

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

AGENDA

7:00 PM

OCTOBER 26, 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 ORC 121.22(G)(1) to consider the *appointment and employment* of a public employee or official and ORC 121.22(G)(1) to consider the *compensation* of a public employee or official.

2. INVOCATION by Pastor Sam Rosa, Delaware Christian Church.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MOTION SUMMARY

- a. Approval of the Motion Summary from the City Council / Buckeye Valley Local School District Joint School Board Meeting held on October 5, as recorded and transcribed.
- b. Approval of the Motion Summary from the Special City Council Meeting held on October 5, 2026 as recorded and transcribed.
- c. 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 and address are required. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

6. CONSENT AGENDA

- a. Acceptance of the Motion Summary from the Civil Service meeting held on June 4, 2025, as recorded and transcribed.
- b. Acceptance of the Motion Summary from the Planning Commission Meeting held on

September 2, 2026 as recorded and transcribed.

- c. Establish **November 9, 2026, at 7:10 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-61, an ordinance approving the 2027 Budget.
- e. Establish **November 23, 2026, at 7:10 PM** as the date and time for the public hearing and third reading of Ordinance No. 26-61, an ordinance approving the 2027 Budget.
- d. Establish **November 9, 2026 at 7:15 PM** as the date and time for a public hearing and first reading of Resolution No. 26-75, a resolution authorizing the execution of an agreement for EMS billing services.
- e. Establish **November 9, 2026 at 7:20 PM** as the date and time for a public hearing and first reading of Ordinance No. 26-62, an ordinance authorizing the execution of an agreement for EMS billing services.
- f. Establish **November 9, 2026 at 7:20 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-62, 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 the Curtis Street Commercial Municipal Public Improvement Tax Increment Equivalent Fund; requiring distributions to the Delaware City School District and Delaware Area Career Center; specifying public infrastructure improvements; authorizing related exemption filings; and declaring an emergency.
- g. Establish **November 9, 2026 at 7:25 PM** as the date and time for the public hearing and second reading of Ordinance No. 26-63, an ordinance approving and authorizing the execution of a Tax Increment Financing Reimbursement Agreement with Guild Strategic Properties, LLC for public infrastructure improvements serving the Curtis Street development project and declaring an emergency.

7. **PRESENTATION**

City Staff: EMS Billing RFP and Transition

8. **COMMITTEE REPORTS**

9. **7:10 PM PUBLIC HEARING AND SECOND READING OF RESOLUTION NO. 26-71**

Resolution No. 26-71, a resolution approving the development plan for the Flats at Boulder Park.

10. **7:15 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-55**

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*).

11. **7:20 PM PUBLIC HEARING AND SECOND READING 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).*

12. 7:25 PM PUBLIC HEARING AND THIRD READING OF ORDINANCE NO. 26-53

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).*

13. 7:30 PM PUBLIC HEARING AND SECOND READING 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.

14. THIRD 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.)*

15. CONSIDERATION OF ORDINANCE NO. 26-61

Ordinance No. 26-61, an ordinance making appropriations for the year 2027.

16. CONSIDERATION OF RESOLUTION NO. 26-73

Resolution No. 26-73, a resolution authorizing the Finance Committee of Council to consider and make recommendations on the 2027 annual budget for the City of Delaware and declaring an emergency.

17. CONSIDERATION OF RESOLUTION NO. 26-74

Resolution No. 26-74, a resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor for Tax Year 2026/budget year 2027 and declaring an emergency.

18. CONSIDERATION OF ORDINANCE NO. 26-62

Ordinance No. 26-62, 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 the Curtis Street Commercial Municipal Public Improvement Tax Increment Equivalent Fund; requiring distributions to the

Delaware City School District and Delaware Area Career Center; specifying public infrastructure improvements; authorizing related exemption filings; and declaring an emergency.

19. CONSIDERATION OF ORDINANCE NO. 26-63

Consideration of Ordinance No. 26-63, an ordinance approving and authorizing the execution of a Tax Increment Financing agreement with Guild Strategic Properties, LLC for public infrastructure improvements serving the Curtis Street development project; authorizing related actions; and declaring an emergency.

20. CONSIDERATION OF RESOLUTION NO. 26-76

Resolution No. 26-76, a resolution authorizing the Acting City Manager to execute a conditional impact fee payment and security agreement with the Olentangy Local School District Board of Education relating to the construction of Olentangy Hyatts High School and declaring an emergency

21. FINANCE DIRECTOR'S REPORT

Finance Report September 2026

22. CITY MANAGER'S REPORT

Contract Approvals for September 2026

23. COUNCIL COMMENTS

24. ADJOURNMENT