

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

AGENDA

7:00 PM

SEPTEMBER 8, 2025

**MEETINGS WILL BE STREAMED LIVE AT CITY HALL UNDER "EVENTS" AT
www.delawareohio.net**

1. **ROLL CALL**
2. **6:30 PM: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G)(1) Personnel: consideration of the employment of a public employee, (G)(4) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.**

3. **INVOCATION** by Rev. Jennifer Applegate, William Street United Methodist Church

4. **PLEDGE OF ALLEGIANCE** provided by St. Mary's American Heritage Girls Troop

5. **APPROVAL OF MOTION SUMMARY**

Approval of the Motion Summary from the City Council meeting held on August 25, 2025, as recorded and transcribed.

6. **CONSENT AGENDA**

- a. Acceptance of the Motion Summary of the Parking and Safety Committee meeting held on June 24, 2025, as recorded and transcribed.
- b. Acceptance of the Motion Summary of the Planning Commission meeting held on August 6, 2025, as recorded and transcribed.
- c. Acceptance of the Motion Summary of the Finance Committee meeting held on August 19, 2025, as recorded and transcribed.
- d. Resolution No. 25-70, a resolution removing certain no parking restrictions on residential streets in the Terra Alta, Ravines at Olentangy, Willowbrook, Glenross, Belmont, and Springer Woods residential neighborhoods.
- e. Establish **September 22, 2025 at 7:10 p.m.** as the date and time for the public hearing and second reading of Ordinance No. 25-50, an ordinance approving a cooperative and payment agreement with the Delaware County Finance Authority, M/I Homes of Central Ohio, LLC, and the bond trustee for the issuance of bonds by the Delaware County Finance Authority in support of the Winterbrooke Place Public Infrastructure Project.
- f. Establish **September 22, 2025 at 7:15 p.m.** as the date and time for the public hearing and second reading of Ordinance No. 25-52, an ordinance approving a request by HelpLine of

Delaware and Morrow Counties for approval of a Zoning Map Amendment from C-CC (Community Commercial District) to MX-PUD (Mixed-Use Planned Unit Development) on 0.16 acres of property located at 11 Franklin Street as Shown in "Exhibit A".

- g. Establish **September 22, 2025 at 7:20 p.m.** as the date and time for the public hearing and second reading of Ordinance No. 25-53, an ordinance approving a request by BerlinStationRoad LTD for approval of a Zoning Map Amendment from A-1 (Agriculture District) to R-PUD (Residential Planned Unit Development) on approximately 66.75 acres of property located between east of Berlin Station Road as shown in "Exhibit A".
- h. Establish **September 22, 2025 at 7:25 p.m.** as the date and time for the public hearing and consideration of Resolution No. 25-69, a resolution approving a request by LEVEL5 GA, LLC of a Development Plan for Kemba Financial Credit Union on 0.82 acres within the Glennwood Commons Planned Mixed-Use Overlay and located on the eastern half of the parcel located at 900 Sunbury Road.

7. CONSIDERATION OF A PETITION FILED BY BECKY BRUCATO AT THE PARKING AND SAFETY COMMITTEE MEETING

Consideration of a petition filed on August 26, 2025, by Becky Brucato for a crosswalk across Cheshire Road by The Landings of Glenross.

8. 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@delawareohio.net. PLEASE NOTE SUBMISSION TIME.

9. PROCLAMATION

Recognizing September as National Service Dog Month

10. PROCLAMATION

Celebrating Woodland Cigar Company 20th anniversary

11. UPDATE ON DELAWARE COUNTY DISTRICT LIBRARY

Nicole Fowles, Communications Manager

12. COMMITTEE REPORTS

13. 7:10 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 25-49

Ordinance No. 25-49, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with The Kroger Company for investment in real

property improvements on +/- 120,000 square feet at 1650 Sunbury Road (parcel #51830001105003).

14. THIRD READING OF ORDINANCE NO. 25-46 (AS AMENDED)

Ordinance No. 25-46, an ordinance approving a request by Ohio Wesleyan University for approval of a rezoning amendment from various zoning districts to MX-PUD (Mixed-Use Planned Unit Development) on approximately 109-acres of property, as shown in Exhibit "A". **(AS AMENDED)**

15. THIRD READING OF ORDINANCE NO. 25-47

Ordinance No. 25-47, an ordinance approving a request by RiverbyBerlin, LLC for approval of a zoning map amendment from A (Agricultural District) to R-PUD (Residential Planned Unit Development) on approximately 83.418 acres of property located between Pollock Road and Berlin Station Road as shown in "Exhibit A"

16. THIRD READING OF ORDINANCE NO. 25-48

Ordinance No. 25-48, an ordinance approving a request by T&R Glenn Parkway LLC, for approval of a rezoning map amendment from A (Agricultural District) to R-PUD (Residential Planned Unit Development) on approximately 84.312 acres of property as shown in "Exhibit A".

17. THIRD READING OF RESOLUTION NO. 25-59

Resolution No. 25-59, a resolution adopting the 2026-2030 Five-Year Capital Improvement Program.

18. CONSIDERATION OF ORDINANCE NO. 25-50

Ordinance No. 25-50, an ordinance approving a cooperative and payment agreement with the Delaware County Finance Authority, M/I Homes of Central Ohio, LLC, and the bond trustee for the issuance of bonds by the Delaware County Finance Authority in support of the Winterbrooke Place Public Infrastructure Project.

19. CONSIDERATION OF ORDINANCE NO. 25-51

Ordinance No. 25-51, an ordinance accepting the annexation of 44.05 acres of land, more or less, description and map are attached hereto for the annexation known as Maranda-Peachblow annexation by Thomas L. Hart, agent for the petitioners.

20. CONSIDERATION OF ORDINANCE NO. 25-52

Ordinance No. 25-52, an ordinance approving a request by HelpLine of Delaware and Morrow Counties for approval of a Zoning Map Amendment from C-CC (Community Commercial District) to MX-PUD (Mixed-Use Planned Unit Development) on 0.16 acres of property located at 11 Franklin Street as Shown in "Exhibit A".

21. CONSIDERATION OF ORDINANCE NO. 25-53

Ordinance No. 25-53, an ordinance approving a request by BerlinStationRoad LTD for approval of a zoning map amendment from A-1 (Agricultural) to R-PUD (Residential Planned Unit

Development) on 66.75-acres of property as described in "Exhibit A".

22. CONSIDERATION OF RESOLUTION NO. 25-65

Resolution No. 25-65, a resolution adopting the City of Delaware Community Taxation Policy.

23. CONSIDERATION OF RESOLUTION NO. 25-66

Resolution No. 25-66, a resolution accepting negotiated changes to the Fraternal Order of Police, Ohio Labor Council, Inc. Patrol Officer's & Supervisors' Bargaining Unit Employees agreements with the City of Delaware.

24. CONSIDERATION OF RESOLUTION NO. 25-67

Resolution No. 25-67, 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 the Tax Year 2025/Budget Year 2026.

25. CONSIDERATION OF RESOLUTION NO. 25-68

Resolution No. 25-68, a resolution indicating what services the City of Delaware will provide to 175.79 ± acres of land more or less, for the annexation known as the Price Trusts annexation filed by Michael R. Shade, agent for the petitioner.

26. CITY MANAGER'S REPORT

August 2025 Contract Approvals

27. COUNCIL COMMENTS

28. ADJOURNMENT