 26-55

Ordinance No. 26-55, an ordinance approving a Zoning Map Amendment to expand C-PUD 25-15 to include 11.746 additional acres currently zoned C-CC (Community Commercial) located in the U.S. 36/S.R. 37 Sunbury Road and east of Sky View Lane. *(Zoning request to accommodate a large box retail store).*

15. CONSIDERATION OF ORDINANCE NO. 26-56

Ordinance No. 26-56, an ordinance approving a Zoning Map Amendment from A-1 (Agricultural) to R-PUD (Residential Planned Unit Development) on 12.417 acres of property located on the south side of Bowtown Road and Byxbe Parkway. *(Newly annexed land proposed to be rezoned allowing multi-family uses).*

16. CONSIDERATION OF ORDINANCE NO. 26-59

Ordinance No. 26-59, an ordinance accepting the annexation of 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 Ryan D. Crossley, agent for the petitioners.

17. CONSIDERATION OF RESOLUTION NO. 26-72

Consideration of Resolution No. 26-72, a resolution authorizing the City Manager to enter into a cooperative agreement with Delaware County for purposes of submitting an application to the Ohio Public Works Commission (OPWC) State Capital Improvement and/or Local Transportation Improvement Programs round 41 for the East Central Avenue reconstruction project and authorizing the City Manager to prepare and submit the application to OPWC. *(Grant application to fund improvements to Central Ave.).*

18. CONSIDERATION OF ORDINANCE NO. 26-57

Ordinance No. 26-57, an ordinance amending the Management Pay Plan Ordinance No. 26-XX to

move the Fleet and Traffic Division Supervisor from M7-M8 pay grade and declaring an emergency. (*Changes to pay plan to include revised wage rate for supervisor position*).

19. CONSIDERATION OF ORDINANCE NO. 26-58

Ordinance No. 26-58, an ordinance appointing an interim City Manager and declaring an emergency. (*Ordinance to appoint Acting City Manager*).

20. CITY MANAGER'S REPORT

21. COUNCIL COMMENTS

22. ADJOURNMENT