

**CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING
COUNCIL CHAMBERS
6:00 PM EXECUTIVE SESSION
7:00 PM MEETING RESUMES**

AGENDA

7:00 PM

SEPTEMBER 28, 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 Section 121.22 (G)(1) to consider the appointment or employment of a public official and (G)(5) matters required to be kept confidential by State statute.

2. INVOCATION by Reverend Dr. Kary Williams, Jr.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary from the City Council meeting held on September 14, 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. Acceptance of the Motion Summary from the Shade Tree Commission meeting held on July 28, 2026, as recorded and transcribed.
- b. Establish **October 12, 2026, at 7:10 PM** as the date and time for the public hearing and second reading of 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.)*

- c. Establish **October 12, 2026 at 7:15 PM** as the date and time for the public hearing and second reading of 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)*
- e. Establish **October 12, 2026, at 7:20 PM** as the date and time for the public hearing and second reading of 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.)*
- f. Establish **October 12, 2026, at 7:25 PM** as the date and time for the public hearing and consideration of Ordinance No. 26-53, 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)*
- g. Establish **October 26, 2026, at 7:10 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-53, 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)*

7. ACKNOWLEDGING RECEIPT OF THE PETITION FOR THE FOUR SEASONS AT ADDISON FARMS: ALTERNATIVE TRAFFIC CALMING ON HERITAGE BOULEVARD AND INFRASTRUCTURE REASSESSMENT WITHIN THE FOUR SEASONS ACTIVE 55+ SENIOR COMMUNITY

PETITION FOR THE FOUR SEASONS AT ADDISON FARMS: for Alternative Traffic Calming on Heritage Boulevard and Infrastructure Reassessment within the Four Seasons Active 55+ Senior Community

8. STAFF INTRODUCTION

Suzie Arehart, HR Specialist

9. PROCLAMATION: STORMWATER AWARENESS WEEK

10. PRESENTATION

Andy Volenik, Executive Director, Delaware County Transit

11. COMMITTEE REPORTS

12. 7:10 PM PUBLIC HEARING AND SECOND 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.)*

13. 7:15 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-48

Ordinance No. 26-48, an ordinance accepting 101.92 acres of land, more or less, description and map are attached hereto for the annexation known as Hickory Woods Annexation by Laura McGregor Comek, agent for the petitioners. *(Annexation permit for Preservation Parks, known as Hickory Woods, located in southeast area of the city.)*

14. 7:20 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-70

Resolution No. 26-70, a resolution to approve a request by T&R Properties for approval of a Development Plan for the Goodwill Men’s Transitional Living Home on 1.076 acres of property at 21 Vergon Drive in the Greenwood Commons / Flats at Sugar Run Planned Mixed-Use Overlay. *(Development plan for a men’s shelter to be located at the former Salvation Army Camp Site, part of Greenwood Commons, off of US Highway 42.)*

15. THIRD READING 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)*

16. THIRD READING 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)*

17. THIRD READING 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).)*

18. THIRD READING 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)*

19. THIRD READING 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)*

20. THIRD READING 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)*

21. THIRD READING 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)*

22. THIRD READING 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.)*

23. SECOND READING OF ORDINANCE NO. 26-49

Ordinance No. 26-49, an ordinance conveying to the Community Improvement Corporation of Delaware County, Ohio certain real property owned by the City and determined not to be required by the City for its purposes. *(Allocation of city-owned property on Spring Street to the Delaware County Community Improvement Corporation for the development of a downtown hotel.)*

24. SECOND READING OF RESOLUTION NO. 26-69

Resolution No. 26-69, a resolution accepting the recommendations of the City of Delaware Tax Incentive Review Council on the status of the 2026 Community Reinvestment Area, Enterprise

Zone, and Tax Increment Financing Programs. *(Required annual report on Tax Incentive Review Council (TIRC) to be filed with Ohio Department of Development.)*

25. CONSIDERATION 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.)*

26. CONSIDERATION 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)*

27. CONSIDERATION OF ORDINANCE NO. 26-52

Ordinance No. 26-53, 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.)*

28. FINANCE DIRECTOR'S REPORT

August 2026 Finance Report

29. CITY MANAGER'S REPORT

30. COUNCIL COMMENTS

31. ADJOURNMENT