

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

AMENDED AGENDA

7:00 PM

JUNE 8, 2026

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

6:30 PM CITIZEN'S ACADEMY GRADUATION

- 1. ROLL CALL**
- 2. INVOCATION by Rev. Beth Gedert, Lead Pastor, Zion United Church of Christ**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MOTION SUMMARY**

Approval of the Motion Summary from the City Council meeting held on May 11, 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. PROCLAMATION

National Public Works Week

7. CONSENT AGENDA

- a. Acceptance of the Motion Summary from the Historic Preservation Commission meeting held on February 25, 2026.
- b. Acceptance of the Motion Summary from the Board of Zoning Appeals meeting held on March 11, 2026, as recorded and transcribed.
- c. Acceptance of the Motion Summary from the Shade Tree Commission meeting held on March 24, 2026, as recorded and transcribed.

- d. Acceptance of the Motion Summary from the Historic Preservation Commission Work Session held on April 22, 2026, as recorded and transcribed.
- e. Acceptance of the Motion Summary from the Planning Commission meeting held on May 6, 2026, as recorded and transcribed.
- f. Acceptance of the Motion Summary from the Civil Service Commission meeting held on May 13, 2026, as recorded and transcribed.
- g. Resolution No. 26-41, a resolution establishing a No Parking Zone on the west side of Annette Street from East Winter Street to the first alley north of East Winter Street.
- h. Resolution No. 26-42, a resolution establishing a No Parking Zone on the west side of Potter Street from William Street to Winter Street.
- i. Establish **June 22, 2026, at 7:10 PM** as the date and time for the public hearing and consideration of 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)*
- j. Establish **June 22, 2026, at 7:15 PM** as the date and time for the public hearing and consideration of Resolution No. 26-46, a request by The Wendy's Company for approval of 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)*
- k. Establish **June 22, 2026, at 7:20 PM** as the date and time for the public hearing and consideration of Resolution No. 26-47, a request by Maronda Homes for approval of a Development Plan for 210 townhomes on 44.05 acres of property zoned R-PUD and located within the McNett Meadows PUD. *(Land Development Plan for multi-family owner occupied housing – Peachblow Road)*
- l. Establish **June 22, 2026, at 7:25 PM** as the date and time for the public hearing and consideration of 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)*
- m. Establish **June 22, 2026, at 7:30 PM** as the date and time for the public hearing and consideration of 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)*
- n. Establish **June 22, 2026, at 7:35 PM** as the date and time for the public hearing and second reading of 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)*

8. ACKNOWLEDGING THE RECEIPT OF A PETITION AT THE PARKING AND

SAFETY COMMITTEE MEETING

A petition to Preserve On-Street Parking between 305 and 339 Lake Street was received at the April 28, 2026 Parking and Safety Committee meeting.

9. STAFF INTRODUCTION

- a. Cody Hatten, Communications Specialist
- b. Jessica Hackathorn, Recreation Superintendent
- c. Tanya Brehm, Recreation Coordinator
- d. Madison Linkous, Financial Specialist I
- e. Susan McBride, Tax Specialist I
- f. Sophia Hance, Tax Specialist I
- g. Brooke Roesch, Utility Billing Specialist
- h. Becky Zimmerman, Utility Billing Specialist
- i. Gracie Mickley, Clerical Specialist (PPT)
- j. Skye Hamilton, CMO Intern

10. COMMITTEE REPORTS

11. CONSIDERATION OF A TRANSFER LIQUOR LICENSE REQUEST

Transfer license request from Vapor World LLC (DBA Happy Daze) to Sandusky Crossroads, LLC (DBA Sandusky Carryout) located at 50 S. Sandusky Street, Delaware, Ohio 43015. *(Permit changing ownership – packaged liquor off-premises consumption)*

12. 7:15 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-29

Resolution No. 26-29, a resolution to approve a Development Plan for lots B and C on 1.81 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 fast casual and retail business on east side corridor)*

13. 7:20 PM PUBLIC HEARING AND SECOND 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)*

14. THIRD READING OF ORDINANCE NO. 26-19

Ordinance No. 26-19, an ordinance approving a request by Delaware Development Plan LTD of a

Zoning Map Amendment from C-CC PMU (Community Commercial with a Planned Mixed-Use Overlay) to MX-PUD (Mixed-Use Planned Unit Development) on 37.4-acres of property as described in “Exhibit A”. *(Rezoning proposal for Coughlin development to include multi-family in certain areas)*

15. THIRD READING OF ORDINANCE NO. 26-20

Ordinance No. 26-20, an ordinance approving a request by Fed One Dublin, LLC to rezone approximately 62.95 acres from A-1 (Agricultural) and I-2 (General Industrial) to I-PUD (Industrial-Planned Unit Development) located west of Curtis Street, northwest of London Road, and south of the railroad tracks. *(Rezoning proposal to change the category of a recently annexed property to an industrial use)*

16. SECOND READING OF ORDINANCE NO. 26-25

Ordinance No. 26-25, an ordinance authorizing the removal of Argent Institutional Trust Company and authorizing and directing the appointment of U.S. Bank Trust Company, National Association, in each case as the authenticating agent, bond registrar, transfer agent and paying agent, for the City’s designated outstanding bond issues, and authorizing the execution and delivery of any necessary notices, instruments, documents or agreements appropriate to the foregoing matter. *(Proposal to change pay agent to a bank from a financial entity)*

17. CONSIDERATION 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)*

18. CONSIDERATION 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)*

19. CONSIDERATION 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)*

20. CONSIDERATION 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)*

21. CONSIDERATION OF ORDINANCE NO. 26-31

Ordinance No. 26-31, an ordinance accepting the annexation of 141.508 acres of land, more or

less, description and map are attached hereto for the annexation known as Olentangy Local School District (OLSD) annexation by Amelia N. Blankenship, agent for the petitioners and declaring an emergency. *(Proposed annexation of property to allow the construction of 5th Olentangy high school)*

22. CONSIDERATION OF ORDINANCE NO. 26-32

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

23. CONSIDERATION OF RESOLUTION NO. 26-37

Resolution No. 26-37, a resolution authorizing the City of Delaware to make application to the Ohio Department of Transportation, Office of Aviation, for an Ohio Airport Improvement Program Grant for State Fiscal Year 2027 and declaring an emergency. *(Application for grant funds to be used at Delaware Municipal Airport)*

24. CONSIDERATION OF RESOLUTION NO. 26-39

Resolution No. 26-39, a resolution extending the free parking zone and establishing signed parking spaces for on street parking along the west and east sides of North Sandusky Street between Central Avenue and 163 North Sandusky Street and 145 N Union Street. *(Change parking on North Sandusky in an office area to a two-hour limit)*

25. CONSIDERATION OF RESOLUTION NO. 26-40

Resolution No. 26-40, a resolution accepting the highest bid offered at public auction for real property owned by the City (308 London Road) and authorizing the City Manager to execute the sale. *(Sell city-owned property, in southwest area of the city, to a buyer)*

26. CONSIDERATION OF RESOLUTION NO. 26-43

Resolution No. 26-43, a resolution authorizing participation in the Ohio Water/Wastewater Agency Response Network ("OHIO WARN") mutual aid agreement and authorizing the City Manager to execute the agreement on behalf of the City of Delaware. *(Approve mutual aid program designed to help utilities during emergencies)*

27. CONSIDERATION OF RESOLUTION NO. 26-44

Resolution No. 26-44, a resolution indicating what services the City of Delaware will provide to approximately 101.92 acres of land, more or less, description and map are attached hereto for the annexation known as Hickory Woods annexation by Laura MacGregor Comek, agent for the petitioner and declaring an emergency. *(Proposed annexation of first county park allowing the city to extend utilities)*

28. CONSIDERATION OF RESOLUTION NO. 26-45

Resolution No. 26-45, a resolution authorizing the City Manager to file an application with the Ohio Department of Development, Office of Community Infrastructure, for the Program Year 2026 CDBG Critical Infrastructure Grant and CDBG Allocation Program Supplemented by local CDBD ED-RLF Program Income and declaring an emergency. *(Critical Infrastructure Program*

application for Heather Hills Subdivision – Fern Drive, Cumberland Road, Fairway Road, Lonepine Road, Holly Road, and Bellview Court= \$500,000 and CDBG Allocation Program application for South Washington Street (Bernard Avenue to London Road=\$162,000)

29. CITY MANAGER'S REPORT

May 2026 Contracts

30. COUNCIL COMMENTS

31. ADJOURNMENT