

**CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.**

AGENDA

REGULAR MEETING

OCTOBER 26, 2015

1. ROLL CALL
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the Council Work Session held October 5, 2015.
APPROVAL of the Motion Summary of the regular meeting of Council held October 12, 2015, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summaries of the Sister City Advisory Board meetings held April 14 and July 14, 2015.
 - B. Acceptance of the Motion Summary of the Airport Commission meeting held July 16, 2015.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. CONSIDERATION of Resolution No. 15-50, a resolution authorizing the City Manager to enter into an Revolving Loan Fund (RLF) Loan Agreement with Precision Tower Products, LLC, for the purpose of purchasing land and equipment at their new development site on Pittsburgh Drive.
9. CONSIDERATION of Ordinance No. 15-51, a resolution declaring the intent of the City of Delaware to appropriate property of the Shipley Family Revocable Trust, Wickham Family Trust, Roblin Leslie Wickham, James D. Wickham, Thomas C, Hargreaves, and James D. Hargreaves at the addresses listed below, for public use for roadway improvements.

- 10. CONSIDERATION of Ordinance No. 15-107, an ordinance supplementing the 2015 Appropriations Ordinance to provide funding for the design, construction and installation of exhibits for the Educational Center at the Water Treatment Plant.

- 11. SECOND READING of Ordinance No. 15-106, an ordinance approving a Preliminary Development Plan for Speedway for an approximate 4,608 square foot gas station and convenience store on approximately 12.912 acres located on the northwest corner of US23 North and Hills Miller Road on property zoned B-4 (General Business District).

- 12. FINANCE DIRECTOR'S REPORT

- 13. CITY MANAGER'S REPORT

- 14. COUNCIL COMMENTS

- 15. ADJOURNMENT

RECORD OF PROCEEDINGS

Minutes of Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held October 5 20 15

The Delaware City Council work session meeting of October 5, 2015 was called to order at 6:00 p.m., in the Delaware City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Joe DiGenova, At Large Kent Shafer, Vice Mayor George Hellinger and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was Fourth Ward Andrew Brush.

Staff Present: Darren Shulman, City Attorney, Dan Whited, Public Service Group Director, Dean Stelzer, Finance Director, Sean Hughes, Economic Development Director, Bill Ferrigno, Public Works Director, Brad Stanton, Public Utilities Director, Scott Stowers, IT Director, Bruce Pijanowski, Police Chief, John Donahue, Fire Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

Motion to Excuse: Mr. Shafer moved to excuse Mr. Brush, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 2: RESOLUTION NO. 15-45 [Fourth Reading]
A RESOLUTION ADOPTING THE 2016-2020 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM.

The Clerk read the resolution for the fourth time.

Mr. Homan reviewed last meetings discussion and requested any new questions by Council regarding the CIP.

ITEM 3: Review and Discussion of CIP
Mr. Stelzer reviewed building maintenance improvements, including the roof replacement for the Public Works building.

Mr. Ferrigno reviewed current staffing and responsibilities of the Building Facilities Supervisor. Mayor Riggle discussed the importance of having scheduled maintenance and repairs throughout the buildings.

Mr. Jones voiced questions in relation to the Sidewalk Program. Mr. Jones voiced questions regarding the liability of repairs to the developer and the homeowner. Mr. Ferrigno informed Council that all contractors and developers received written specifications. Mr. Ferrigno reviewed the inspection process and that forms are inspected prior to pouring of the concrete. Mr. Ferrigno discussed the need for the city to monitor for safety hazards such as tripping, and deterioration. Mr. Ferrigno discussed the city responsibility for sidewalk repair in relation to root damage from city street trees.

Mr. Shafer requested information regarding the federal funding for street improvements. Mr. Ferrigno discussed what improvements the funds qualify for. Mr. Ferrigno reviewed transportation improvements and street resurfacing projects. Mr. Ferrigno discussed the expenditure for signal coordination analysis and update procedures.

Vice-Mayor Hellinger discussed the need for trail connectivity on Central Avenue between Buehlers and Lexington Blvd.

Mr. Whited provided an update to Mr. Jones regarding the funds allocated to Mingo Park. Mr. Whited discussed the new play toy

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Meeting

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Held October 5 20 15

replacement and that the city is not able to donate or reuse the replaced play toy.

Chief Pijanowski discussed the replacement plan for police cruisers. Chief Pijanowski voiced no concerns on the new police cruisers.

Mr. Homan discussed the potential for monitors to use at each station for the Planning Commission. Mr. Stowers discussed the installation of wireless access points and software acquisition. Mr. Stowers discussed the changing challenges to maintain security and the importance of keeping software up to date.

Mr. Shafer discussed the resurfacing of parking lots and requested information on the current conditions and what is necessary to bring lots up to standards.

Chief Donahue discussed the upcoming construction of the fire station on Cheshire Rd. and Glenn Parkway.

Mr. Stanton discussed the Water Capacity Fund and provided information on the combined storage capacity for the three water storage tanks. Mr. Stanton discussed the relationship of the economic development in the city to sewer and water improvements.

ITEM 4: ADJOURNMENT

Motion: Mr. Shafer moved to adjourn the meeting. The meeting adjourned at 8:12 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

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Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held October 12 20 15

The Japanese language and culture session by Jun Kawabe of Ohio Wesleyan University began at 6:00 p.m.

The regular meeting of October 12, 2015 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Joe DiGenova, Fourth Ward Andrew Brush, At Large Kent Shafer, Vice Mayor George Hellinger and Mayor Carolyn Kay Riggle who presided. The invocation was given by Pastor Martie Deel followed by the Pledge of Allegiance.

Staff Present: Dave Efland, Planning and Community Development Director, Scott Stowers, IT Director, Dean Stelzer, Finance Director, Brad Stanton, Public Utilities Director, Bruce Pijanowski, Police Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager.

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the Council Work Session held September 12, 2015.

APPROVAL of the Motion Summary of the regular meeting of Council held September 28, 2015, as recorded and transcribed.

Motion: Mrs. Keller moved to approve the Motion Summary of the Council Work Session held September 12, 2015 and the regular meeting of Council held September 28, 2015, as recorded and transcribed, seconded by Mr. Shafer. Motion approved by a 6-0-1 (Brush) vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary for the Historic Preservation Commission meeting held July 29, 2015.
- B. Acceptance of the Motion Summaries for the Civil Service Commission meeting Board meeting held August 5 and September 2, 2015.
- C. Acceptance of the Motion Summary for the Planning Commission meeting held September 2, 2015.

Motion: Mr. Brush moved to approve the Consent Agenda, seconded by Mr. DiGenova. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORTS

Mr. DiGenova indicated that the Board of Zoning Appeals meeting for October is cancelled.

Vice-Mayor Hellinger indicated that the Airport Commission will meet Thursday, October 15, 2015.

Mayor Riggle indicated that the Sister City Advisory Board will meet Tuesday, October 13, 2015.

ITEM 8: PRESENTATIONS

- A. Proclamation presentation to DOMTAR Personal Care

RECORD OF PROCEEDINGS

Minutes of Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held October 12 20 15

ITEM 9: RESOLUTION NO. 15-45 [Fifth Reading]
A RESOLUTION ADOPTING THE 2016-2020 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP). THERE WILL BE A BRIEF OVERVIEW OF THE CIP.

The Clerk read the resolution for the fifth time.

Motion: Mr. Shafer moved to approved Resolution No. 15-45, seconded by Mr. Brush. Motion approved by a 7-0 vote.

ITEM 10: ORDINANCE NO. 15-102 [First Reading]
AN ORDINANCE ESTABLISHING A NEW AGENCY FUND AND SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE.

The Clerk read the ordinance for the first time.

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 15-102, seconded by Mr. Shafer. Motion approved by a 7-0 vote.

Motion: Mr. DiGenova moved to adopt Ordinance No. 15-102, seconded by Mr. Shafer. Motion approved by a 7-0 vote.

ITEM 11: ORDINANCE NO. 15-103 [First Reading]
AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO ESTABLISH ADDITIONAL FUNDING FOR BUILDING MAINTENANCE EXPENSES, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Mr. Brush moved to suspend the rules for Ordinance No. 15-103, seconded by Mr. DiGenova. Motion approved by a 7-0 vote.

Motion: Mr. Brush moved to enact the emergency clause for Ordinance No. 15-103, seconded by Mr. DiGenova. Motion approved by a 7-0 vote.

Motion: Mr. Brush moved to adopt Ordinance No. 15-103, seconded by Mr. DiGenova. Motion approved by a 7-0 vote.

ITEM 12: ORDINANCE NO. 15-104 [First Reading]
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A RENEWAL AGREEMENT FOR THE LAW ENFORCEMENT SUPPORT OFFICE (LESO) PROGRAM.

The Clerk read the ordinance for the first time.

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 15-104, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Mr. DiGenova moved to adopt Ordinance No. 15-104, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 13: ORDINANCE NO. 15-105 [First Reading]
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR THE ESTATES AT BRAUMILLER SECTION 6 CONSISTING OF 26 SINGLE-FAMILY LOTS ON 8.38 ACRES ZONED R-2 (ONE-FAMILY RESIDENTIAL

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BEAR GRAPHICS 800-325-8084 FORM NO. 10146

Held October 12 20 15

DISTRICT) WITH TEXT LIMITATIONS AND LOCATED ON WILLOW GROVE DRIVE AND TREE LINE WAY.

The Clerk read the ordinance for the first time.

APPLICANT:

Kurt Ziessler
883 N. Cassady Ave.
Columbus, Ohio

Mr. Ziessler informed Mrs. Keller that he discussed with the developer the concerns voiced by the Planning Commission regarding the open space and play ground equipment.

Mr. Ziessler voiced he was aware of all conditions and recommendations.

Motion: Mrs. Keller moved to suspend the rules for Ordinance No. 15-105, seconded by Mr. Jones. Motion approved by a 7-0 vote.

Motion: Mrs. Keller moved to adopt Ordinance No. 15-105, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 14: ORDINANCE NO. 15-106 [First Reading]

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR SPEEDWAY FOR AN APPROXIMATE 4,608 SQUARE FOOT GAS STATION AND CONVENIENCE STORE ON APPROXIMATELY 12.912 ACRES LOCATED ON THE NORTHWEST CORNER OF US23 NORTH AND HILLS MILLER ROAD ON PROPERTY ZONED B-4 (GENERAL BUSINESS DISTRICT).

The Clerk read the ordinance for the first time.

Public Participation:

Huey Long
615 Stratford Rd.
Delaware, Ohio 43015

Mr. Long voiced his concerns regarding the current and expected traffic. Mr. Long voiced his concern regarding the lights shining from commercial trucks in residential homes. Mr. Long recommends the requirement of a sound wall.

Bruce Gill
261 Kensington Drive
Delaware, Ohio 43015

Mr. Gill requested that Council read an email that he sent out to the Mayor and to Council on October 12, 2015.

Dr. Jack McGrail
268 Sylvan Drive
Delaware, Ohio 43015

Dr. McGrail discussed the necessary corrections that were reported in the traffic study. Mrs. Keller did inform Council that these corrections were made at the September Planning Commission meeting.

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Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held October 12 20 15

Dr. McGrail discussed the reported growth rate by MORPC.

Susan McGrail
268 Sylvan Drive
Delaware, Ohio 43015

Mrs. McGrail voiced her concern regarding the timing of the traffic lights and recommended that lights are retimed to have an appropriate delay.

Mrs. McGrail discussed concerns on the width of Hills Miller Road and the difficulty utilizing the road with commercial vehicles.

Mrs. McGrail discussed the 2013 DLZ Ohio Inc. report from Cambridge, Ohio.

Matt Ellinghansen
184 Sylvan Drive
Delaware, Ohio 43015

Judy Falter
353 Stonhope Drive
Delaware, Ohio 43015

Ms. Falter voiced her concern over where trucks will be able to park for the allowed hour.

ITEM 15: CITY MANAGER'S REPORT

Mr. Homan provided information on the upcoming Community Foundation Dinner.

Mr. Homan discussed the upcoming meeting along with Mr. Ferrigno and the Ohio Rail Commission.

ITEM 16: COUNCIL COMMENTS

Mr. Jones requested information on the fall street sweep. Mr. Ferrigno informed Mr. Jones that this has been eliminated.

Mr. Jones informed Mr. Homan that the soccer fields at Mingo had a lot of holes.

Mr. DiGenova discussed the County Commissioners vote to not promote Issue 3 and discussed if Council should also take a stance on the issue.

Mr. Brush informed staff that he received a request for No Parking to Corner signagene for Washington Street.

ITEM 17: ADJOURNMENT

Motion: Mr. Shafer moved to adjourn the meeting. The meeting adjourned at 7:46 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

**SISTER CITY ADVISORY BOARD
MOTION SUMMARY
April 14, 2015**

ITEM 1. Roll Call

Chairman Guebert called the Sister City Advisory Board meeting to begin at 6:00 p.m.

Members Present: Hong Nguyen, Luke Powers, Will Kopp, Dan Bartha, Councilman Andrew Brush, Mayor Carolyn Riggle and Chairman Rand Guebert

Members Absent: Rita Selle-Grider

Motion to Excuse: Mayor Riggle moved to excuse Ms. Selle-Grider, seconded by Ms. Nguyen. Motion approved by a 7-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Sister City Advisory Board meeting held on January 13, 2015, as recorded and transcribed.

MOTION: Mr. Bartha moved to approve the Motion Summary of the Sister City Advisory Board meeting held on January 13, 2015, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

ITEM 3. Date of next meeting: July 14

ITEM 4. City Status Updates:

a. Baumholder, Germany

Chairman Rand stated that Peter Lang, former mayor of Baumholder, Germany, continues to be involved in keeping a sister city relationship with the City of Delaware. Mr. Lang stated that the high school will be closing and that he will be investigating potential other schools nearby to arrange for an exchange student program. Chairman Guebert predicts that the school exchange will be temporarily stopped until a new school location is established. Chairman Guebert discussed that in the conversation with Mr. Lang, it was requested to have Mr. Lang's administrative assistant come visit Delaware, and to observe the administrative process in Delaware. Chairman Guebert plans to issue Mr. Lang an invitation for his assistant to visit.

b. Arequipa, Peru

Chairman Guebert had a conversation with Mr. Patricio Plazolles regarding a potential sister city relationship with the City of Delaware.

Mr. Plazolles will be visiting Arequipa in May and will follow up on the current status.

c. Sakata, Japan

Chairman Guebert stated that city administration has sent a letter to Sakata and are awaiting a response back. Chairman Guebert explained that Sakata has plans to visit Dempsey Middle School in October 2015.

d. Omutninsk, Russia

Chairman Guebert indicated that Ms. Elena Lubernets recently made contact with a local high school teacher in Omutninsk. This teacher will be discussing with colleagues subjects that may be of interest to those educators on a sister city relationship. Chairman Guebert recommended that Ms. Lubernets continue with the conversation and reaching out with Omutninsk to help establish a potential relationship.

ITEM 5. Advisory Board Development

a. Global Scholars Diploma

Mr. Bartha reviewed the Columbus Council of World Affairs Global Scholars Diploma program. Mr. Bartha stated that Hayes High School is interested in having a partnership in the program. Mr. Bartha indicated that there will be a meeting on April 14, 2015 with staff from the Delaware City School District, Hayes High School, and the Director of the Columbus Council of World Affairs to discuss the program and associated fees.

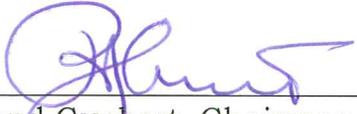
b. "Sustainability" as a common sister city theme

Chairman Guebert discussed the theme of "Sustainability" to connect with other sister cities. Chairman Guebert indicated that Ms. Kerr with the Economic Development Department will be assisting the Sister City Advisory Board. Chairman Guebert would like to have a slide show presented at the July meeting to show how the sister cities connect with the City of Delaware. Mr. Brush would like to have a display or print out from the presentation that identifies where the sister cities are located and a brief description of the cities. Chairman Guebert would like to provide more awareness of the relationships with sister cities to residents.

ITEM 6. Adjournment

Ms. Nguyen informed the Board that she will be stepping down from her position.

MOTION: Mayor Riggle moved to adjourn the meeting, seconded by Mr. Brush.
The Sister City Advisory Board meeting adjourned at 6:45 p.m.



Rand Guebert, Chairman



Elaine McCloskey, Clerk

SISTER CITY ADVISORY BOARD
MOTION SUMMARY
July 14, 2015

ITEM 1. Roll Call

Chairman Guebert called the Sister City Advisory Board meeting to begin at 6:00 p.m.

Members Present: Will Kopp, Councilman Andrew Brush, Mayor Carolyn Riggle and Chairman Rand Guebert

Members Absent: Rita Selle-Grider and Dan Bartha

Chairman Guebert indicated that Mr. Powers resigned from the Sister City Advisory Board. Chairman Guebert introduced Alejandra Miller and Erin Teets who are considering serving as Board members.

ITEM 2. APPROVAL of the Motion Summary of the Sister City Advisory Board meeting held on April 14, 2015, as recorded and transcribed.

Vote for approval of the Motion Summary of the Sister City Advisory Board meeting held on April 14, 2015 did not occur due to lack of quorum.

ITEM 3. Date of next meeting: October 13

ITEM 4. Global Scholars Program Update

Chairman Guebert stated that due to personnel changes in Delaware City School the program is expected to be on hold for a year.

ITEM 5. OWU Recognition

Chairman Guebert provided an update on a recent meeting held with Mr. Kopp to discuss how to reach out to the faculty at Ohio Wesleyan University and to utilize the expertise that faculty members have on the cultures of the cities. Chairman Guebert plans to determine the interest that Delaware City School faculty has to work alongside the OWU faculty.

ITEM 6. City Status Updates:

a. Baumholder, Germany

Chairman Guebert stated that the Mayor of the district, Peter Lang, is making arrangements for his assistant, Jessica Jung to visit for two weeks in the spring of 2016. Ms. Jung would like to focus on tourism

during her visit. Chairman Guebert discussed the impending closure of the high school in Baumholder, and that Mr. Lang is looking at alternative schools to continue the student exchange program.

b. Arequipa, Peru

Chairman Guebert stated that Mr. Patricio Plazolles continues on his visit to Arequipa, Peru and that he plans to meet upon Mr. Plazolles return.

c. Sakata, Japan

Chairman Guebert indicated that 24 students will visit Dempsey Middle School from October 30, 2015 thru November 4, 2015.

d. Omutninsk, Russia

Chairman Guebert stated that in a recent email communication with a high school educator in Omutninsk that he has received a video of the high school but that he is unable to upload the contents of the video.

ITEM 7. PowerPoint Presentation

Chairman Guebert shared a PowerPoint Presentation. Included in the presentation was a map location of current and potential sister cities, as well as information on each city.

A discussion and recommendations were made on potential changes and improvements to the presentation.

ITEM 8. Annual Report Discussion

Mr. Guebert read into the record the draft Delaware Sister City Advisory Board, 2nd Annual Report.

The Board recommends that the report emphasize the goal for OWU and Delaware City Schools faculty to work alongside the Sister City Advisory Board.

ITEM9. Adjournment

The Sister City Advisory Board Meeting adjourned at 6:54 p.m.

Rand Guebert

Rand Guebert, Chairman

Elaine McCloskey

Elaine McCloskey, Clerk

October 13, 2015

Date

**AIRPORT COMMISSION
MOTION SUMMARY
July 16, 2015**

ITEM 1. Roll Call

Vice-Chairman Kennedy called the Airport Commission meeting to order at 7:01 p.m.

Members Present: Walt Gaub, Janie McIntire, Vice-Mayor George Hellinger, and Vice-Chairman Brian Kennedy

Members Absent: John Lewis, Greg Mellon, and Jan Simonis

Staff Present: Joe Bullis, Public Works Superintendent, Kevin Piatt, Airport Operations Supervisor

Motion to Excuse: Mr. Gaub moved to excuse Mr. Lewis and Mr. Mellon, seconded by Vice-Mayor Hellinger. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the meeting of the AIRPORT COMMISSION held April 16, 2015, as recorded and transcribed.

Motion: Vice-Mayor Hellinger moved to approve the Motion Summary of the meeting of the Airport Commission held April 16, 2015, as recorded and transcribed, seconded by Mr. Gaub. Motion approved by a 4-0 vote.

ITEM 3. INTRODUCTION OF New Commission Members

A discussion was held with present members over the concern of newly appointed members not attending the past two meetings.

Motion: Vice-Mayor Hellinger moved to direct city staff to reach out to newly appointed and absent members to inquire on their interest in attending the Airport Commission meeting and acknowledge their willingness to serve on the Commission, seconded by Ms. McIntire. Motion approved by a 4-0 vote.

ITEM 4. ELECTION of Chairman

Motion: Mr. Gaub moved to elect Mr. Kennedy as Chairman of the Airport Commission, seconded by Ms. McIntire. Motion approved by a 4-0 vote.

ITEM 5. ELECTION of Vice-Chairman

Motion: Mr. Gaub moved to elect Ms. McIntire as Vice-Chairwoman of the Airport Commission, seconded by Chairman Kennedy. Motion approved by a 4-0 vote.

ITEM 6. PUBLIC COMMENTS

ITEM 7. DISCUSSION of ACIP

Mr. Bullis discussed the ACIP and reviewed alternatives to the bid projects. Mr. Bullis explained that he was requested to submit the grant application after the scheduled deadline, but as the deadline approached he submitted the application of the grant as one project. Mr. Bullis reviewed communication and follow up that has occurred regarding the federal grant process and expects a determination in September of 2015.

ITEM 8. Mr. Bullis reviewed the funding for the asphalt and fencing projects and discussed recommended upgrades for equipment.

Mr. Bullis recommended that the Commission review and determine projects that will help to improve the airport and increase prosperity.

ITEM 9. AIRPORT OPERATIONS SUPERVISOR and STAFF COMMENTS

Mr. Piatt reviewed that the Public Works Department is assisting to help with painting projects, such as the runways, but that the repeated rainy weather conditions has slowed the progress of the projects.

Mr. Piatt reviewed the compliance that was received from the Annual Underground Inspection.

Mr. Piatt provided an update on the recent OAA Conference that he attended.

ITEM 10. MEMBER COMMENTS

ITEM 11. ADJOURNMENT

Motion: Mr. Gaub moved to adjourn the meeting, seconded by Vice-Mayor Hellinger. Meeting adjourned at 7:57 p.m.



Janie McIntire, Vice-Chairwoman



Elaine McCloskey, Clerk



FACT SHEET

AGENDA ITEM NO: 8

DATE: 10/26/15

ORDINANCE NO:

RESOLUTION NO: 15-50

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A REVOLVING LOAN FUND (RLF) LOAN AGREEMENT WITH PRECISION TOWER PRODUCTS, LLC, FOR THE PURPOSE OF PURCHASING LAND AND EQUIPMENT AT THEIR NEW DEVELOPMENT SITE ON PITTSBURGH DRIVE.

BACKGROUND:

Precision Tower Products, LLC is requesting \$500,000 from the City of Delaware's Revolving Loan Fund (RLF) for the purchase of land and new equipment to support their new construction of a manufacturing facility on Pittsburgh Dr.

At the RLF Committee meeting held on October 19, 2015, the Committee recommended approval of a RLF Loan for the amount of \$350,000 and the repayment term of 10 years with a 2.5% rate OR \$500,000 and the repayment term of 10 years with a 4% rate as selected by the company.

As a result of this project, there will be twenty qualifying jobs created within two years of the project completion.

Staff has information on file documenting estimated construction costs as well as additional balance sheet, tax filings and profit / loss statements. Also, Staff has a copy of the contract to purchase the proposed land for the new facility

which is to be completed by Nov. 30, 2015. Attached is a copy of the application for this loan including estimated project costs.

Staff will be working with the development team on the new construction project and anticipates development plans to be submitted early in 2016 with construction starting later in 2016.

REASON WHY LEGISLATION IS NEEDED:

This is enabling legislation allowing the City Manager to complete a loan contract with Precision Tower Products for economic development purposes.

COMMITTEE RECOMMENDATION:

The RLF Committee, at their October 19 meeting recommended approval.

FISCAL IMPACT(S):

CDBG RLF Funds

POLICY CHANGES:

N/A

PRESENTER(S):

Sean Hughes, Economic Development Director

RECOMMENDATION:

Approval.

ATTACHMENT(S)

Precision Tower Products RLF Application

RESOLUTION NO. 15-50

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A REVOLVING LOAN FUND (RLF) LOAN AGREEMENT WITH PRECISION TOWER PRODUCTS, LLC, FOR THE PURPOSE OF PURCHASING LAND AND EQUIPMENT AT THEIR NEW DEVELOPMENT SITE ON PITTSBURGH DRIVE.

WHEREAS, the City of Delaware has recognized the primary economic development goals of the CDBG RLF Program: 1) encouraging the expansion and stability of the economic base; and 2) encouraging increased employment opportunities, particularly for low-and moderate-income persons;

WHEREAS, the RLF Committee as required by the RLF Plan reviews and recommends RLF applications to City Council in order to expand, strengthen, and diversify a sound economic future for the community;

WHEREAS, the RLF Committee at its meeting of October 19, 2015 recommended approval of authorizing the City Manager to enter into a RLF Loan Agreement with Precision Tower Products, LLC for the purpose of purchasing land and equipment at their new development site on Pittsburgh Drive (RLF 15-001);

WHEREAS, the RLF Committee recommended the loan amount of \$350,000 and the repayment term of 10 years with a 2.5% rate OR \$500,000 and the repayment term of 10 years with a 4% rate as selected by the company ; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Delaware, Delaware County, State of Ohio as follows:

SECTION 1. That the City Manager is hereby authorized to enter into a RLF Loan Agreement with the Precision Tower Products for the purpose of purchasing equipment at their new development site on Pittsburgh Drive consistent with the RLF Committee recommendation.

SECTION 2. That this resolution shall take effect and be in force immediately after passage.

PASSED: _____, 2015

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



CITY OF DELAWARE • PLANNING AND COMMUNITY DEVELOPMENT

REVOLVING LOAN FUND (RLF) APPLICATION

1. APPLICANT COMPANY

Precision Tower Products, LLC
Company Name

Same
Name of Borrower

Relationship of Borrower to Company

1800 Pittsburgh Drive
Street Address

Delaware OH 43015
City State Zip

Todd King
Contact Person

President
Title

740-203-3905
Telephone

2. PRINCIPAL OFFICERS
(10% or more ownership)

George Anasis CEO
Name Title
42.75 [REDACTED]
% Ownership SS#

Todd King President
Name Title
23.75 [REDACTED]
%Ownership SS#

Kelly Winkler Vice President
23.75 [REDACTED]

3. INFORMATION ON EXISTING BUILDING

Type of Business:
 Manufacturing
 Distribution
 Retail
 Service

Bolts & fabricated steel for cell towers

Principal Product/Service

August 22, 2014

Date Established

4. DESCRIPTION OF PROPOSED PROJECT

Building to be constructed
Location

1600 Pittsburgh Drive (assume street number)
Street Address

Delaware
City

Delaware
County

If relocation, indicate from where

Project Description:

See item 7A following.

5. TYPE OF PROJECT

- Retention
- Expansion
- Start Up *

*Provide a Business Plan and Resumes of Principal/Officers with the completed RLF Application

6. BUSINESS DESCRIPTION

A. Check if:

- Minority Business Enterprise
- Woman Business Enterprise

B. Organizational Structure:

Public Corporation _____	Sole Proprietorship _____
Limited Liability Company X _____	Limited Partnership _____
Chapter S Corporation _____	General Partnership _____

Federal Tax Identification Number: 47-1844766

C. Describe operational and/or financial relationships with any parent and/or subsidiaries. _____
None

D. Describe the business' existing location(s), activities, history, and products/services. Attach company and/or product line brochures if available. _____

Currently lease 20,000 SF at 435 Park Ave in Delaware. Products for the cell tower industry are manufactured at this site. Lease started 5/1/15.

E. Is the company or any officers currently involved in bankruptcy or any other business-related lawsuits, or are there any contingent liabilities included in the company financial statements?

Yes _____ No X _____

If Yes, explain. _____

10. FINANCING/COLLATERAL

<u>Holder</u>	<u>Principal</u>	<u>Rate</u>	<u>Term</u>	<u>Security Position:</u>	
				<u>Real Estate</u>	<u>M&E</u>
<u>COLLATERAL FOR THE RLF LOAN WILL BE THE LAND AND MACHINERY +</u>					
<u>EQUIPMENT PURCHASED WITH THE LOAN PROCEEDS.</u>					

Note: Attach signed commitment letters for all non-RLF financing sources listed above. All letters are to include the dollar amount of the loan, rate and term, and any special conditions if applicable.

11. EMPLOYMENT

Total Existing:	_____	#New:	<u>20</u>
# Women Current:	_____	# Women Projected:	<u>2</u>
# Minority Current:	_____	# Minority Projected:	<u>2</u>
# Retained:	_____	# Total LMI:	<u>11</u>
		Total % LMI	<u>55</u>

Fulltime employee is one employee working a 40-hour week, year around; if the company's normal workweek is not 40 hours, certify the hours in a fulltime employee's workweek on company letterhead.

Part-time employees are to be adjusted to FTE (fulltime equivalents).
Fifty-one percent (51%) of the jobs to be created or retained in conjunction with the proposed project must be taken by, or made available to, persons from low and moderate-income households.

12. PROJECT IMPACT (Projections)

	<u>Expected Results of the Project</u>		
	<u>Year One 2016</u>	<u>Year Two 2017</u>	<u>Year Three 2018</u>
Annual Sales Revenue	<u>4,400,000</u>	<u>4,800,000</u>	<u>5,200,000</u>
Employment Level	<u>16</u>	<u>18</u>	<u>20</u>
For New Jobs Created Indicate Annual Pay Pre FTE Employee	<u>40,000</u>	<u>40,000</u>	<u>40,000</u>
Annual Payroll	<u>640,000</u>	<u>720,000</u>	<u>800,000</u>

A Complete Profit & Loss Proforma Must Accompany this Application

13. HISTORICAL FINANCIAL INFORMATION

Note: Company must provide complete year-ending financial statements for the last three years; if these statements are not available, tax returns for the same period may be submitted instead.

	2014	2015 Budget	Most Current Year
Annual Sales Revenue	0	4,417,363	
COGS	0	2,431,084	
Earning Before Tax	(10,267)	1,236,114	
Profit After Tax	N/A (LLC)	N/A (LLC)	

14. **Please submit a copy of the most recent Business Plan for the business, incorporating the proposed RLF Project into this Plan.**

15. Please describe briefly the need for RLF funds, including a description as to the appropriateness of using the RLF funds for this project. Include a description of how the financing gap was calculated.

The construction of this facility will add manufacturing capacity for the company to enable additional sales volume and additional jobs for the company and additional tax revenue for the City of Delaware. RLF funds are requested to assist the company in obtaining low interest financing for the land and some of the machinery and equipment for this new facility.

As an authorized agent of the Applicant Company, I hereby submit this Application for Revolving Loan Fund assistance. I understand that any false statement in this Application may subject the Applicant Company and signer to criminal prosecution. I further understand that City of Delaware may request additional information as set forth in the RLF Guidelines, during the review of this Application.

Todd King
Signature

Todd King President
Typed Name and Title

10/19/15
Date



FACT SHEET

AGENDA ITEM NO: 9

DATE: 10/26/15

ORDINANCE NO:

RESOLUTION NO: 15-51

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION DECLARING THE INTENT OF THE CITY OF DELAWARE TO APPROPRIATE PROPERTY OF THE SHIPLEY FAMILY REVOCABLE TRUST, WICKHAM FAMILY TRUST, ROBIN LESLIE WICKHAM, JAMES D. WICKHAM, THOMAS C. HARGREAVES, AND JAMES D. HARGREAVES AT THE ADDRESSES LISTED BELOW, FOR PUBLIC USE FOR ROADWAY IMPROVEMENTS.

BACKGROUND:

The City has been attempting to purchase this property since January 2014, in order to improve the safety of Troy Road by building a bike path from Eastwood Drive to Smith Park. The property is owned by six separate entities (trusts and individuals). These owners are engaged in a lengthy litigation involving a large parcel of property (we are seeking to buy a small sliver). While we have received no indication that the parties are unwilling to sell, we have been unable to get all six owners to agree to sell because they are involved in the unrelated litigation. Prior to placing this item on the agenda, staff sent the enclosed letter to all six owners giving them advance notice of our intent to appropriate the property if we could not come to an agreement and inviting them to provide us with their opinion on a potential taking. Three of the owners responded and expressed a willingness to sell, but we were unable to get all six owners to agree on an approach. Therefore, we are moving forward with the appropriation as indicated in the letter.

REASON WHY LEGISLATION IS NEEDED:

This resolution is a necessary step to proceed with appropriation.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

\$3,700.00 and \$11,100.00 to acquire properties. If we proceed with appropriation the purchase amount could be determined by a Judge. These costs, plus the cost of the bikepath, will be funded with Recreation Levy funds.

POLICY CHANGES:

N/A

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

Approval. As the appropriation moves forward, we will continue to work with the owners to reach a mutually agreeable solution.

ATTACHMENT(S)

Legal Description

Map

Letter

RESOLUTION NO. 15-51

A RESOLUTION DECLARING THE INTENT OF THE CITY OF DELAWARE TO APPROPRIATE PROPERTY OF THE SHIPLEY FAMILY REVOCABLE TRUST, WICKHAM FAMILY TRUST, ROBIN LESLIE WICKHAM, JAMES D. WICKHAM, THOMAS C. HARGREAVES, AND JAMES D. HARGREAVES AT THE ADDRESSES LISTED BELOW, FOR PUBLIC USE FOR ROADWAY IMPROVEMENTS.

WHEREAS, the efficiency and safety of Troy Road, a road open to the public without charge, will be improved by constructing a bike path for public use, thereby removing pedestrians and bicycles from the road, and

WHEREAS, the City of Delaware determines that it is necessary for the public purpose of improving Troy Road to acquire the fee simple title to certain land in the vicinity of Smith Park, and

WHEREAS, the City of Delaware has determined the appropriation is necessary for the stated purpose, and the City intends to obtain immediate possession of the property, and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That it is deemed necessary and it is hereby declared to be the intention of this Council to appropriate the fee simple title in and to certain here in after described real estate owned by:

The Shipley Family Revocable Trust
Deborah S Shipley, Trustee
7000 Popo Lane
Camino, CA 95709

Wickham Family Trust
John M Wickham, Trustee
1492 Candlelight Glen
Escondido, CA 92029

Robin Leslie Wickham Trust
Robin L Wickham, Trustee
23333 Glen Ellen Way
Ramona, CA 92065

James D Wickham

CITY OF DELAWARE
9.97 ACRES

JAMES D. WICKHAM ET AL
76.52 ACRES
D.B. 218 PG. 89

**TRANSPORTATION EASEMENT
TO THE CITY OF DELAWARE**

**FARM LOT 1, QUARTER TOWNSHIP 4, TOWNSHIP 4N
RANGE 19, UNITED STATES MILITARY LANDS
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO**

PROPOSED 10'
TRANSPORTATION EASEMENT
0.370 ACRES

PROPOSED 10'
TRANSPORTATION EASEMENT
0.370 ACRES

JAMES D. WICKHAM ET AL
76.52 ACRES
D.B. 218 PG. 89

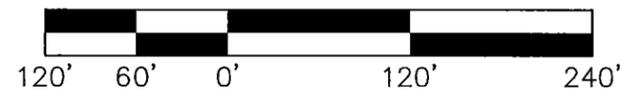
JAMES D. WICKHAM ET AL
76.52 ACRES
D.B. 218 PG. 89

REFERENCES
County Tax Maps
Previous Surveys
Deeds as noted on Survey
Monuments as shown on Survey

LEGEND:
● = IRON PIN FOUND
▲ = MAG NAIL FOUND



SCALE 1" = 120'



LINE	LENGTH	BEARING
L1	2.98	N 7°14'1" W
L2	742.63	N 4°23'27" E
L3	855.68	N 44°24'38" W
L4	13.31	N 4°17'38" E
L5	869.00	S 44°24'38" E
L6	746.15	S 4°23'27" W
L7	3.98	S 7°14'1" E
L8	10.20	N 85°47'1" W



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NORTH AMERICAN DATUM OF 1983 (NSRS 2007), AS ESTABLISHED FROM A GPS SURVEY PERFORMED BY POMEROY & ASSOCIATES, LTD. IN MAY, 2014. (NORTH 04° 23' 27" EAST FOR A PORTION OF THE CENTERLINE OF TROY ROAD)

We hereby certify that the above plat was prepared from an actual field survey and to the best of our knowledge and belief is correct. All dimensions along arcs are chord distances.

POMEROY & ASSOCIATES, LTD

David B. McCoy
David B. McCoy

Registered Professional Surveyor No. 7632

Date 6-3-2014

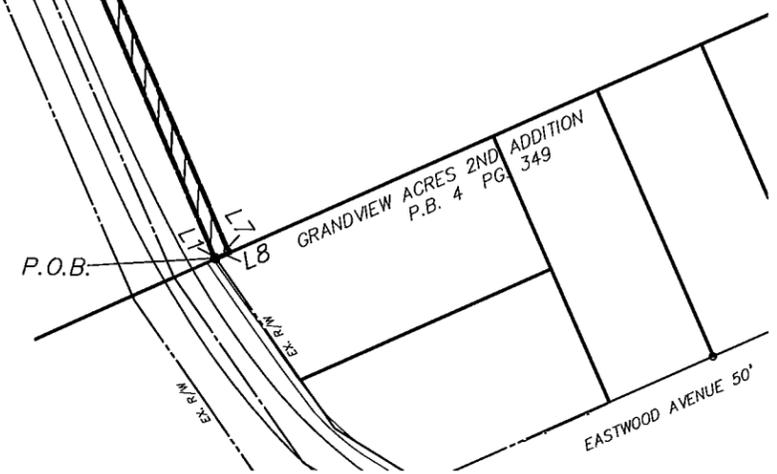
Pomeroiy & Associates
Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone (614) 985-2486 • Fax (614) 985-2886

TROY ROAD BIKEPATH EXTENSION
TRANSPORTATION EASEMENT EXHIBIT
TROY ROAD
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

REVISIONS	

JOB NO.	23335
DRAWN BY	DBM
DESIGN BY	
CHECKED BY	

SHEET
1
OF 1



June 3, 2014

DESCRIPTION OF A 0.370 ACRE
TRANSPORTATION EASEMENT
As Shown on the Plat Recorded in
VOLUME , PAGE of the SURVEY RECORDS
of the DELAWARE COUNTY ENGINEER
As Found in the
DELAWARE COUNTY MAP DEPARTMENT
DELAWARE COUNTY, OHIO

DESCRIPTION OF A 0.370 ACRE TRANSPORTATION EASEMENT

Situated in the State of Ohio, County of Delaware, City of Delaware, located in part of Farm Lot 13 Section 3, Township 5, United States Military Lands, being a 10 foot in width transportation easement over a part of a 76.52 acre tract (Auditor's acreage) as conveyed to James D. Wickham ET Al in Deed Book 218, page 89 and being more particularly described as follows:

Beginning at an iron pin found at the northwesterly corner of Lot 126 in Grandview Acres 2ND Addition as recorded in Plat Book 4, page 349, being in the easterly right-of-way line of Troy Road (60' in width) and in a southerly line of said 76.52 acre tract;

Thence, from said PLACE OF BEGINNING, North 07° 14' 01" West, along said easterly right-of-way line and through said 76.52 acre tract, a distance of 2.98 feet to a point at an angle in said easterly right-of-way line;

Thence, North 04° 23' 27" East, continuing along said easterly right-of-way line and through said 76.52 acre tract, a distance of 742.63 feet to a point at an angle in said easterly right-of-way line;

Thence, North 44° 24' 38" West, continuing along said easterly right-of-way line and through said 76.52 acre tract, a distance of 855.68 feet to a point in the southerly line of a 9.97 acre tract as conveyed to The City of Delaware and a northerly line of said 76.52 acre tract;

Thence, North 04° 17' 38" East, along the southerly line of said 9.97 acre tract and a northerly line of said 76.52 acre tract, a distance of 13.31 feet to a point;

Thence, South 44° 24' 38" East, through said 76.52 acre tract, a distance of 869.00 feet to a point;

Thence, South 04° 23' 27" West, continuing through said 76.52 acre tract, a distance of 746.15 feet to a point;

Thence, South 07° 14' 01" East, continuing through said 76.52 acre tract, a distance of 3.98 feet to a point in a southerly line of said 76.52 acre tract and the northerly line of said Lot 126;

Thence, North 85° 47' 01" West, along a southerly line of said 76.52 acre tract and the northerly line of said Lot 126, a distance of 10.20 feet to THE TRUE PLACE OF BEGINNING.

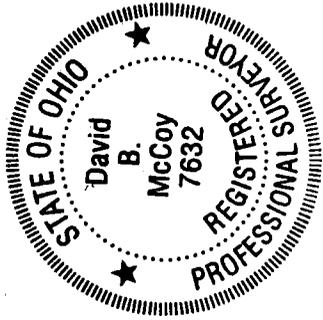
Containing 0.370 acres of land more or less. Subject to all easements, restrictions and rights-of-way of record.

This description is based upon a field survey performed by Pomeroy & Associates, Ltd. in May of 2014.

All references are to records of the Recorder's Office, Delaware County, Ohio.

David B. McCoy 6/3/2014

David B. McCoy
Professional Registered Surveyor No. 7632





August 20, 2015

<SENT CERTIFIED MAIL>

The Shipley Family Revocable Trust
Deborah S Shipley, Trustee
7000 Popo Lane
Camino, CA 95709

Wickham Family Trust
John M Wickham, Trustee
1492 Candlelight Glen
Escondido, CA 92029

Robin Leslie Wickham Trust
Robin L Wickham, Trustee
23333 Glen Ellen Way
Ramona, CA 92065

James D Wickham
1945 SW 170th Street
Seattle, WA 98166

Thomas C Hargreaves
216 E 32nd Street
Indianapolis, IN 46205

James D Hargreaves
POB 575
Roswell, GA 30077

RE: Troy Road Bikeway
James D. Wickham ET AL 76.52 Acres, DB 218, PG 89
0.370 Acre Transportation Easement
Interest acquired: Permanent Easement

Dear Sir/Madam:

This letter follows the City's prior correspondence seeking to purchase 0.370 net acres of your property in order to construct a bike path. This land is necessary to improve Troy Road, a road open to the public without charge, by constructing a bike path for public use, thereby removing pedestrians and bicycles from the road. I am writing to let you know the City of Delaware intends to proceed with an appropriation action to take fee simple title in the land if we are unable to reach an agreement.

The City of Delaware would prefer to purchase this property from you for a fair and agreeable price prior to initiating litigation. However, this bike path project is essential for the safety and efficiency of Troy Road and to get cyclists and non-cyclists access to Smith Park. If we are unable to reach an agreement shortly, I would like to detail the steps that will be taking place in the immediate future as the appropriation action proceeds. Additionally, I would like to invite you to provide your opinion about this process with myself and City Council.

As you know, over the past year, the City has been attempting to negotiate with you to purchase the property. On March 26, 2014, the city offered you \$30,000 per acre. When we were unable to get an agreement, we were forced to get a formal appraisal of the offer. As a result, you received a Notice of Intent to Acquire and Good Faith Offer from the City back in October of 2014. As that letter detailed, the City of Delaware obtained an appraisal from Certified General Real Estate Appraiser Gerald Frank Hinkle, II, MAI, SRA, ASA. In Mr. Hinkle's profession opinion, the value of the property the City of Delaware will be acquiring is \$10,000.00 per acre for a total payment of \$3,700.00. If this case should proceed to litigation in the Delaware County Common Pleas Court, \$3,700.00 will be deposited with court upon filing the Petition for Appropriation. Therefore, if you wish to accept the \$11,100.00, as total payment for the .370 net acres (\$30,000 per acre), an agreement must be reached by to October 6.

Failing that, on October 12, 2015, Delaware City Council will consider a resolution authorizing the City to initiate an appropriation proceeding by filing a Petition for Appropriation with Common Pleas Court. You are welcome to attend this meeting so City Council has an opportunity to hear your perspective. If you are unable to attend, you may submit any thoughts to me in writing and I will share them with Council. Once the Petition for Appropriation is filed, this matter will be litigated through Court at which time you will have the opportunity to challenge the appraised value of the property. You may consider hiring an attorney and/or an appraiser to assist you throughout this process.

As stated above, I would also like to encourage your involvement through this process. If it is your desire to sell your property prior to litigation or to continue discussions in that vein, please do not hesitate to contact me. Thank you for your time and consideration.

Yours Sincerely,

R. Thomas Homan
City Manager

xc: City Council
Jackie Walker, Assistant City Manager
Darren Shulman, City Attorney
Dean Stelzer, Finance Director
Dan Whited, Public Service Group Director
Dave Efland, Planning and Community Development Director
Bill Ferrigno, Public Works Director/City Engineer
Matt Weber, Assistant City Engineer



FACT SHEET

AGENDA ITEM NO: 10

DATE: 10/26/15

ORDINANCE NO: 15-107

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Brad Stanton, Public Utilities Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATION ORDINANCE TO PROVIDE FUNDING FOR THE DESIGN, CONSTRUCTION AND INSTALLATION OF EXHIBITS FOR THE EDUCATIONAL CENTER AT THE WATER TREATMENT PLANT

BACKGROUND:

A water educational center has been planned to be incorporated with the water plant improvements. The new ultrafiltration and nanofiltration membranes provide for both the treatment of surface water and groundwater. The city wishes to use the new treatment plant as a platform to provide City residents, schools, local companies and water organizations with the background to promote the City water treatment process and water conservation practices. Currently the City is recommending four interactive displays related to water topics, including how the City's water is treated, local history of the City's water, the hydrologic cycle, and regional water supplies. The City appropriated \$50,000 in the water fund 2015 operating budget for the design, construction and installation of the exhibits. Through an OEPA grant, a Delaware County Foundation grants and a corporate sponsorship the City has an additional \$35,000 for the center.

REASON WHY LEGISLATION IS NEEDED:

The City had appropriated \$50,000 for the educational center in the 2015 budget. With an OEPA grant, a Delaware County Foundation grants and a

corporate sponsorship the City has an additional \$35,000 for the center; therefore the supplemental appropriation is necessary to provide for the funding of the center. Should additional funding be secure through grants or corporate sponsorships the center can be expanded to include additional water themed exhibits.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

All additional funding for the center will either be in the form of reimbursable grants or corporate sponsorships.

POLICY CHANGES:

N/A

PRESENTER(S):

Jackie Walker, Assistant City Manager
Brad Stanton, Public Utilities Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

Grant award letters
Corporate sponsorship letter
Center design drawings

ORDINANCE NO. 15-107

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR THE DESIGN, CONSTRUCTION AND INSTALLATION OF EXHIBITS FOR THE EDUCATIONAL CENTER AT THE WATER TREATMENT PLANT.

WHEREAS, the City had appropriated \$50,000 to provide for an educational center at the water plant and,

WHEREAS, the current plan is for an expanded educational center that will include a total of four water exhibits, at an additional cost of \$35,000, and

WHEREAS, grants and sponsorships of the center has thus far totaled \$35,000, and

WHEREAS, a supplemental appropriation is necessary to provide for the Water Plant Educational Center project to the 2015 budget.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Water Fund \$35,000 increasing the following account:

Water Admin (530-5310-5390) \$35,000

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2015 YEAS___NAYS___
ABSTAIN ___

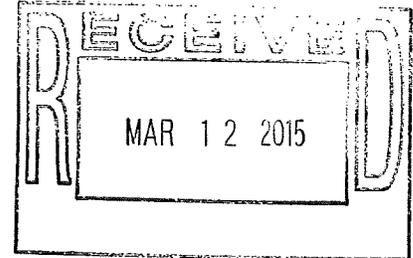
ATTEST: _____
CITY CLERK MAYOR



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

March 6, 2015

Brad Stanton
City of Delaware
225 Cherry Street
Delaware, OH 43015



Re: OEEF Mini Grant No: **S15M-023**

Dear Mr. Stanton:

On behalf of Ohio EPA Director Craig Butler, please accept our congratulations on having your mini grant proposal to the Ohio Environmental Education Fund (OEEF) approved for funding! Your proposal was reviewed by the OEEF staff, an agency review committee, and the Ohio EPA director. At its meeting, the review committee considered fourteen proposals requesting \$66,198.40 in funding. Six proposals were ultimately approved by the Ohio EPA Director for funding, for a total of \$26,777.00. A short description of the funded proposals is enclosed.

The peer reviewer scores and comments on your grant proposal should now be available for you to view within the OEEF online grant management system. We hope that these will be helpful to you in implementing your project.

Enclosed you will also find the **Grant Agreement** to be executed between the OEEF and **City of Delaware**. This agreement is for the environmental education project entitled "Water Treatment Plant Educational System". Please read through the Grant Agreement carefully to be sure that you concur with the conditions, then have the person identified as the Authorizing Agent on your OEEF grant application **sign and date** the agreement on the signature page, and **return** it to the OEEF.

Two copies of the executed grant agreement will be returned to you after we have obtained the signature of the Ohio EPA Director. **One** copy of the agreement is for your files as Project Director, and the **second** copy will be sent to your designated Fiscal Agent. As the OEEF grant application guidelines explain, once the contract is executed and you begin work on the project, you may submit documentation of your expenses and a request for reimbursement from the grant every 30 days, or less frequently if costs are not incurred. You also have the option to request a working capital advance payment for the funds you expect to expend during each 90 day or three calendar month period of the project. Forms and instructions for requesting reimbursements or

Re: OEEF Mini Grant No: **F15M-023**
Page 2

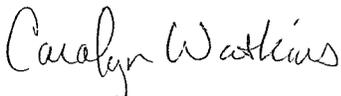
advance payments will be returned to you with the executed grant contract, and are posted on the program Website, <http://epa.ohio.gov/oeef/EnvironmentalEducation.aspx>.

I strongly suggest that both you and the Fiscal Agent become familiar with the conditions in the Grant Agreement. The Grant Agreement and accompanying **Grant Administration Reference Document** will clarify requirements for reporting to us on your project activities and expenditures, and conditions you are expected to meet in the course of this grant project. If you have any questions about the terms of the contract and reporting requirements, please feel free to contact us at (614) 644-2873.

Ohio EPA will be issuing news releases about the mini grants that are being awarded. These may be viewed on the Ohio EPA Web page at <http://www.epa.ohio.gov/pic/PublicInterestCenter.aspx> under 'News.' It is possible that you might hear from a reporter with follow-up questions about your project. We would also be most appreciative if you would kindly notify us of upcoming events related to your grant project, so that we might observe and take photographs. We also encourage you to take photos and keep good documentation of the project, because these can be helpful later when OEEF selects Outstanding Project award winners.

Congratulations again on having your proposal funded. We appreciate your commitment to environmental education and wish you success as you implement this project! If you have questions for us as you conduct the project, please contact your grant coordinator, Dennis Clement, at dennis.clement@epa.ohio.gov or (614) 644-2048.

Sincerely,



Carolyn Watkins
Chief, Office of Environmental Education
Administrator, Ohio Environmental Education Fund

Enclosures: OEEF Mini-Grant Agreement with Attachments
Summary of Grants Awarded this Cycle
Grant Administration Reference Document (GARD)



Exhibits A & B
 (Exhibit A is the Application)
 (Exhibit B is the Budget)

OEEF Grant Application

Application Type: MiniGrant Revision from previous application: Previous grant received: F-14M-003	Application #: S-15M-023
--	--------------------------

Organization Information Name: City of Delaware Web Address: www.delawareohio.net Address: 225 Cherry Street, City of Delaware, Delaware, OH 43015 County: Delaware
--

Project Information Project Title: Water Treatment Plant Educational Center Educational Priority: Other Environmental Education Projects Target Audience: Pre-school to University - Primary, General Public - Secondary Requested Grant Amount: \$5,000.00
Project Description: The City of Delaware is interested in installing an educational center in the new Water Treatment Plant. The WTP uses ultrafiltration and nanofiltration (1 of few in the country) and many local companies/organizations have already expressed interest in touring the facility. The educational room will encourage teachers to bring their classes to tour the plant and learn more about water. There will be many educational displays in this center. For the display being proposed, the City plans to meet the 7th grade standard: The hydrologic cycle illustrates the changing states of water as it moves through the lithosphere, biosphere, hydrosphere, and atmosphere. The City plans to relate the hydrologic cycle to the world around us and provide them with information to take care of the valuable resource we have available to us in Central Ohio. This center will also be used with Ohio Wesleyan's environmental studies program. It will be a useful tool for OWU students and any other WTP visitors.
Anticipated List of Collaborators: Buckeye Valley Local Schools, Delaware City Schools, Olentangy Local Schools, St. Mary's Catholic School, Delaware Area Career Center, Village Academy, Ohio Wesleyan University, Columbus State Community College, Franklin University (Delaware Campus), Olentangy Watershed Alliance, Sustainable Delaware, Keep Delaware County Beautiful, Delaware Soil and Water Conservation District

Additional Information Have you ever attended an OEEF grant-writing workshop? No Will this project have statewide impact? No Which Ohio counties will the activities take place in? Delaware Proposed Start Date: 09/01/2015 Proposed Completion Date: 08/31/2016

Audience Category Non-formal Education - Visitors to: Other: Water Treatment Facility General Public Education: Neighborhood/Community/Organizations, Other: Schools for field trips Governmental Entities: Local Government Agencies Regulated Community: Small Business (<100 employees), Medium/Large Business, Industry, Nonprofit Organizations

Project Issues Water Issues: Surface Water/Watersheds, Drinking Water, Ground Water, Wellhead Protection, Non-point Source Pollution Waste Issues: Pollution Prevention/Industrial Waste Minimization Other Issues: Environmental Health
--

Project Description

Background of Organization:

A City of Delaware goal is to educate its citizens so they make informed decisions on a daily basis. This educational center will be in a facility that allows school classes, the general public, or other organizations to schedule visits and learn about the waters in central Ohio. The City is working with Display Dynamics for the design and installation of the center. Their previous works include exhibits at COSI, the Columbus Zoo, and other various locations. The Public Utilities Director will manage this project and has managed other various construction projects and facilities to date. He has supervised the constructions of the updated WWTP, updated WTP, and other projects. Both the WWTP and WTP are managed by the Director and are currently visited by businesses and community groups yearly. It is expected this center will generate more visitors to the WTP. Several organizations have helped with the content and have expressed interest in utilizing this center (letters of support).

Project Summary:

The City of Delaware is installing an educational center in the new Water Treatment Plant with several displays, providing the general public and local schools a resource for water education. Numerous educators have expressed interest in bringing their classes to this center upon completion. A few of the displays will focus on water sources, water systems (treatment), and the hydrologic cycle. This center is expected to directly impact about 1,000 individuals in the first year it is open, with classes, local professionals, and the general public taking advantage of this available opportunity.

Project Justification:

The display being proposed will meet the seventh grade standard: The hydrologic cycle illustrates the changing states of water as it moves through the lithosphere, biosphere, hydrosphere, and atmosphere. Many local educators are looking for alternative options for teaching required content. This center will relate the necessary standard to the world around us and provide the public information on how to care for our local waterways. It has been brought to the City of Delaware's attention that members of the community are looking for a center, like the one being proposed, to help them with school projects, science fairs, and better understand the community where they reside. To date, the community is lacking a center like the one being proposed. So, adding this resource to our community will benefit the City of Delaware's residents and other local residents greatly.

Dissemination:

The information that the City of Delaware is presenting will be shared in interactive displays. To date, the City is suggesting six different interactive displays to relate to six different water topics. The topics that have been discussed and approved by the City of Delaware include water conservation, how to be good stewards of our waters, how water is treated, regional water supplies, a world view of the hydrologic cycle, and local history of our waters. With the help of this grant, the City would be able to install four of these displays. The result that the City would like to see with this center is reaching 1,000 individuals in the first year, so they are able to make informed decisions on a daily basis regarding the waters in Central Ohio. Since this center has a focus on the 7th grade standard regarding the hydrologic cycle, the City would also like to see the students visiting this center, understand the content and pass their standardized tests.

Budget Narrative:

The City of Delaware is working with Display Dynamics for the design, construction, and installation of each display. The pricing is estimated from their previous work at Boonshoft Museum of Discovery. Each display is interactive and is aimed to capture the attention of the visitors. The "water systems" display will focus on the treatment of our drinking water, wastewater, and the lack of treatment in our stormwater systems. There will be different short videos that will describe each system in a way that students will understand. This technology will cost an estimated \$10,000. The "water sources" display will be an interactive structure that will teach the visitors about the geographical composition of our regional waterways. This will include our watershed, rivers, lakes, and aquifers. This technology is estimated to cost about \$25,000. The "water history" display will be presented in a timeline and will provide visitors a historical look into the City's waterways. It is expected that this timeline will cost around \$5,000. The "hydrologic cycle" display will be an interactive structure that will illustrate how water reacts to different temperatures, air flow, atmospheric pressure, and other factors. This technology in this display has not been developed by Display Dynamics. The estimated \$15,000 total cost for this display is a very conservative amount and it is likely that the price could be substantially higher. The City of Delaware is asking the Ohio Environmental Protection Agency, Ohio Environmental Education Fund department to fund \$5,000 towards the hydrologic cycle display. This display will help local students, residents, community groups, and businesses better understand the world around them and help them make decisions in their everyday lives.

Project Objectives and Associated Activities & Outcome Measurements

Objective Title: Design and installation

Objective Description:

The City of Delaware recently upgraded their water treatment plant technology to include ultrafiltration and nanofiltration. During this upgrade, the loading dock was moved which opened a room to be utilized as an education center. This education center will have displays to help the community learn about the hydrologic cycle, water conservation, how to be good stewards of our waters, and other related topics. Since the City is starting with an empty room, displays will need to be designed, constructed, and installed into this room to meet the City of Delaware's goal (to educate its citizens so they can make informed decisions on a daily basis). Each display will have interactive components, graphics, and minimal text for an "easy to use" and attractive design.

Activity Title: Construction of displays

Start Date: 09/01/2015

End Date: 08/31/2016

% of Budget: 100.0%

Activity Description:

Four displays with slightly different content will be installed in the Water Treatment Plant Education Center, with two optional future displays: (1) water conservation, (2) how to be good stewards of our waters, (3) how water is treated, (4) regional water supplies, (5) a world view of the hydrologic cycle, and (6) local history of our waters. The budget that is being proposed will help fund the display that is focused on the hydrologic cycle. The City of Delaware will contribute \$50,000 for the remaining cost of the hydrologic cycle, the City's water sources, City's water systems, and City's water history displays. The water conservation and how to be good stewards of our waters will be future displays the City is looking to purchase.

Outcome Title: Displays

Initial Outcome:

The City of Delaware would like to install four displays to focus on water related topics. The City will contribute \$50,000 to help make that possible. These four displays will be used by visitors that tour the water treatment plant.

Long-Term Effects:

Once these four displays are available to the public, the City has intentions of expanding the education center with additional displays. If the number of visitors the City expects, tour the plant and education center, the City plans to add two other displays to focus on water conservation and how to be good stewards of our local waters.

Objective Title: Content to meet curriculum standards

Objective Description:

The display being proposed for funding will meet the 7th grade standard: The hydrologic cycle illustrates the changing states of water as it moves through the lithosphere, biosphere, hydrosphere, and atmosphere. The City of Delaware will relate the hydrologic cycle to the world around us and provide the audience with information to take care of the world around them.

Activity Title: Interactive, memorable display

Start Date: 09/01/2015

End Date: 08/31/2016

% of Budget: 100.0%

Activity Description:

Children have short attention spans and most benefit from a hands-on, interactive activity to remember content they are being taught. The City of Delaware is planning this educational center for local school field trips, community groups, and businesses that are interested in touring the water treatment plant. This center will be a central place these groups can visit to learn about our local waters and how to care for them. These displays will need to catch and hold the visitor's attention in order for the message to be delivered to the audience.

Outcome Title: Learning the material being presented

Initial Outcome:

The primary target audience for this education center is the pre-school to university aged residents. In meeting the content standard provided by the Ohio Department of Education, it is the City of Delaware's hope that teachers will bring their classes to visit this center to learn about central Ohio's waters. Once the students are at the center, the interactive displays should relay the information they need to pass their standardized testing.

Long-Term Effects:

The City of Delaware would enjoy seeing a noticeable change in its residents' every day lives when it comes to protecting the local waters. Protecting the waters includes caring for the watershed and stormwater, conserving clean water, and spreading the message about the importance of being good stewards. This everyday live change could impact our community and region greatly.

Budget Summary

Category	OFF-Grant % Total	OFF-Grant Amount	Applicant Match	Total
A.1. Salary or Wages	0.0	\$0.00	\$0.00	\$0.00
A.2. Benefits	0.0	\$0.00	\$0.00	\$0.00
A.3. Substitute Teachers	0.0	\$0.00	\$0.00	\$0.00
B.1. Supplies	0.0	\$0.00	\$0.00	\$0.00
B.2. Equipment	0.0	\$0.00	\$0.00	\$0.00
B.3. Printing	0.0	\$0.00	\$0.00	\$0.00
B.4. Other Costs	100.0	\$5,000.00	\$50,000.00	\$55,000.00
C.1. Contractual	0.0	\$0.00	\$0.00	\$0.00
D.1. Administrative	0.0	\$0.00	\$0.00	\$0.00
Total Budget		\$5,000.00	\$50,000.00	\$55,000.00

B.4. Other Costs

Other Costs Description	OFF-Grant Amount	Applicant Matching Amount
Hydrologic Cycle Display	\$0.00	\$10,000.00
Water sources Display	\$0.00	\$25,000.00
City's Water Systems Display	\$0.00	\$10,000.00
Hydrologic Cycle Display	\$5,000.00	\$0.00
City's Water History Display	\$0.00	\$5,000.00
Subtotal:	\$5,000.00	\$50,000.00

Applicant Contact

<p>Contact Type: Primary Collaborator Name: Kristin Piper Primary Phone: (740) 203-1905 Primary Email: kpiper@delawareohio.net Primary Address: 225 Cherry Street, Delaware, OH 43015 Alternate Phone: Alternate Email: Alternate Address: Alternate Start Date:</p>	<p>Job Title: Watershed Coordinator Primary Fax: Alternate Fax: Alternate End Date:</p>
<p>Contact Type: Fiscal Agent Name: Dean Stelzer Primary Phone: (740) 203-1202 Primary Email: dstelzer@delawareohio.net Primary Address: 1 S. Sandusky Street, Delaware, OH 43015 Alternate Phone: Alternate Email: Alternate Address: Alternate Start Date:</p>	<p>Job Title: Director of Finance Primary Fax: Alternate Fax: Alternate End Date:</p>
<p>Contact Type: Project Director Name: Brad Stanton Primary Phone: (740) 203-1903 Primary Email: bstanton@delawareohio.net Primary Address: 225 Cherry Street, Delaware, OH 43015 Alternate Phone: Alternate Email: Alternate Address: Alternate Start Date:</p>	<p>Job Title: Director of Public Utilities Primary Fax: Alternate Fax: Alternate End Date:</p>

Contact Type: Authorizing Agent

Job Title: City Manager

Name: R Thomas Homan

Primary Phone: (740) 203-1010

Primary Fax:

Primary Email: rthoman@delawareohio.net

Primary Address: 1 S. Sandusky Street, Delaware, OH 43015

Alternate Phone:

Alternate Fax:

Alternate Email:

Alternate Address:

Alternate Start Date:

Alternate End Date:

Brad Stanton

From: R Thomas Homan
Sent: Wednesday, September 23, 2015 10:35 AM
To: M Casini
Cc: Lee Yoakum; Kristin Piper; Brad Stanton; Dean Stelzer
Subject: Re: Grant approved!
Attachments: image001.jpg

Great news. Thanks, Marlene.

Sent from my iPhone

On Sep 23, 2015, at 9:36 AM, M Casini <casini@delawarecf.org> wrote:

Tom & Lee

Thank you for the information you prepared, Lee, regarding the water education display at the Delaware City Water Treatment Plant.

This grant has been approved for \$12,500. You will be receiving a grant check sometime next week.

We are hopeful that this support will provide some leverage with which to gain additional support from the community.

I will call you, Tom, with more details.

Congratulations!

Marlene

Marlene A. Casini, MA, CAP®
President
casini@delawarecf.org



Delaware County
Foundation

3954 North Hampton Drive, Powell OH 43065
(614) 764-2332 phone (614) 764-2333 fax
www.delawarecf.org

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

Brad Stanton

From: Lee Yoakum
Sent: Wednesday, September 23, 2015 10:59 AM
To: Brad Stanton
Cc: R Thomas Homan
Subject: FW: grant info
Attachments: DDI_COD_Water Exhibit Sketches_12-04-2014.jpg

Brad.
Here is what I sent Tom and Marlene

From: Lee Yoakum
Sent: Friday, August 21, 2015 2:32 PM
To: 'M Casini'; R Thomas Homan
Subject: RE: grant info

Hi Marlene.

I'm going to jump here, figuring Tom would ask me to help you with this, anyway. Here is a brief background and attached image. Let me know if you need anything else.

Tom may have some follow-up thoughts.

Lee

One of the project's final pieces is construction of an Education Center at the site that will serve a wide audience as a water education and conservation resource. Education center displays will be interactive and aimed at capturing the attention of all visitors on such topics as water conservation, stewardship, treatment, and regional supplies. We have contracted with an award-winning design firm that has done work for such popular attractions as COSI, the Columbus Zoo, and the Boonshoft Museum of Discovery in Dayton. The center will be a learning and education destination for all audiences, from school groups to elected officials to industry professionals.

The center's estimated cost is \$100,000, with the City contributing \$50,000 toward that total. For the remaining cost, we are undertaking a partnership campaign and look forward to working with prospective partners on determining an appropriate giving level. All partners will have their company name and logo prominently displayed on the center's "Partners Wall." Attached is a conceptual display drawing.

From: M Casini [<mailto:casini@delawarecf.org>]
Sent: Friday, August 21, 2015 2:06 PM
To: R Thomas Homan
Cc: Lee Yoakum
Subject: grant info
Importance: High

Tom,
Can you give me a quick paragraph on the grant request you are planning to submit for the water station?
I might have a donor interested, but need to prepare something for him on the project. & range of cost for next week!
Just received the interest a few minutes.
Please continue to submit through the regular process, too, as you never know how these things come out.
Marlene

Marlene A. Casini, MA, CAP®
President
casini@delawarecf.org



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Cleveland
10245 Brecksville Road
Brecksville, OH 44141
P: 440.838.5400
F: 440.838.1105

Dayton
4977 Northcutt Place
Dayton, OH 45414
P: 937.276.6666
F: 937.276.6676

Indianapolis
7330 East 90th Street, Suite #2
Indianapolis, IN 46256
P: 317.849.6066
F: 317.849.2985

Raleigh
3453 Apex Peakway
Apex, NC 27502
P: 919.290.8141
F: 919.290.8081

Monday, June 08, 2015

Mr. Brad Stanton
Public Utilities Director
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Re: Delaware Water Treatment Plant
Education Center Sponsorship

Dear Mr. Stanton,

I have received your April 17th letter requesting sponsorship for the new Education Center located at the City's water treatment plant. On behalf of Shook Construction, I am proud to donate \$17,500 for the center's completion. Please let me know when this funding is needed and to whom we shall address the check.

This truly is a unique opportunity to help educate members of this community on how clean and safe drinking water is produced and delivered to homes and businesses. The conceptual drawings are impressive and I look forward to visiting the Education Center once complete.

As construction of the new facility reaches final completion, I would like to express appreciation to the City of Delaware for being such a great partner throughout the water treatment plant expansion and upgrade project. Your team and ours have worked well together, which has resulted in a successful project and high-quality facility. For your cooperation and partnership, I am grateful.

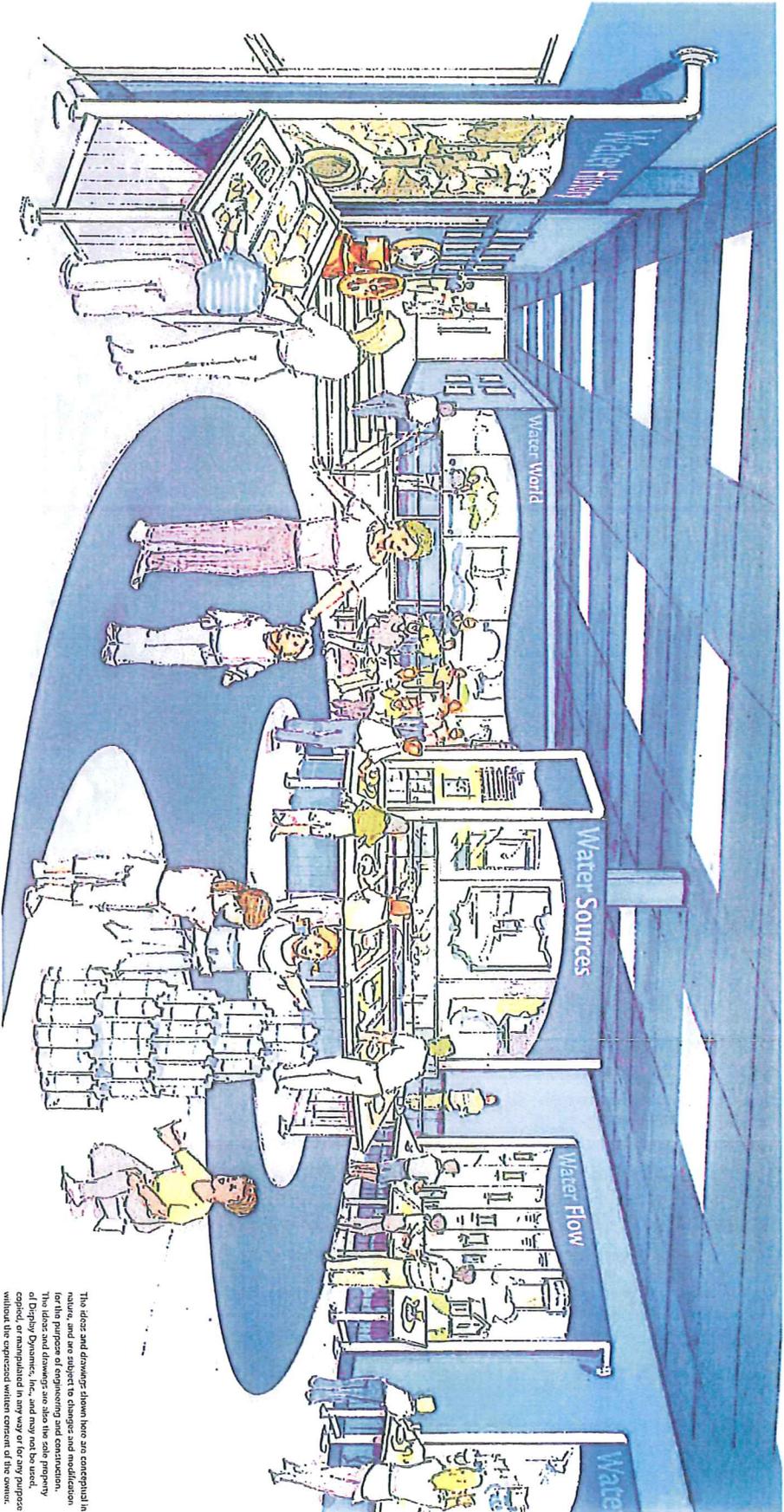
Thank you for including Shook Construction in this sponsorship opportunity.

Sincerely,
Shook Construction Co.

John E. Cleveland IV
Project Manager

WATER EXHIBIT

City of Delaware - Water Treatment Facility Exhibit



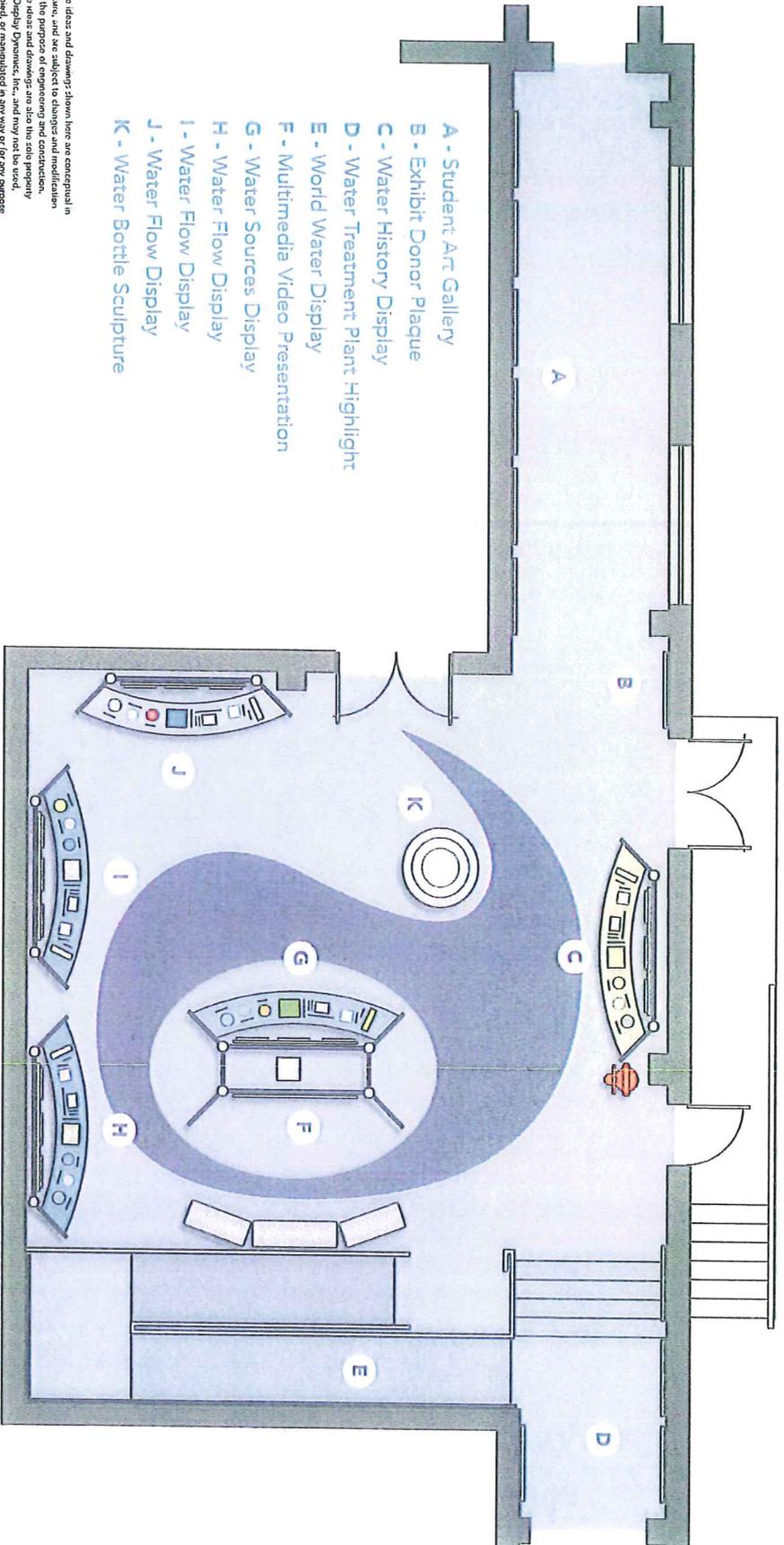
The ideas and drawings shown here are conceptual in nature, and are subject to changes and modification for the purpose of engineering and construction. The ideas and drawings are also the sole property of Display Dynamics, Inc., and may not be used, copied, or manipulated in any way or for any purpose without the expressed written consent of the owner.

DISPLAY DYNAMICS, INC. One Display Pointe Clayton, OH 45315 937-832-2830 www.dlsdyn.com vvp@dlsdyn.com © December 1st, 2014

Concept 1

WATER EXHIBIT

City of Delaware - Water Treatment Facility Exhibit



- A - Student Art Gallery
- B - Exhibit Donor Plaque
- C - Water History Display
- D - Water Treatment Plant Highlight
- E - World Water Display
- F - Multimedia Video Presentation
- G - Water Sources Display
- H - Water Flow Display
- I - Water Flow Display
- J - Water Display
- K - Water Bottle Sculpture

The ideas and drawings shown here are conceptual in nature, and are subject to change and modification for the purpose of engineering and construction. The ideas and drawings are also the sole property of Display Dynamics, Inc., and may not be used, copied, or manipulated in any way or for any purpose without the expressed written consent of the owner.

DISPLAY DYNAMICS, INC. One Display Pointe Cleyton, OH 45315 937-832-2830 www.disdyn.com vpd@disdln.com

December 1st, 2014

Plan.1



FACT SHEET

AGENDA ITEM NO: 11

DATE: 10/26/15

ORDINANCE NO: 15-106

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR SPEEDWAY FOR AN APPROXIMATE 4,608 SQUARE FOOT GAS STATION AND CONVENIENCE STORE ON APPROXIMATELY 12.912 ACRES LOCATED ON THE NORTHWEST CORNER OF US 23 NORTH AND HILLS MILLER ROAD ON PROPERTY ZONED B-4 (GENERAL BUSINESS DISTRICT).

BACKGROUND:

Speedway purchased the 12.912 acre parcel in May 2014 with the intent to construct an approximate 4,608 square foot gas station and convenience store. This parcel was annexed into the City in 1968 along with approximately 222 acres of ground, some of which would become the Oakhurst Subdivision. The subject property is zoned B-4 (General Business District) and the proposed gas station and convenience store is a permitted use. The owner would only develop approximately 4.8 acres of the property while the remaining approximate 8 acres would remain undeveloped with 3 acres being dedicated as a permanent conservation easement.

The site would be accessed by a right-in/right out curb cut on US 23 while a full movement curb cut would be located on Hills Miller Road with required roadway improvements by ODOT. The gas station would have 7 fueling bays for passenger vehicles and 4 separate diesel fueling bays which could accommodate large vehicles such as semi-trucks along with a convenience store. The rectangular building would be oriented towards US 23 North with

the vehicular fueling canopy located between the building and US 23 North. The elevations would be comprised mainly of red structural brick with a limestone wainscoting with a typical aluminum storefront door and windows with an asphalt shingled pitched roof. There would be four dormer windows on the front elevation for aesthetic purposes. In addition, both fuel canopies would have a mansard roof with a beige sign band supported by limestone columns. The Applicant has voluntarily proposed a three acre permanent conservation easement on the northern portion of the site with approximately 2,531 caliper inches of qualifying major trees (any tree over 6 caliper inches) contained within the conservation easement. The proposed development is primarily placed over open and previously disturbed ground but would remove 1,272.2 caliper inches of trees while replacing 214 caliper inches of trees for a net of 1,058.2 caliper inches of trees being removed. Overall then, approximately two-thirds of the major trees on the site will be permanently preserved. However, a payment in lieu of replacement of the removed trees is preliminarily calculated at \$105,820 (1058.2 x \$100) and shall be made by the applicant to achieve compliance with Chapter 1168 Tree Preservation Regulations. The development achieves compliance with the street, front yard, parking lot and perimeter landscaping. In addition, 3.5 feet high limestone piers with concrete cap stones approximately 30 feet on center along US 23 North would be installed to supplement the landscaping and continue the theme that currently exists along US 23 to be consistent with the other recently approved developments in the corridor. Additionally, a stone monolith would be installed. The owner is proposing vehicular fuel canopy and ground signage that would have to achieve compliance with the zoning code. Furthermore, a comprehensive lighting plan for the site and building would be required to be submitted prior to Final Development Plan approval. Finally, Speedway plans to initiate construction in the Spring of 2016 with a 5-6 month timeline for completion.

UPDATE:

As part of Staff's presentation, the question raised by the public at the October 12 meeting will be addressed.

REASON WHY LEGISLATION IS NEEDED:

N/A

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on October 7, 2015.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

Staff Report

ORDINANCE NO. 15-106

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR SPEEDWAY FOR AN APPROXIMATE 4,608 SQUARE FOOT GAS STATION AND CONVENIENCE STORE ON APPROXIMATELY 12.912 ACRES LOCATED ON THE NORTHWEST CORNER OF US 23 NORTH AND HILLS MILLER ROAD ON PROPERTY ZONED B-4 (GENERAL BUSINESS DISTRICT).

WHEREAS, the Planning Commission at its meeting of October 7, 2015, recommended approval of a Preliminary Development Plan for Speedway for an approximate 4,608 square foot Gas Station and Convenience Store on approximately 12.912 acres located on the northwest corner of US 23 North and Hills Miller Road on property zoned B-4 (General Business District) (PC 2015-1792), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Preliminary Development Plan for Speedway for an approximate 4,608 square foot Gas Station and Convenience Store on approximately 12.912 acres located on the northwest corner of US 23 North and Hills Miller Road on property zoned B-4 (General Business District), is hereby confirmed, approved, and accepted with the following conditions:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The applicant shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per ODOT and the City Engineer. The roadway improvements shall be completed prior to the final occupancy permit.
3. The private access road easement agreement to the property to the north shall be executed and recorded at the County by the subject property owner prior to issuance of any building permits.
4. As submitted by the Applicant, no overnight semi-truck parking shall be permitted within the subject development and the applicant shall be responsible for ensuring compliance of such.

5. The dumpster shall be screened from public view by a wall constructed of similar building materials that match the new building with wood doors painted or stained to match or compliment the overall building.
6. According to the preliminary tree replacement schedule, the City shall receive a payment in lieu of replacement for the proposed removal of trees which will not be replanted on site of \$105,820 (preliminarily) to achieve compliance with Chapter 1168 Tree Preservation Requirements.
7. The appropriate number of street and front yard trees shall be installed outside of the existing waterline easement per the zoning code.
8. Limestone piers approximately 3.5 feet high with a concrete cap and approximately 30 feet on center along US 23 North shall be installed to supplement the landscaping, continue this theme along US 23, and comply with the Gateway & Corridor Plan.
9. The approximately 3 acre conservation easement on the northern and western portions of the property shall be executed and recorded at the County by the subject owner prior to issuance of any building permits.
10. The Shade Tree Commission shall review and approve all landscape plans.
11. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
12. All roof top mechanical equipment shall be completely screened from public view.
13. The Applicant shall submit all building and fuel canopy elevations along with material and color samples for all building materials for staff review and approval after approval (if achieved) of any Final Development Plan and prior to any building permit issuance.
14. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official during the Final Development Plan approval process. All lights shall be fully recessed and cut off, any poles shall be black, and any pole mounted fixture heads shall be at least an upgraded shoe box variety.
15. The signs on the fuel canopy shall be flush mounted or inset to achieve a flush mounted appearance.
16. The ground signs shall be flush mounted to the stone cap base.
17. The Hills Miller Rd. Ground sign shall be the same size and design as the recently constructed Speedway at Troy and Central Ave.
18. The outdoor merchandise (ice box, propane tanks, etc.) shall be located on the north side of the building.
19. The outdoor merchandise shall be limited per any Final Development Plan to designated and limited areas. No movie boxes, ATM machines, etc., shall be allowed outside the building.
20. No commercial, truck trailer, campers, or motor home traffic shall be allowed on the property for over one hour.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2015

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2015-1511

REQUEST: Preliminary Development Plan

PROJECT: Speedway US 23 North

MEETING DATE: September 2, 2015

APPLICANT/OWNER

Speedway LLC
500 Speedway Drive
Enon, Ohio 453235

REQUEST

2015-1511: A request by Speedway LLC for approval of a Preliminary Development Plan for an approximate 4,608 square foot Speedway Gas Station and Convenience Store on approximately 12.912 acres located on the northwest corner of US 23 North and Hills Miller Road on property zoned B-4 (General Business District).

PROPERTY LOCATION & DESCRIPTION

The property is located at the northwest corner of US 23 North and Hills Miller Road which is currently a vacant site. The subject property is zoned B-4 (General Business District). The property to the north is zoned B-3 (Community Business District), the properties to the south are zoned B-4 and R-6 (Multi-Family Residential District) and the property to the west is zoned R-6. The properties to the east across US 23 North are in the Township.

BACKGROUND

Speedway purchased the 12.912 acre parcel in May 2014 with the intent to construct an approximate 4,608 square foot gas station and convenience store. This parcel was annexed into the city in 1968 along with approximately 222 acres of ground, some of which would become the Oakhurst Subdivision. The subject development would only develop approximately 4.8 acres of the property while the remaining approximate 8 acres would remain undeveloped with 3 acres being dedicated as a permanent conservation easement. The site would be accessed by a right-in/right out curb cut on US 23 while a full movement curb cut would be located on Hills Miller Road. The gas station would have 7 fueling bays for passenger vehicles and 4 separate diesel fueling bays which could accommodate large vehicles such as semi-trucks along with a convenience store. Speedway plans to initiate construction in the Spring of 2016 with a 5-6 month timeline for completion.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-4 General Business District. Under the current zoning, the proposed gas station and convenience store is a permitted use. The applicant would have to receive Preliminary and Final Development Plan approval from the Planning Commission and City Council prior to any construction. The parcel has been zoned in a similar manner to B-4 since at least 1991 and has been in a general business district since it was annexed in 1968. The only required pre-development zoning process for this proposal is Development Plan Review. That process is defined (in this case) by two parts – a preliminary followed by a final plan. While many details are reviewed during the Preliminary phase of review, not all aspects of the project are known to a final degree as the Final Development Plan review captures any outstanding remaining review items. The Preliminary review establishes the basic arrangement of the proposed use on the site, access points, and preliminary site circulation while establishing any specific elements or conditions that must be further detailed and submitted during the Final Development Plan review. Therefore, the proposed use is not in question, is permitted in this district, and is not subject to review during this process. In fact, the B-4 District allows many other potentially more impactful uses on this site than what the applicant proposes and many more acres could be developed if the applicant desired. This Preliminary review is governed by the attached decision criteria (Section 1129.09), conformance with applicable codes, as well as consistency with past similar decisions. The Applicant, therefore, has the right to make this application and has satisfied the basic requirements (in many cases far exceeding the basic requirements) for the site, use, and potential impacts of the proposed development and Staff finds that the proposal achieves compliance with the Decision Criteria for granting the Preliminary Development Plan approval.

- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be detailed through the Engineering and Utilities Departments prior to Final Development Plan Submission and with the subsequent Site Engineering Construction Improvement plans that would follow. Utilities are available to the site and it is the responsibility of the applicant to construct whatever is required to service the site and use. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The proposed site plan identifies two curb cuts to the new gas station and convenience store. A right-in/right-out curb cut would be located on US 23 North and a full movement curb cut would be located on Hills Miller Road. Per an approved traffic impact study by ODOT and the City of Delaware, traffic improvements are required at the US 23/Hills Miller Road intersection, on US23, on Hills Miller Rd., and a drop lane is required for the right-in/right out along the southbound lane of US 23. In addition, an easement for a private rear backage road would extend from the curb cut on Hills Miller Road to the northern property line of the subject property per the ODOT Access Management Plan for the northern US23 corridor as well as the City Thoroughfare Plan. A summary memo regarding preliminary transportation improvements is attached. The private road would only be constructed to the northern portion of the Speedway development (allowing this portion of the north property area to remain undisturbed at construction) and the remainder would be in an easement and available for any future developer of the land to the north to utilize to provide required connectivity to their site if and when a development would come forward for parcels to the north of the Speedway site.
- **PEDESTRIAN CONNECTIVITY:** The applicant would be required to install new sidewalks adjacent to their property frontage along US 23 North and Hills Miller Road. Staff and the applicant seek direction as to the provision of such along US23. As with the case of other similar developments along US23, it could be advisable to ensure the provision of easements (if needed) for this sidewalk while receiving a payment in lieu of construction. This method would ensure space for future such connections if desired while allowing for other priority pathway construction to be addressed in accordance with the adopted Bikeway and Pedestrian Plan. In addition, connectivity would be assured by provision of a bike path on the west side of aforementioned backage road to the northern portion of the Speedway development. The remainder of the bike path would be in an easement and available for any future developer of the land to the north to utilize to provide required connectivity to their site if and when a development would come forward for parcels to the north of the Speedway site.
- **SITE CONFIGURATION:** The approximate 4,608 square foot gas station and convenience store would front US 23 and be located just south of the proposed right-in/right-out curb cut. The gas station would have 7 vehicular fueling bays on the east side of building fronting US 23 and 4 diesel fueling bays located east of the building (behind the building). The vehicular and diesel fueling bays would each be covered with a canopy with a mansard roof. The development would have 32 vehicular parking spaces located on the north, south and east sides of the building for the convenience store patrons which would achieve compliance with parking space requirements of the proposed use. No parking spaces for semi-trucks are provided and no overnight parking signs would be posted throughout the site. Speedway has volunteered that their personnel would actively monitor the truck areas to ensure that no trucks are parking on the site long term or overnight. The minimum building and parking setbacks for the entire development are significantly more than required. Dumpsters would be located north of the building along the access drive and the enclosure would be constructed of brick with wood doors painted to match per the zoning code. The doors would be oriented to the northwest (or away from the public streets). Staff would suggest an area (maybe between the building and the north parking lot) should be dedicated for "outside merchandise" (ice box, propane tanks, seasonal items, mulch, etc.) and painted to match the brick or moved to the side of the building. Also, staff would suggest potentially installing a low wall (2 to 3 feet tall) to delineate the storage area and shield the "outside merchandise" from public right-of-way. The applicant is voluntarily proposing to place a permanent conservation easement over approximately 3 acres (or 25% of the site). The easement would cover the most heavily treed portions of the site including some stream corridors. Local and State processes exist that would allow much of this conserved area to be potentially developed if the applicant chose to do so. There are also state processes that the applicant may have to undergo for any wetland area or streamside mitigation that might be required with final development plans, but which are not required at the preliminary stage of

development. However, in an effort to demonstrate their commitment to preserving these areas as much as practical and to address questions about future expansion of the proposed use on the site, the applicant is volunteering to place a permanent conservation easement on their property (which would run with the land). This will effectively permanently limit the extent of any development on this site to the area proposed with this case while allowing for the aforementioned backage road to properties to the north if and when they might develop and require access.

- **BUILDING DESIGN:** It is important to note that the applicant is not required to submit preliminary architectural drawings. However, in order to receive feedback and to demonstrate their commitment to quality materials and overall design approach on this site, the applicant has provided very detailed preliminary elevations for review and comment. The rectangular approximate 4,608 square foot building would be oriented towards US 23 North with the vehicular fueling canopy located between the building and US 23 North. The front elevation (east) would be comprised mainly of red structural brick with a limestone wainscoting with a typical aluminum storefront door and windows with an asphalt shingled pitched roof. There would be four dormer windows on the front elevation for aesthetic purposes. The side (north and south) and rear (west) elevations would be mainly structural red brick with a limestone wainscoting with an asphalt shingled pitched roof. The southern elevation would have a return of five aluminum storefront windows from the front window bay. Dark structural brick rectangular wall accents would be located on the side and rear elevations to break up the wall face. The mansard roof vehicular gas canopy would have a beige sign band in place of the prototypical Speedway color scheme that will help minimize its appearance and would be supported by fourteen limestone (cultured) faced columns while the diesel gas canopy mansard roof with a beige sign band would be supported by ten limestone columns. The building and fuel canopy appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building surface. Furthermore, the mechanical equipment would be located on the rear roof elevation and would be screened from public view by a decorative fence. After Final Development Plan approval (should this be achieved), Staff would need submittal of each building material with color samples to ensure compliance is achieved with any Final Development Plan requirements. The upgraded building would provide a signature northern gateway into the City and is not prototypical in nature.
- **TREE REMOVAL & REPLACEMENT:** It is important to note that the applicant is not required to submit detailed landscaping or tree removal and replacement plans with a Preliminary review. However, in order to receive feedback and to demonstrate their commitment to quality and code compliance on this site, the applicant has provided very detailed preliminary landscape and tree plans for review and comment. The site has a significant amount of trees in certain areas on the site. The majority of these are located within the northern and western portions of the site. The Applicant has voluntarily proposed a permanent conservation easement for these areas and the approximately 2,531 caliper inches of qualifying major trees (any tree over 6 caliper inches) contained within them. The proposed development is primarily placed over open and previously disturbed ground but would remove 1,272.2 caliper inches of trees while replacing 214 caliper inches of trees for a net of 1,058.2 caliper inches of trees being removed. Overall then, approximately two-thirds of the major trees on the site will be permanently preserved. However, a payment in lieu of replacement of the removed trees is preliminarily calculated at \$105,820 (1058.2 x \$100) and shall be made by the applicant to achieve compliance with Chapter 1168 Tree Preservation Regulations prior to building permit approval.
- **LANDSCAPING & SCREENING:** The development would require street, front yard, parking lot and perimeter landscaping. The 510 feet of frontage along US 23 North requires 13 street trees and 11 front yard trees. The 250 feet of frontage along Hills Miller Road requires 7 and 5 street and front yard trees respectively. With preparation of any Final Development Plan, all required street and front yard trees shall be accounted for. However, flexibility in placement will be allowed as there is an existing major water line and easement already in place which runs between the roadway and the site on both frontages and which does not allow for placement of landscaping or permanent improvements within the easement area. The plan achieves compliance with parking lot buffering of shrubs and the internal parking lot landscape requirements. There is significant perimeter buffering to the west with the existing trees supplemented by the many replacement trees planted north and south of the entrance road from Hills Miller Road. The land just north of the Speedway development would be encumbered by a 3 acre conservation easement that is heavily wooded and would only allow a potential backage road thru the proposed roadway easement as required by the ODOT Access

Management Plan for the north US23 corridor in this area. In addition, staff recommends installing 3.5 feet high limestone piers with concrete cap stones approximately 30 feet on center along US 23 North to supplement the landscaping and continue the theme that currently exists along US 23 to be consistent with the other recently approved developments in the corridor. Additionally, a stone monolith shall be installed as well. The piers and monolith improvements would address the Gateway & Corridor Plan and would make this site consistent with other recently approved developments in the corridor. The Shade Tree Commission would have to approve all landscape plans during the Final Development Plan approval process

- **SIGNS:** The owner is proposing vehicular fuel canopy and ground signage. The vehicular fuel canopy sign on the east (front) would encompass approximately 17 square feet and would be red illuminated channel letters (Speedway) that would be flush mounted on the canopy. An approximately 6.14 square foot, internally illuminated Speedway logo would be proposed on the north and south elevations of the canopy. The canopy signs shall be flush mounted (or inset to achieve a flush mounted appearance) such that the sign faces do not extend past the front face of the canopy. Two ground signs are proposed. A 10 foot high internally illuminated ground sign located just south of the right-out on US 23 North would encompass approximately 64 square feet of sign area on a 3 foot high limestone base. A second sign 7.8 foot high internally illuminated ground sign on a 1.5 high limestone base is proposed just east of the entrance on Hills Miller Road. Each sign would contain two digital pricers with a Speedway logo and would achieve compliance with the adopted City Gateway and Corridor Plan. The signs shall be flush mounted to the stone base. The Hills Miller Rd. ground sign should mirror the design and size of the recently constructed Speedway at Troy Rd. and Central Ave. which will reduce it in size slightly from what is preliminarily shown by the Applicant in this submission.
- **LIGHTING:** The applicant would have to submit a comprehensive lighting plan for the building and site that would achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official. The lighting plans would need to be submitted, reviewed and approved during the Final Development Plan approval process. All lights shall be fully recessed and cut off. Additionally, any light poles shall be black in color and shall utilize, at a minimum, upgraded shoe box type heads to be consistent with other approved developments.
- **MISCELLANEOUS:** Video dispensers, ATM machines, etc. would not be permitted outside the building. Any outdoor storage areas shall be designated in limited areas on (as approved) the Final Development Plan. Outdoor storage shall be contained to only those areas so designated to be consistent with other recently approved developments.

STAFF RECOMMENDATION (2015-1511 – PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Speedway LLC for approval of a Preliminary Development Plan for an approximate 4,608 square foot Speedway Gas Station and Convenience Store on approximately 12.912 acres located on the northwest corner of US 23 North and Hills Miller Road on property zoned B-4 (General Business District), with the following conditions that,

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The applicant shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per ODOT and the City Engineer. The roadway improvements shall be completed prior to the final occupancy permit.
3. The private access road easement agreement to the property to the north shall be executed and recorded at the County by the subject property owner prior to issuance of any building permits.
4. As submitted by the Applicant, no overnight semi-truck parking shall be permitted within the subject development and the applicant shall be responsible for ensuring compliance of such.
5. The dumpster shall be screened from public view by a wall constructed of similar building materials that match the new building with wood doors painted or stained to match or compliment the overall building.
6. According to the preliminary tree replacement schedule, the City shall receive a payment in lieu of replacement for the proposed removal of trees which will not be replanted on site of \$105,820 (preliminarily) to achieve compliance with Chapter 1168 Tree Preservation Requirements.

7. The appropriate number of street and front yard trees shall be installed outside of the existing waterline easement per the zoning code.
8. Limestone piers approximately 3.5 feet high with a concrete cap and approximately 30 feet on center along US 23 North shall be installed to supplement the landscaping, continue this theme along US 23, and comply with the Gateway & Corridor Plan.
9. The approximately 3 acre conservation easement on the northern and western portions of the property shall be executed and recorded at the County by the subject owner prior to issuance of any building permits.
10. The Shade Tree Commission shall review and approve all landscape plans.
11. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
12. All roof top mechanical equipment shall be completely screened from public view.
13. The Applicant shall submit all building and fuel canopy elevations along with material and color samples for all building materials for staff review and approval after approval (if achieved) of any Final Development Plan and prior to any building permit issuance.
14. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official during the Final Development Plan approval process. All lights shall be fully recessed and cut off, any poles shall be black, and any pole mounted fixture heads shall be at least an upgraded shoe box variety.
15. The signs on the fuel canopy shall be flush mounted or inset to achieve a flush mounted appearance.
16. The ground signs shall be flush mounted to the stone cap base.
17. The Hills Miller Rd. Ground sign shall be the same size and design as the recently constructed Speedway at Troy and Central Ave.
18. The outdoor merchandise (ice box, propane tanks, etc.) shall be located on the north side of the building.
19. The outdoor merchandise shall be limited per any Final Development Plan to designated and limited areas. No movie boxes, ATM machines, etc., shall be allowed outside the building.

COMMISSION NOTES:

MOTION: _____ 1st _____ 2nd approved denied tabled _____

CONDITIONS/MISCELLANEOUS:



395 Springside Drive, Suite 202
Akron, OH 44333
(330) 665-0660
www.cesoinc.com

RE: SP #7775 – Speedway Fuel Station – Supporting Information

Narrative describing all aspects of the proposal:

The proposed Speedway site is located on the northwest corner of US 23 and Hills Miller Road in the City of Delaware. The property is 12.9 total acres with the development of the Speedway project developing approximately 4.8 acres. The remainder of the site will remain undisturbed with 3 acres being dedicated as a conservation easement.

The site is located within the B4 – General Business zoning district within the City of Delaware zoning ordinance. The proposed use is a permitted use within the zoning district. No zoning variances are proposed at this time for the site.

The proposed site plans shows the development of a 4,600 square foot Speedway convenience store with 14 fueling positions for automobiles and 3 separate fueling lanes for semi traffic. The store will sell typical convenience store items along with grab and go type food offerings.

A right-in / Right-out driveway is proposed on US 23 and a full access driveway is proposed on Hills Miller Road. An easement for a shared access road will be placed along the rear driveway of the parcel per the City's transportation plan. The shared access road will be extended in the future if the adjacent property to the north is developed. A traffic impact study has been completed for the project and approved by the City of Delaware engineering department, the Delaware County Engineering Department, and ODOT District 8. As part of the development Speedway will design and construct improvements to both roadways and the intersection to bring them up to standards in line with the approved traffic study.

Parking for automobiles is proposed, but no parking for semi's will be allowed. No overnight parking signs will be posted throughout the site and Speedway personnel will actively monitor the truck areas to ensure no trucks are parking on the site long term. A sidewalk will be installed along the frontage of the site and a bike path will be installed along the rear shared access road.

The architecture of both the proposed convenience store and the fueling canopies is a significantly upgraded look from a standard Speedway. The convenience store is proposed with multiple building materials and a hip shingled roof. The fuel canopies are proposed with full height stone columns to match the stone on the building and a shingled mansard roof. Speedway has worked with the city planning staff to develop the proposed building and canopy elevations to help ensure that the proposed Speedway is a good representation of the City of Delaware as the northern entrance to the City. Along with the upgraded building and canopy extensive landscaping is proposed to enhance the look of the property and provide additional screening from neighboring property owners.

The site is proposed to begin construction in the spring of 2016 with a 5-6 month construction timeline to completion.



SECTION 1129.09 REVIEW CRITERIA.

- (a) Development Plan Review Criteria. In reviewing a development plan, the Planning Commission shall consider the location of buildings, parking areas and other features with respect to the topography of the lot and existing natural features such as streams and large trees; the efficiency, adequacy and safety of the proposed layout of internal streets and driveways; the location of the green areas provided, considering the possible effects of irregularly shaped lots; the adequacy of the location, landscaping and screening of the parking lots; and such other matters as the Commission may find to have a material bearing upon the stated standards and objectives of the various district regulations. In approving a development plan, the Planning Commission shall determine that the development plan complies with the following criteria:
- (1) The proposed plan is consistent with any plan or policy statement for the orderly development of the City.
 - (2) The appropriate use and value of property within and adjacent to the area will be safeguarded.
 - (3) The development plan indicates that the proposed development will result in a harmonious grouping of buildings within the proposed development and in relationship to existing and proposed uses on adjacent property.
 - (4) The development, when completed, will have adequate public service, parking and open spaces.
 - (5) The plan, to the extent practical, will preserve and be sensitive to the natural characteristics of the site.
 - (6) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.
 - (7) Adequate provision is made for emergency vehicle access and circulation.
 - (8) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas, and shall comply with any applicable regulation or design criteria established by the City.
 - (9) Site lighting is designed to minimize direct light, glare, and excessive glow, which unreasonably interferes with the use and enjoyment of adjacent property. If it is determined that, once the project is completed, the lighting does have unreasonable adverse impact on adjacent property, the Planning Commission may order reasonable alterations to the site lighting (such as reduced illumination, shielding, landscaping, etc.) to mitigate such unreasonable impacts.
- (b) Planned Residential Development Review Criteria. In reviewing development plans for planned residential developments, the Planning Commission shall determine that development plans comply with the criteria of this Section and the planned residential development review criteria set forth in Chapter 1135.
- (c) Conditional Use Review Criteria. In reviewing a development plan for conditional uses, the Planning Commission shall determine that the plan complies with the criteria of this Section and the general conditional use criteria set forth in Chapter 1148.



MEMORANDUM

TO: David Efland – Director of Planning and Community Development
William L. Ferrigno, P.E., Public Works Director/City Engineer
Dan Whited P.E., Public Service Group Director

FROM: Matthew B. Weber, P.E – Deputy City Engineer *MWB*

DATE: 8/27/15

RE: Proposed Speedway Store 7775 - Transportation Improvements

The following overview is provided concerning the preliminary engineering approvals granted thus far for the above referenced project. A traffic impact study (TIS) was prepared by CESO Inc., and our staff has reviewed the study and our comments were addressed to our satisfaction. It should be noted that specific details regarding the final geometrics of required improvements will be determined when highway design plans are prepared and submitted for review, which occurs going into final development planning.

The study was also submitted for review to The Ohio Department of Transportation (ODOT), District 6 and the Delaware County Engineer. After a review of the project impact area, the Delaware County Engineer opted out of a review of the study, deferring to the City of Delaware and ODOT. ODOT District 6 staff approved the study based on the fact that their comments were addressed by the applicant, as well.

It should be noted that none of the proposed access points are within defined limited access right of way along US23 and as such, are under the jurisdiction of both ODOT and the City of Delaware concerning changes, additions or restrictions to vehicular traffic and movements.

The purpose of the TIS is to identify an appropriate access management plan for the proposed development, and to provide guidance in determining the nature of improvements to be designed. The improvements required along US 23 must be designed per the ODOT Layout & Design Manual, which is the measure by which safety is designed and maintained on the State highway system. The Engineer preparing the plans for the US 23 Improvements must be pre-qualified by ODOT in Complex Roadway Design.

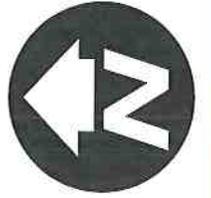
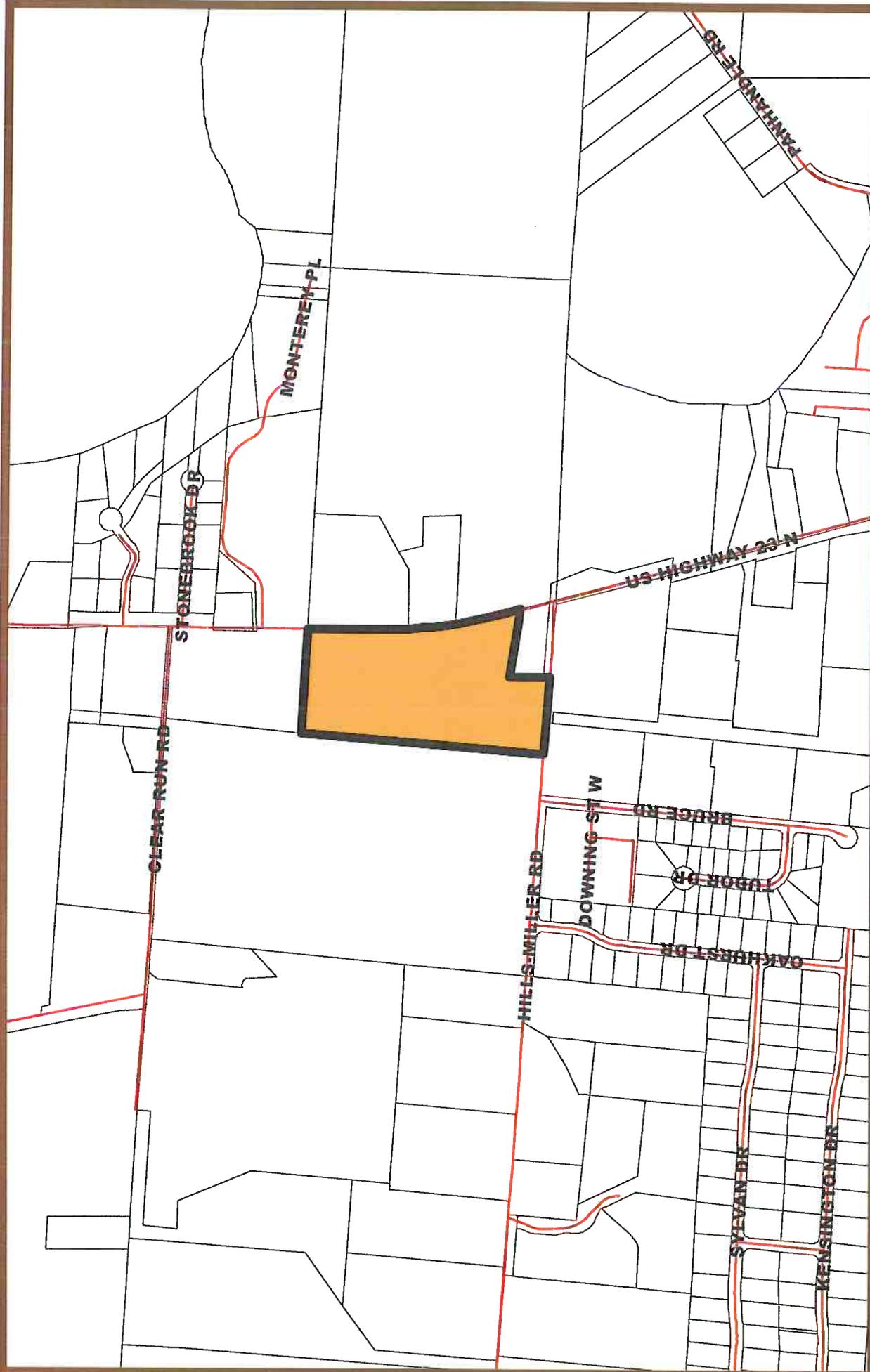
At the preliminary engineering stage, it appears there is sufficient space within the existing US 23 right-of-way to make the required improvements to US 23. However, it is still possible the proposed development will be required to establish additional right-of-way to complete the identified improvements. Again, these final details will be established by the Final Development

Plan Process.

The scope of roadway improvements to be constructed by this development includes (but is not limited to):

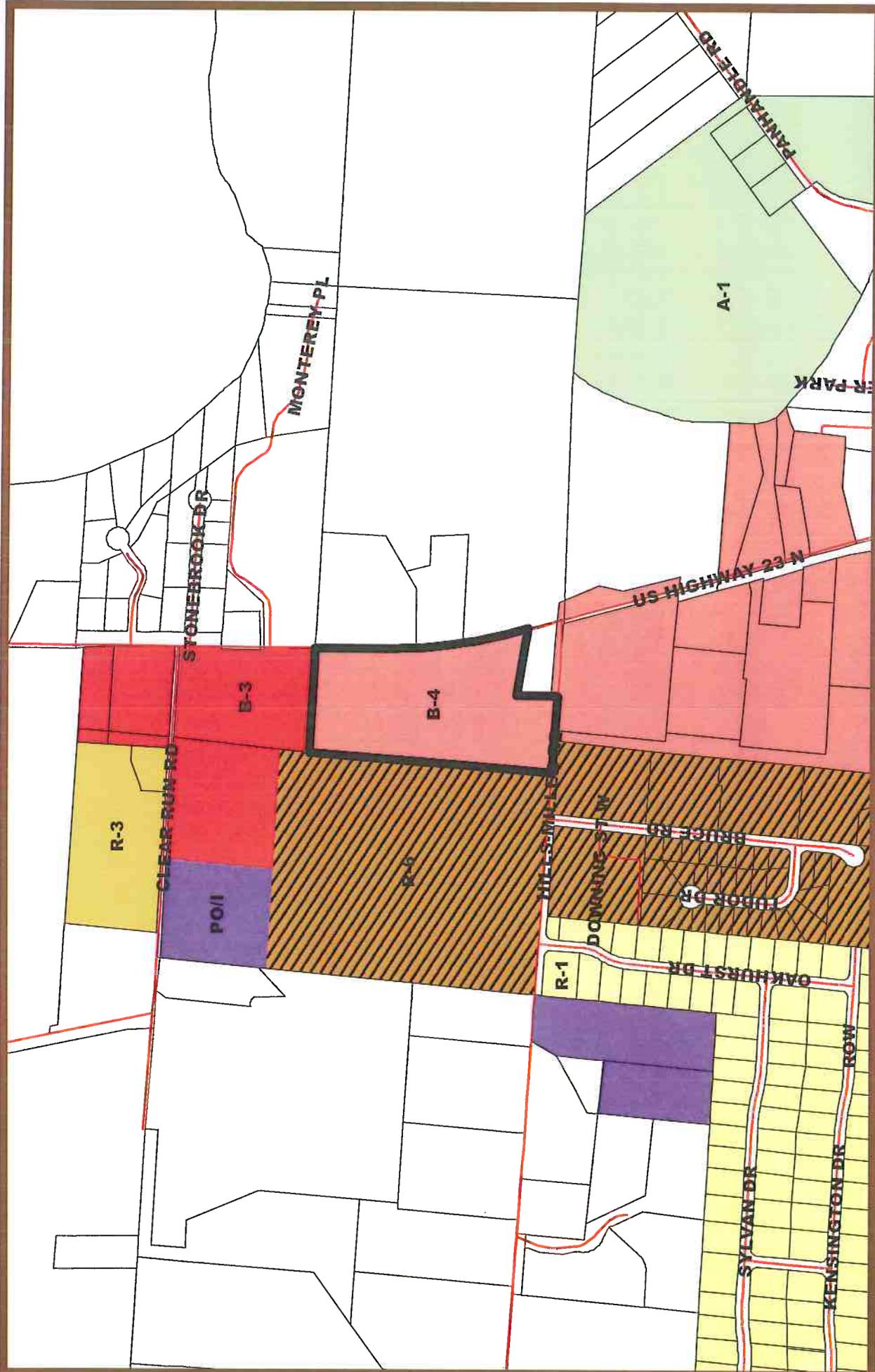
1. Widening of US 23 to provide appropriately sized north and southbound through lanes, turn lanes, and paved shoulders.
2. Re-construction and widening of roughly 600 LF of Hills Miller Road to improve pavement structure and add turn lanes.
3. Adjustments to the traffic signal equipment and/or timing necessitated by either of the two (2) items above

Lastly, the proposed access points currently shown on the Preliminary Development Plan have been reviewed and approved by both ODOT and the City. The proposed access configuration conforms to the latest version of ODOT's US 23 Access Management Plan.



2015-1511
 Preliminary Development Plan
 Speedway LLC
 Location Map



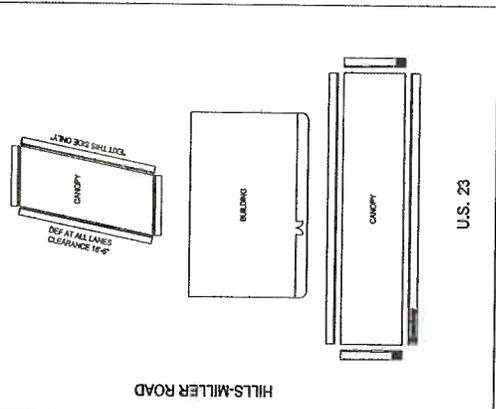
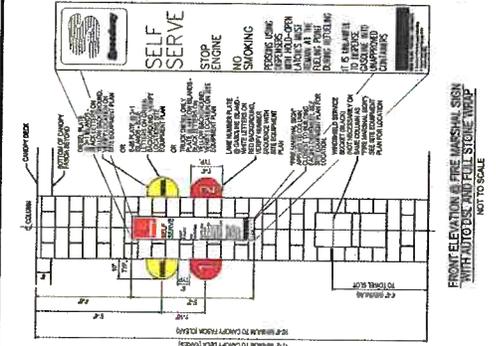


2015-1511
 Preliminary Development Plan
 Speedway LLC
 Zoning Map

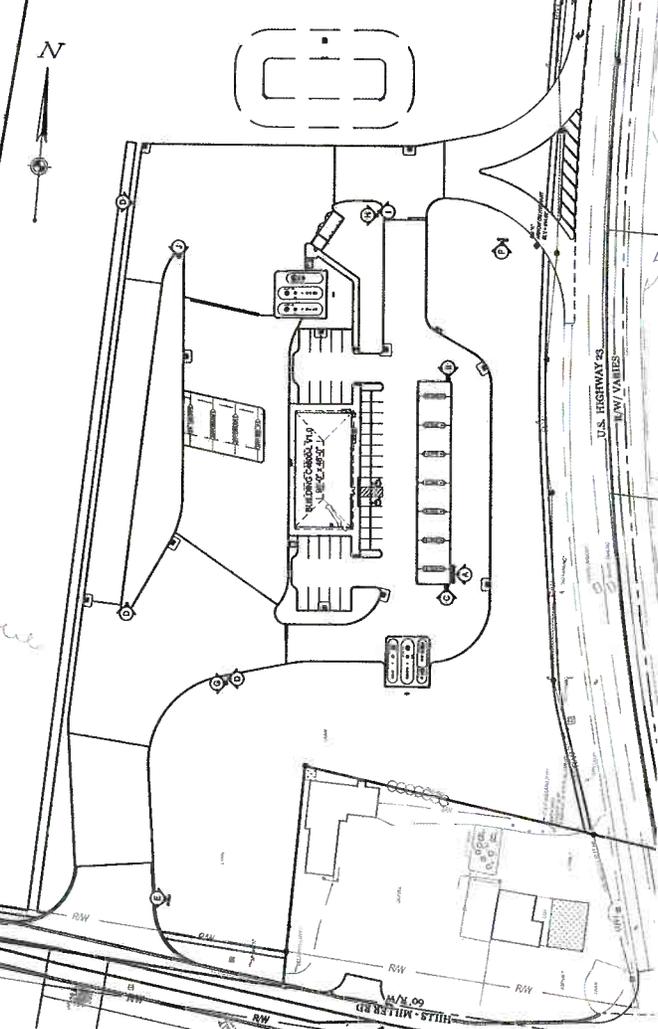


2015-1511
Preliminary Development Plan
Speedway LLC
Aerial (2013)

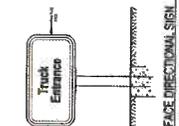




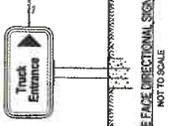
F 72 SQ. FT. "SPEEDWAY" GROUND MOUNT SIGN DETAIL
NOT TO SCALE



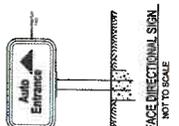
J DO NOT ENTER SIGN (RS-1)
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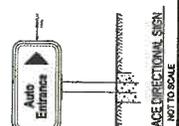
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D DOUBLE FACE DIRECTIONAL SIGN
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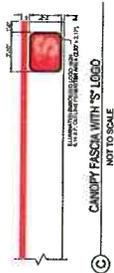
H DOUBLE FACE DIRECTIONAL SIGN
NOT TO SCALE



A CANOPY FASCIA WITH "SPEEDWAY" CHANNEL LETTERS
NOT TO SCALE



B CANOPY FASCIA WITH "S" LOGO
NOT TO SCALE



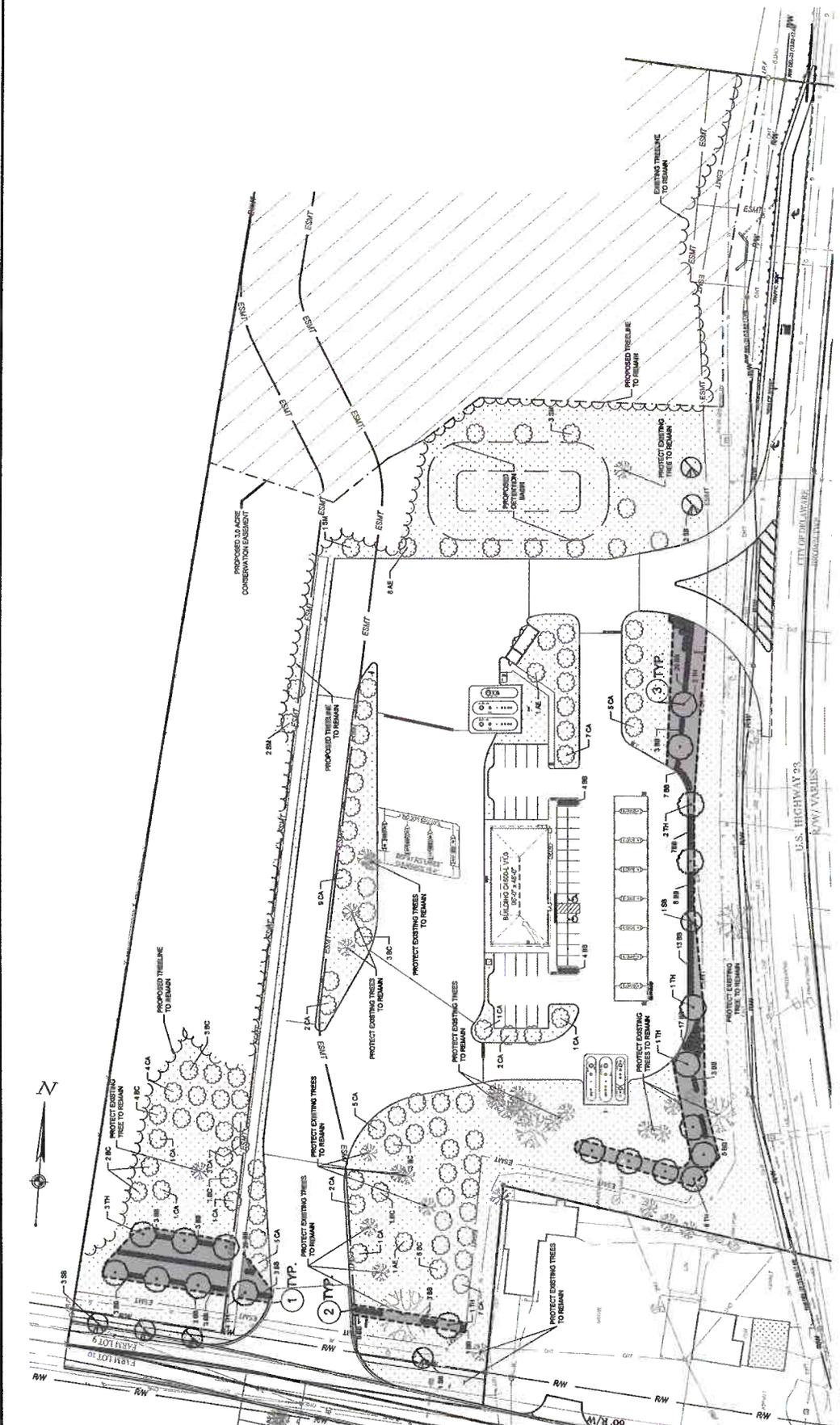
C CANOPY FASCIA WITH "S" LOGO
NOT TO SCALE

GRAPHICS - INSTALLATION

ITEM	QTY	INSTALL	REMOVE
1. SIGNAGE	1	1	0
2. SIGNAGE	1	1	0
3. SIGNAGE	1	1	0
4. SIGNAGE	1	1	0
5. SIGNAGE	1	1	0
6. SIGNAGE	1	1	0
7. SIGNAGE	1	1	0
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99. SIGNAGE	1	1	0
100. SIGNAGE	1	1	0

SOFFIT

REF. LET.	LOCATION	FINISH	EMERGENCY	AREA
A	SOFFIT	PAINT	NO	NO
B	SOFFIT	PAINT	NO	NO
C	SOFFIT	PAINT	NO	NO
D	SOFFIT	PAINT	NO	NO
E	SOFFIT	PAINT	NO	NO
F	SOFFIT	PAINT	NO	NO
G	SOFFIT	PAINT	NO	NO
H	SOFFIT	PAINT	NO	NO
I	SOFFIT	PAINT	NO	NO
J	SOFFIT	PAINT	NO	NO
K	SOFFIT	PAINT	NO	NO
L	SOFFIT	PAINT	NO	NO
M	SOFFIT	PAINT	NO	NO
N	SOFFIT	PAINT	NO	NO
O	SOFFIT	PAINT	NO	NO
P	SOFFIT	PAINT	NO	NO
Q	SOFFIT	PAINT	NO	NO
R	SOFFIT	PAINT	NO	NO
S	SOFFIT	PAINT	NO	NO
T	SOFFIT	PAINT	NO	NO
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CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND NOTIFY THE UTILITY PROVIDERS OF ANY CHANGES TO THE EXISTING UTILITIES WITHIN THE DISTRICTS OR WITHIN ACTUAL PHILLODENDRUMS.

LEGEND

- MALDENIA
- SHADE TREE
- ORNAMENTAL TREE
- REPLACEMENT TREE
- EXISTING TREE
- SPACE EDGE
- DECIDUOUS SHRUB
- PROPOSED TREELINE TO REMAIN
- EXISTING TREELINE TO REMAIN
- PROTECT EXISTING TREES TO REMAIN

PLANT REQUIREMENTS
PER CITY OF DELEWARE ZONING CODE SECTION 1166

STREET TREE PLANTING	REQUIRED	PROVIDED
(1) 1" DBL. CANOPY TREE FOR EVERY 40 L.F. OF FRONTAGE ALONG RD.	1,527 FT. x 54 TREES	8 TREES (PROPOSED) 3 TREES (EXISTING)
FRONT YARD PLANTING		
(1) 3" MIN. CANOPY TREE FOR EVERY 50 L.F. OF FRONTAGE EXCLUDING DRIVEWAYS	1,158 FT. x 23 TREES	14 TREES (PROPOSED) 3 TREES (EXISTING)
(1) 2" MIN. CANOPY TREE FOR EVERY 10 L.F. OF FRONTAGE EXCLUDING DRIVEWAYS	1,158 FT. x 115 SHRUBS	115 SHRUBS
DRIVEWAY VEGETATION FORMING A SOLID, CONTINUOUS CANOPY WITHIN 3 YRS.	SOLID CANOPY	EXISTING TREES

PLANT SCHEDULE

PLANT NAME	INSTALLATION SIZE	USAGES	W/PROP	SPACING
SHADE TREE	2" CAL. DB	20' O.C.	4/20'P	20' O.C.
SHADE TREE	3" CAL. DB	20' O.C.	4/20'P	20' O.C.
SHADE TREE	4" CAL. DB	20' O.C.	4/20'P	20' O.C.
ORNAMENTAL TREE	1 1/2" CAL. DB	20' O.C.	20' O.C.	20' O.C.
ORNAMENTAL TREE	2" CAL. DB	20' O.C.	20' O.C.	20' O.C.
ORNAMENTAL TREE	3" CAL. DB	20' O.C.	20' O.C.	20' O.C.
SHRUB (DECIDUOUS)	3" CAL. DB	20' O.C.	20' O.C.	20' O.C.
SHRUB (DECIDUOUS)	4" CAL. DB	20' O.C.	20' O.C.	20' O.C.

Jilliflex Protection Services
 1100
 40-30-754 Call 781-330-1232

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFY THE LOCAL AUTHORITIES IN WRITING PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFY THE LOCAL AUTHORITIES IN WRITING PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFY THE LOCAL AUTHORITIES IN WRITING PRIOR TO THE START OF ANY WORK.

PLANT SCHEDULE

PLANT	QTY.	PLANT NAME	INSTALLATION SIZE	MATURE HEIGHT	SPACING
SA	8	SUGAR MAPLE - ACER SACCHARUM	3" CAL. 8.0	60' H.	40' O.C.
AE	10	AMERICAN ELM - ULMUS AMERICANA	3" CAL. 8.0	40' H.	35' O.C.
CA	10	CORONADO L. MAPLE - SP.	2" CAL. 6.0	30' H.	30' O.C.
SC	20	BLACK CHERRY - PRUNUS SEROTINA	2" CAL. 6.0	20' H.	20' O.C.

REPLACEMENT SCHEDULE

INCHES REMOVED	INCHES ADDED
1772	214

THE REMAINING BALANCE OF REQUIRED ADJUSTED TREE BANK SITE OR PAID FOR IN THE FORM OF A TREE BANK FUND FEE.

ASH TREES REMOVED

NUMBER REMOVED	INCHES REMOVED
4	32.7

LEGEND

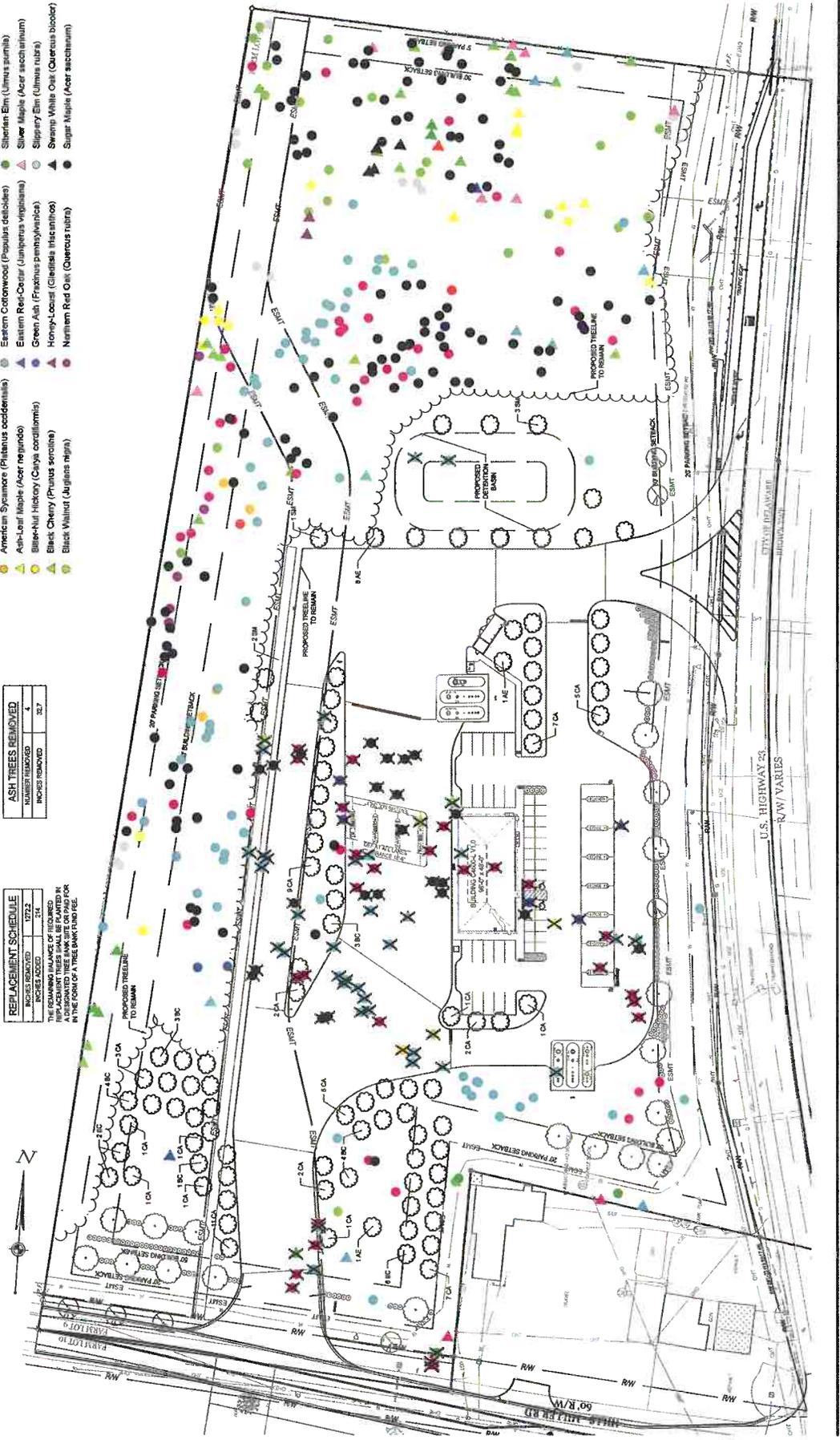
SYMBOL	DESCRIPTION
Circle with dot	SHADE TREE
Circle with slash	ORNAMENTAL TREE
Circle with cross	REPLACEMENT TREE
Circle with X	REMOVE EXISTING TREE
Circle with dot	SHADE TREE
Circle with slash	ORNAMENTAL TREE
Circle with cross	REPLACEMENT TREE
Circle with X	REMOVE EXISTING TREE

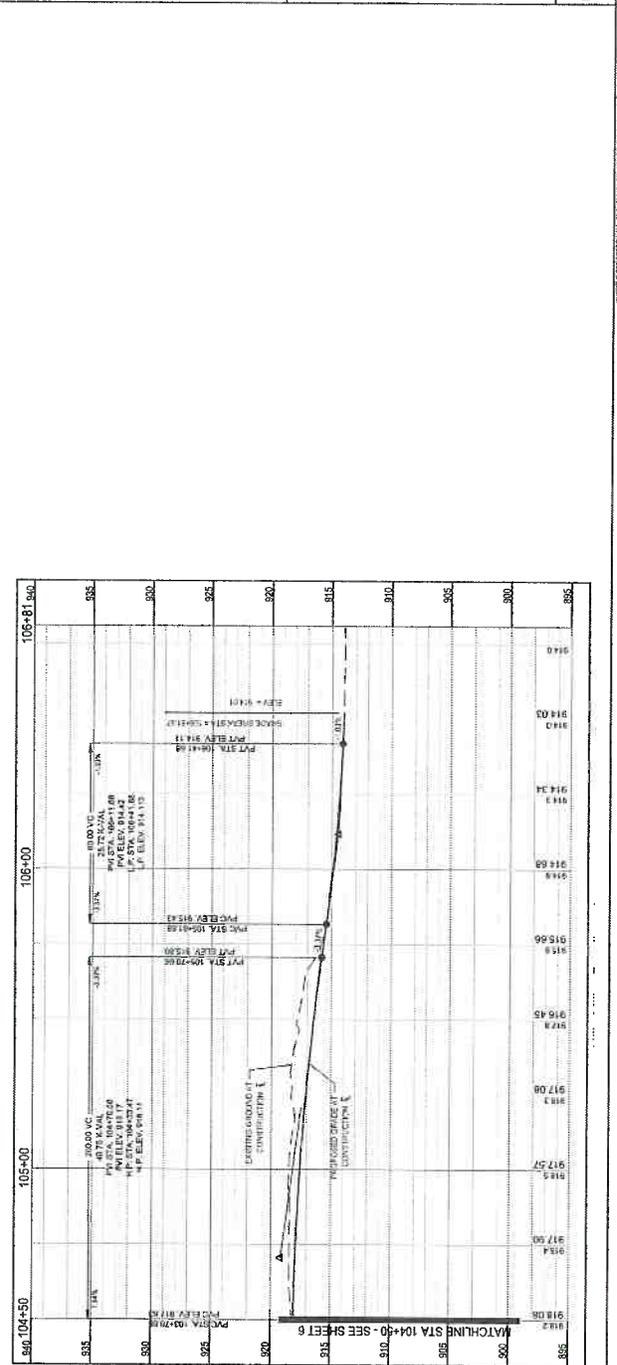
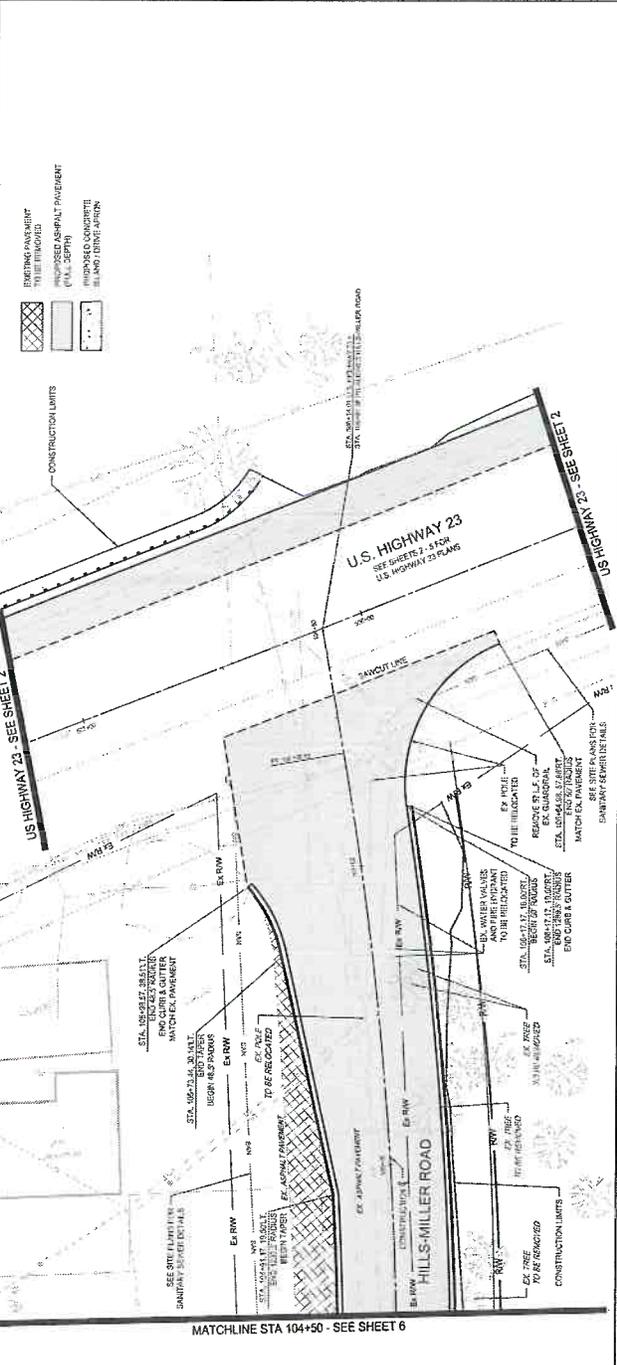
- American Basswood (Tilia americana)
- American Elm (Ulmus americana)
- American Plum (Prunus americana)
- American Sycamore (Platanus occidentalis)
- Ash-Leaf Maple (Acer negundo)
- Black-Leaf Hicory (Carya cordifolia)
- Black Cherry (Prunus serotina)
- Black Walnut (Juglans nigra)
- Black Willow (Salix nigra)
- Common Hicory (Celtis occidentalis)
- Crabapple (Malus sp.)
- Eastern Red-Cedar (Juniperus virginiana)
- Eastern White Oak (Quercus rubra)
- Green Ash (Fraxinus pennsylvanica)
- Honey-Locust (Gleditsia triacanthos)
- Northern Red Oak (Quercus rubra)
- Sugar Maple (Acer saccharum)
- Sweetgum (Liquidambar styraciflua)
- White Birch (Betula papyrifera)
- White Oak (Quercus alba)
- White Pine (Pinus strobus)
- White Birch (Betula papyrifera)
- White Oak (Quercus alba)
- White Pine (Pinus strobus)



DEVELOPER: SPEEDWAY DEVELOPMENT, INC.
 PROJECT NO: 2019-001
 SHEET NO: 10 OF 10

NEW BUILD PLAN
 2019 HWY. 23 N
 DELAWARE, OH
 7775
 77348
 7775-LP1





PROJECT: SPEEDWAY #100359, LOCATION: HILLS-MILLER RD & US HWY 23, DATE: 11/11/11

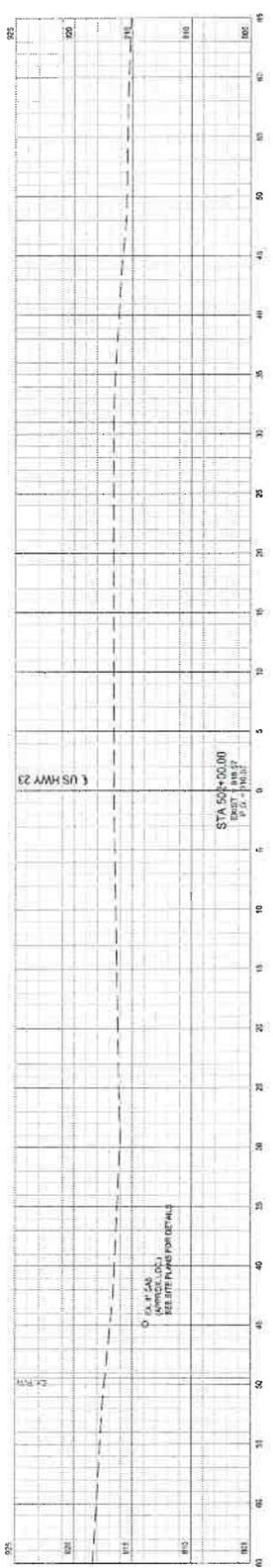
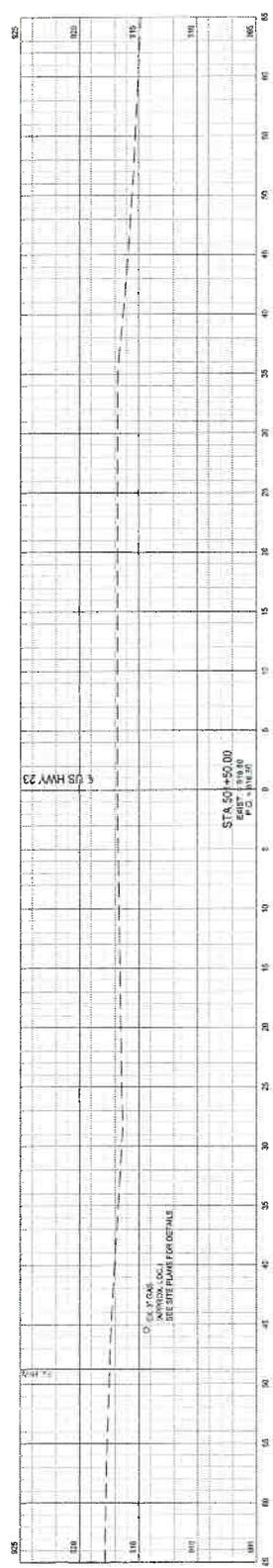
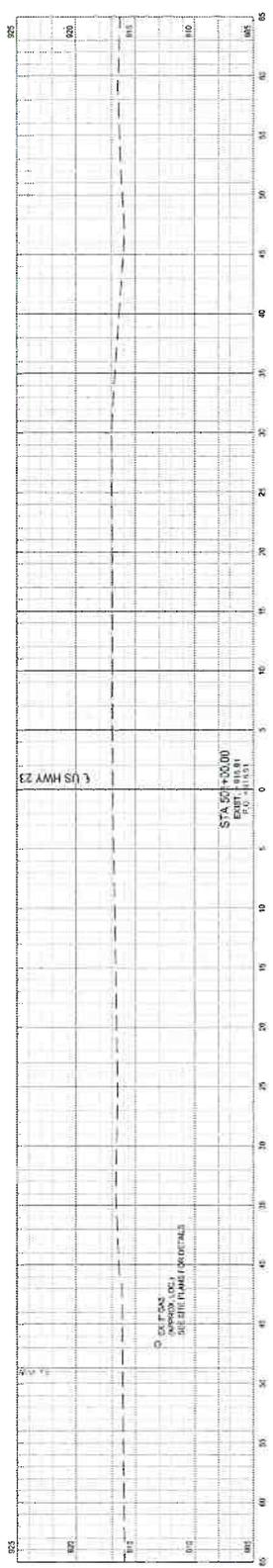
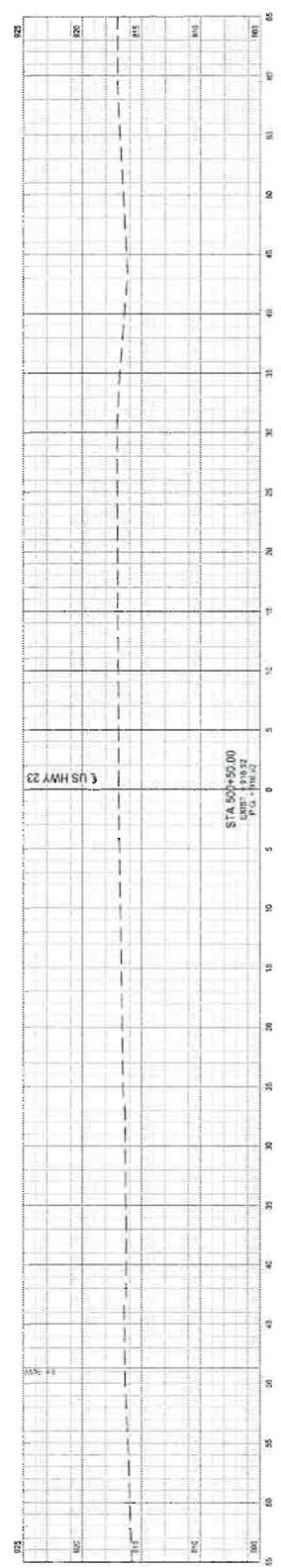


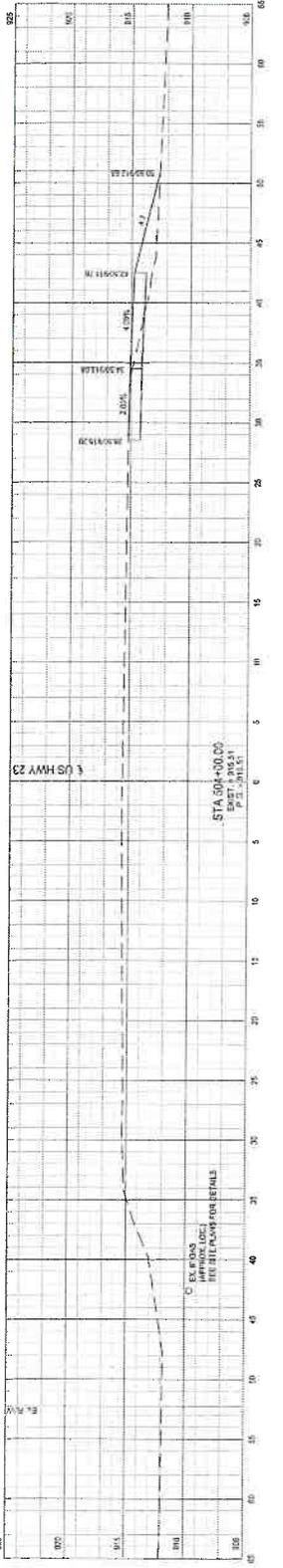
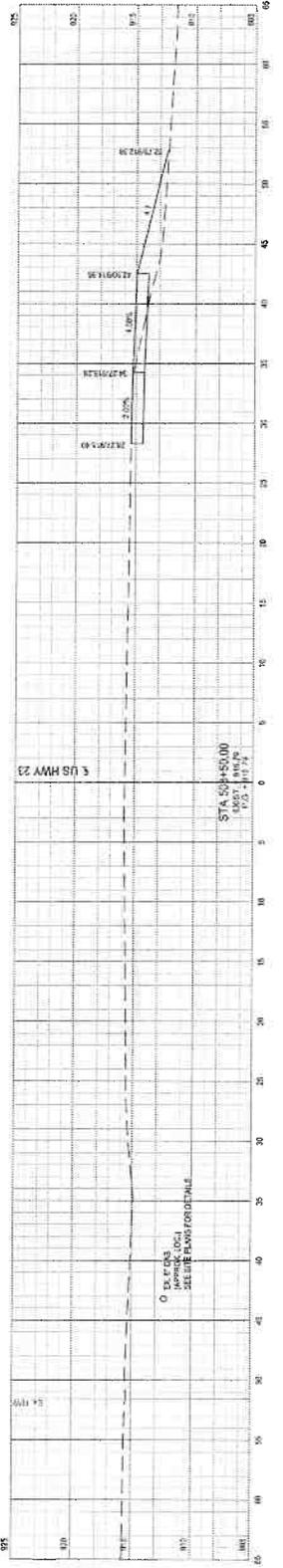
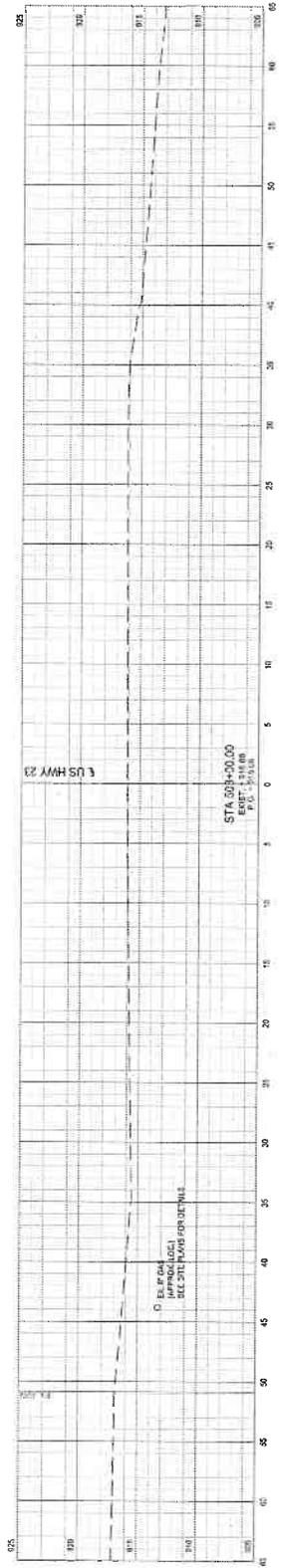
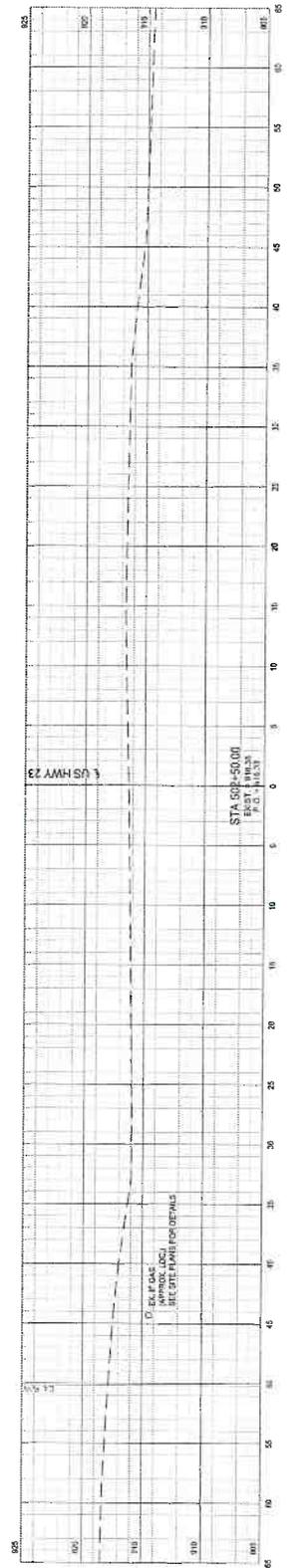
HILLS-MILLER RD & US HWY 23
 SPEEDWAY #100359

CROSS SECTIONS
 HILLS-MILLER RD & US HWY 23

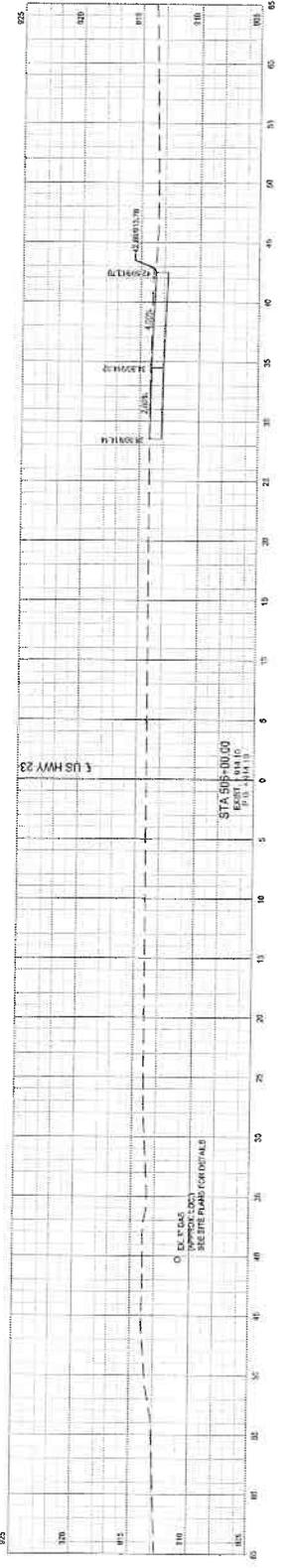
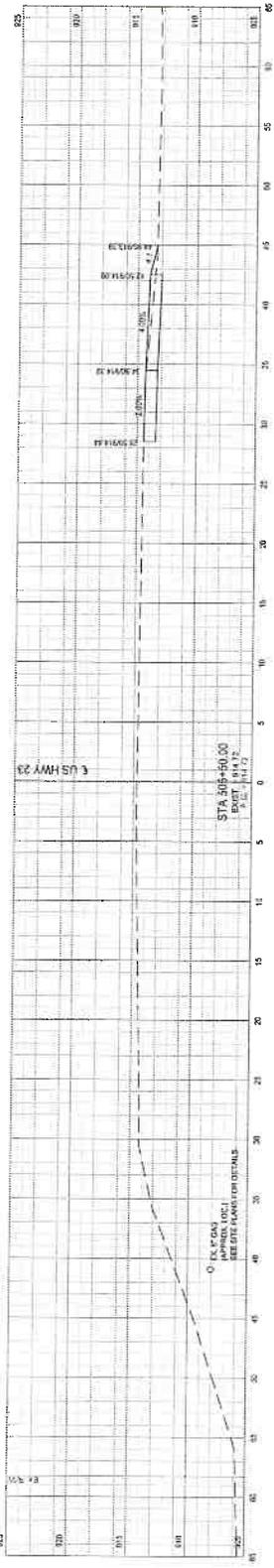
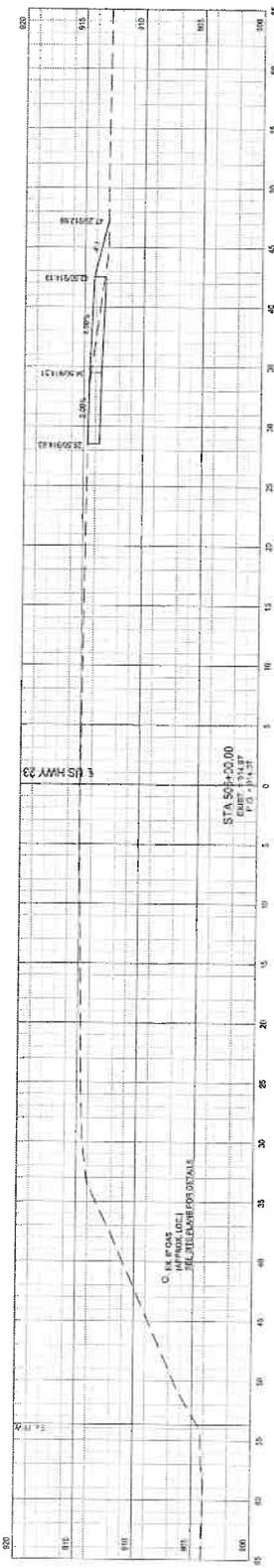
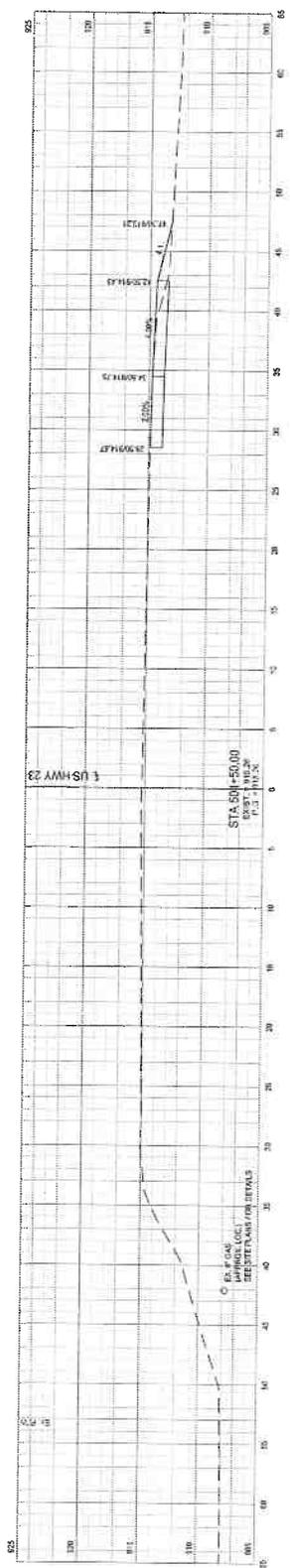
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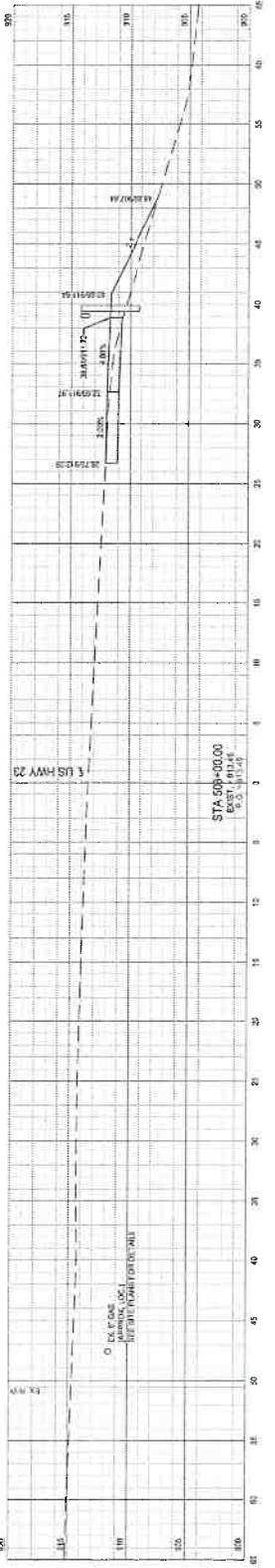
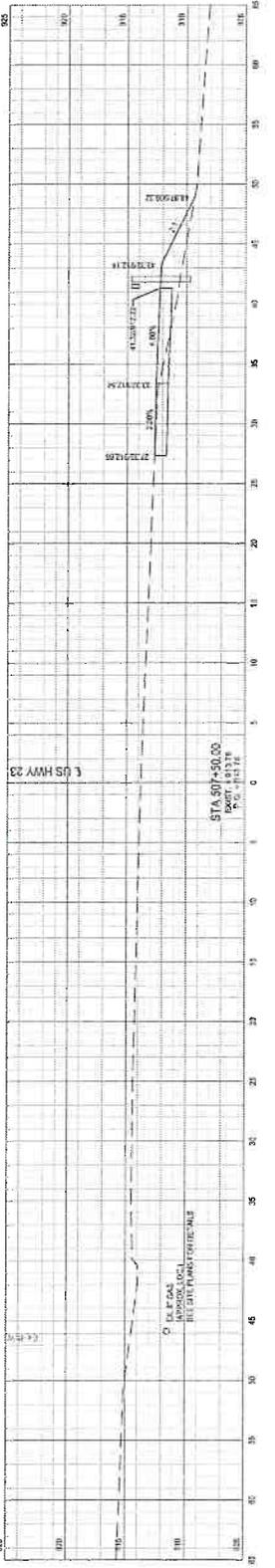
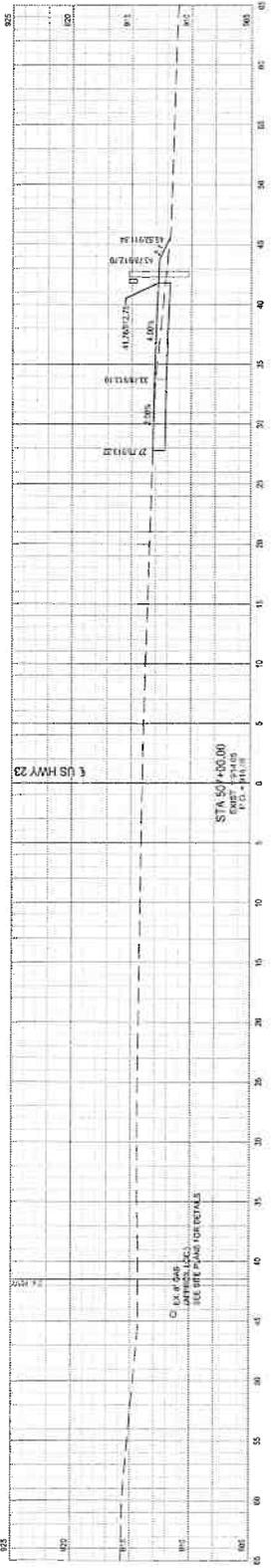
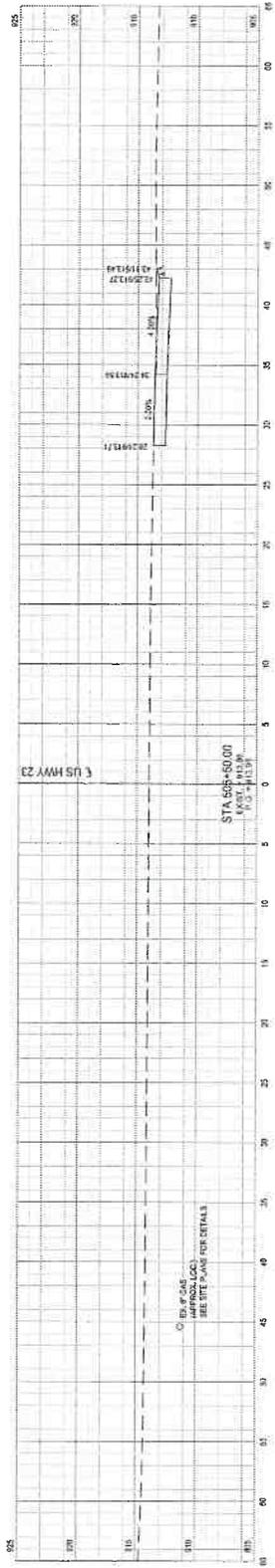
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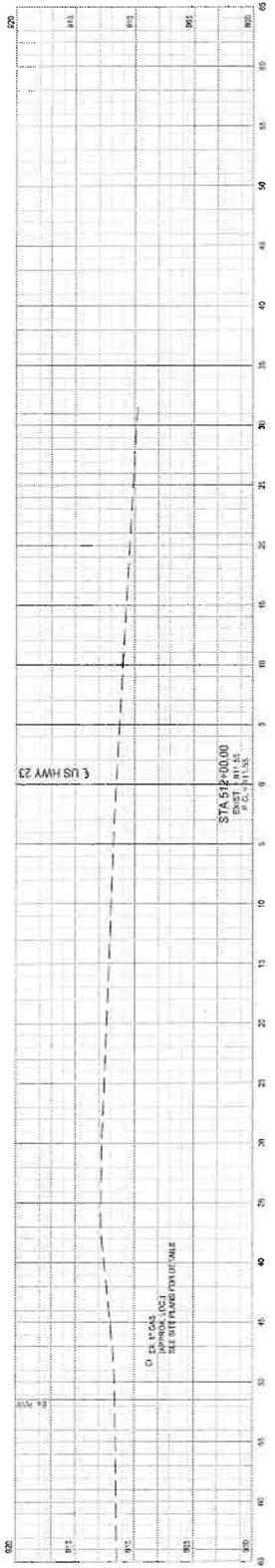
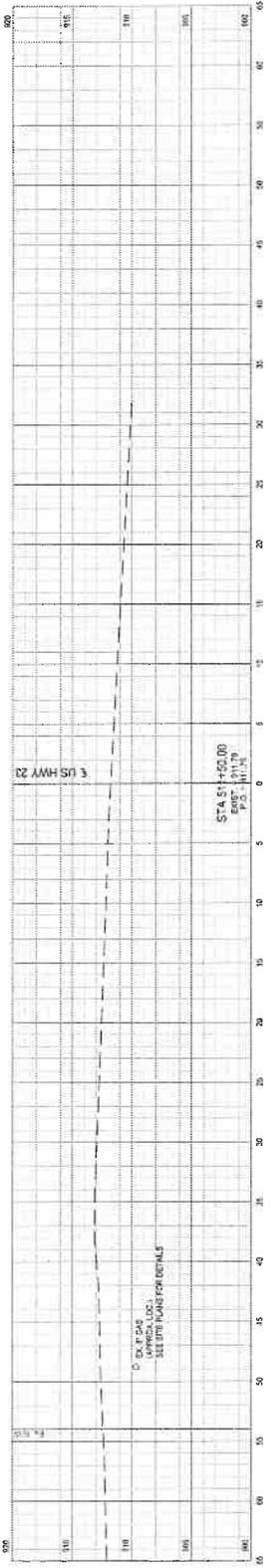
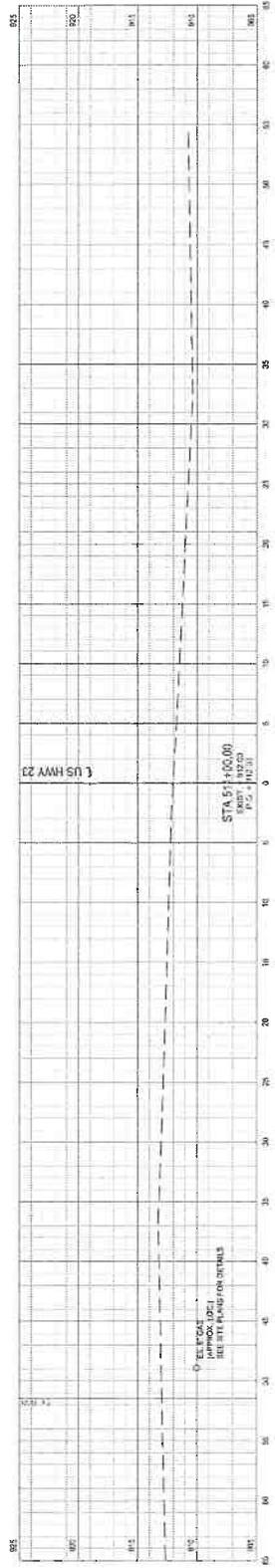
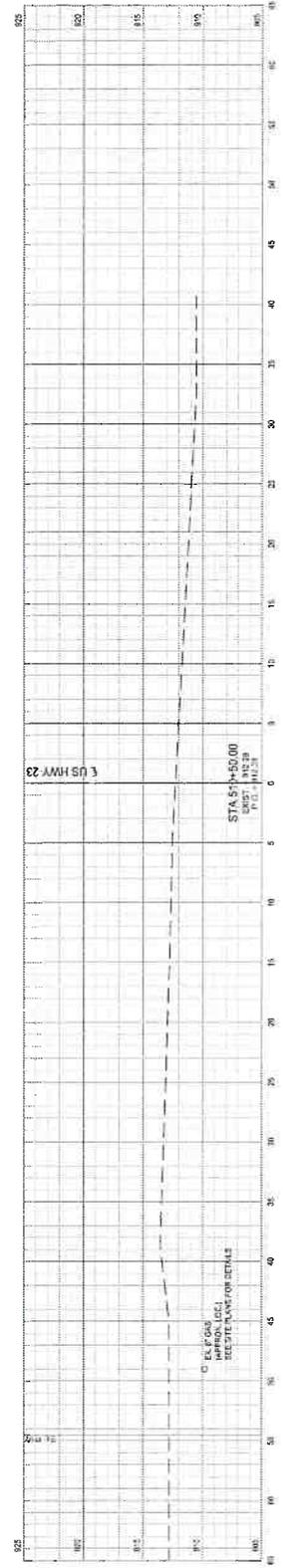




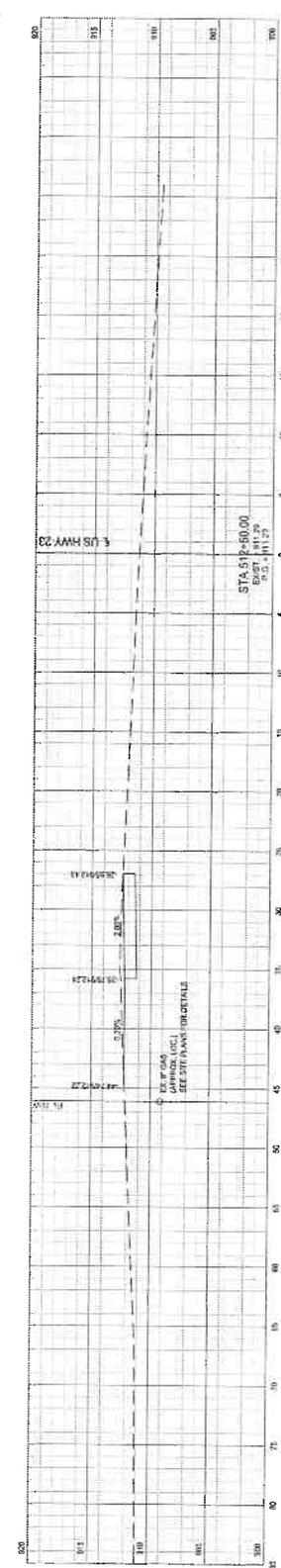
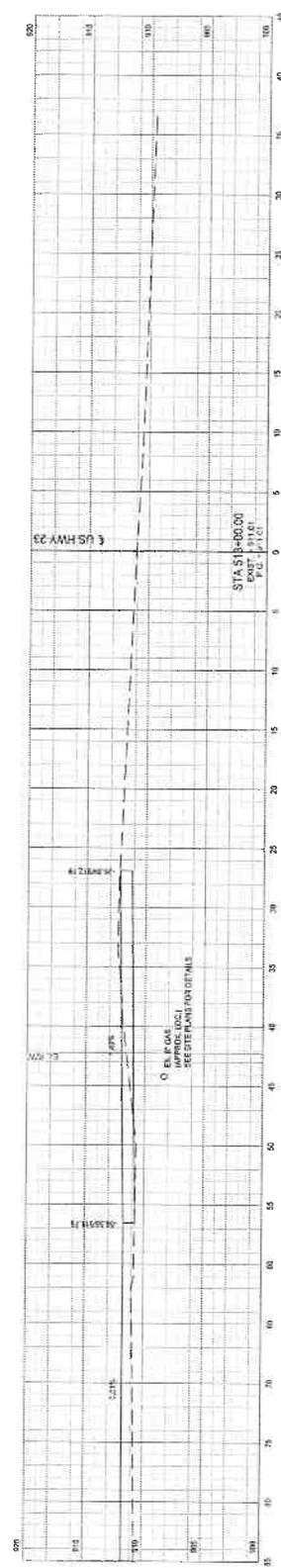
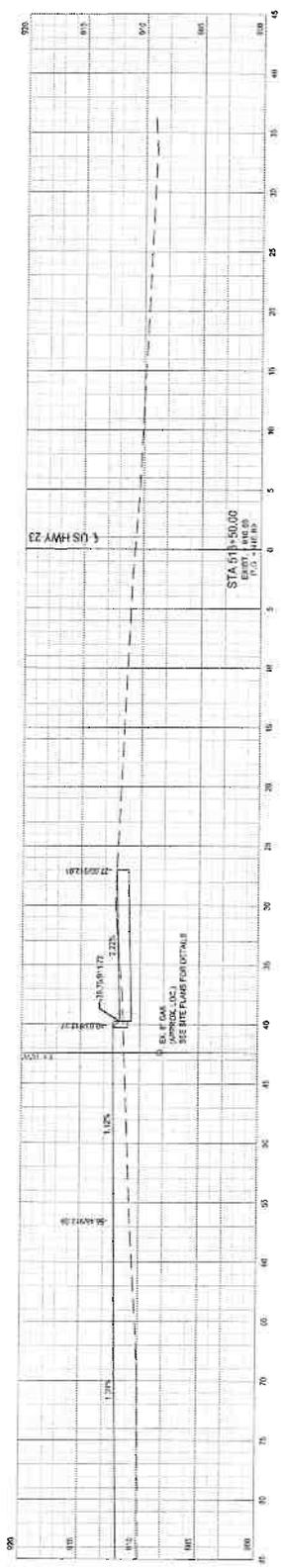
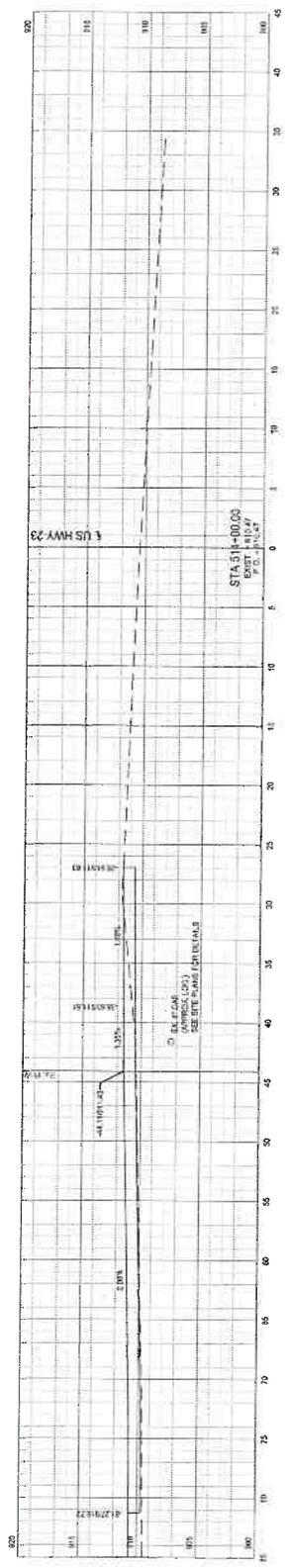
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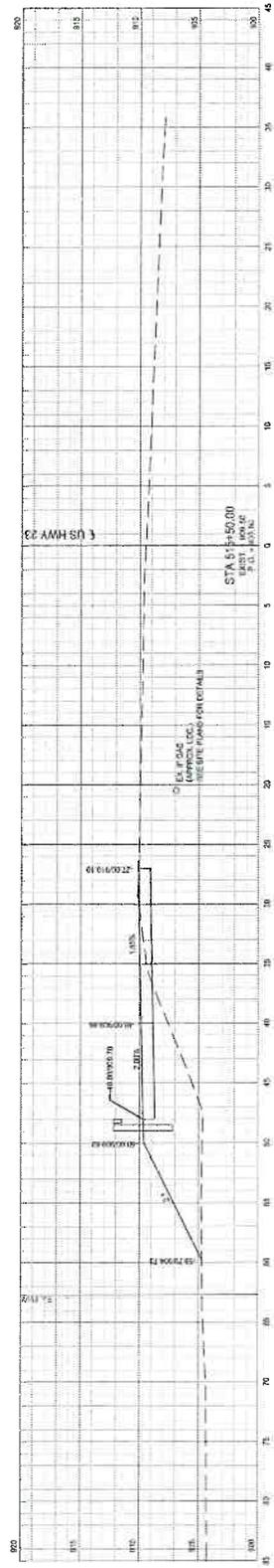
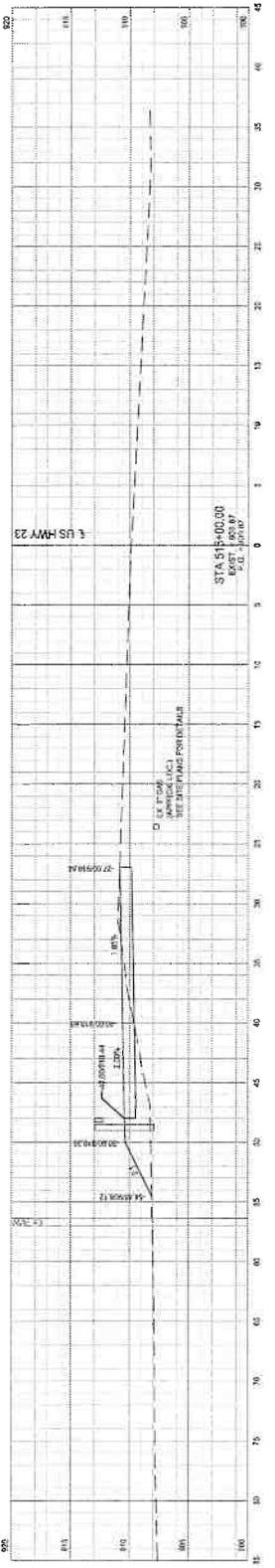
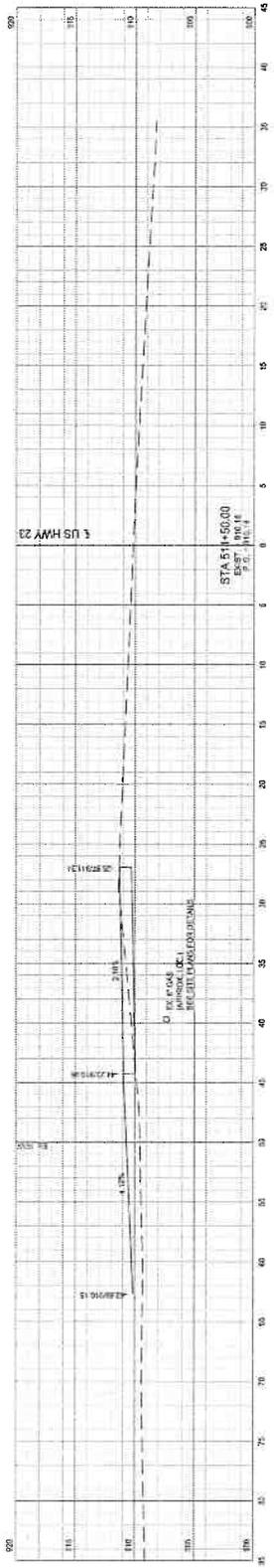




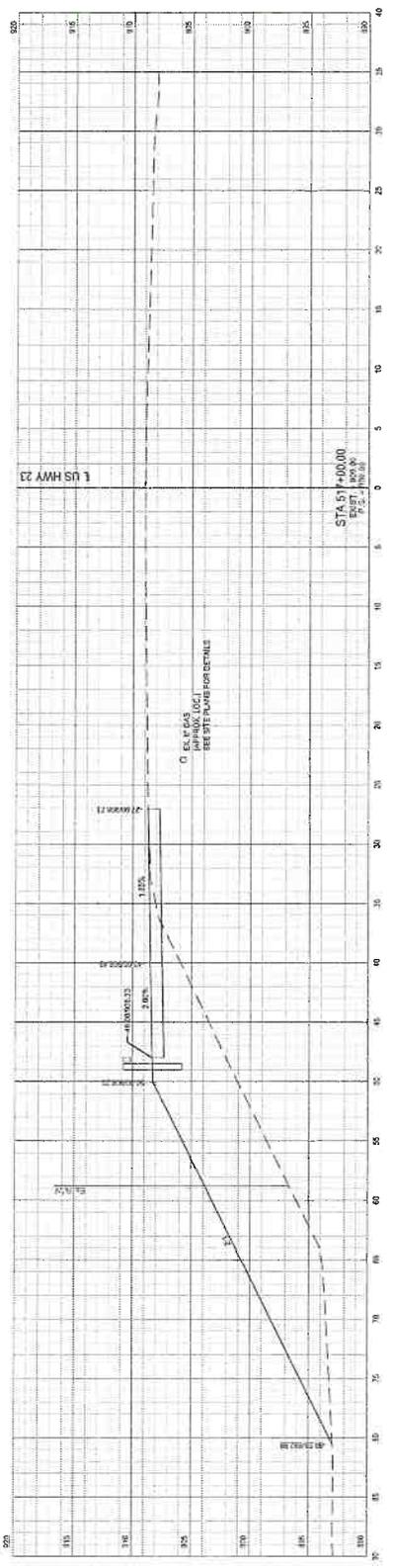
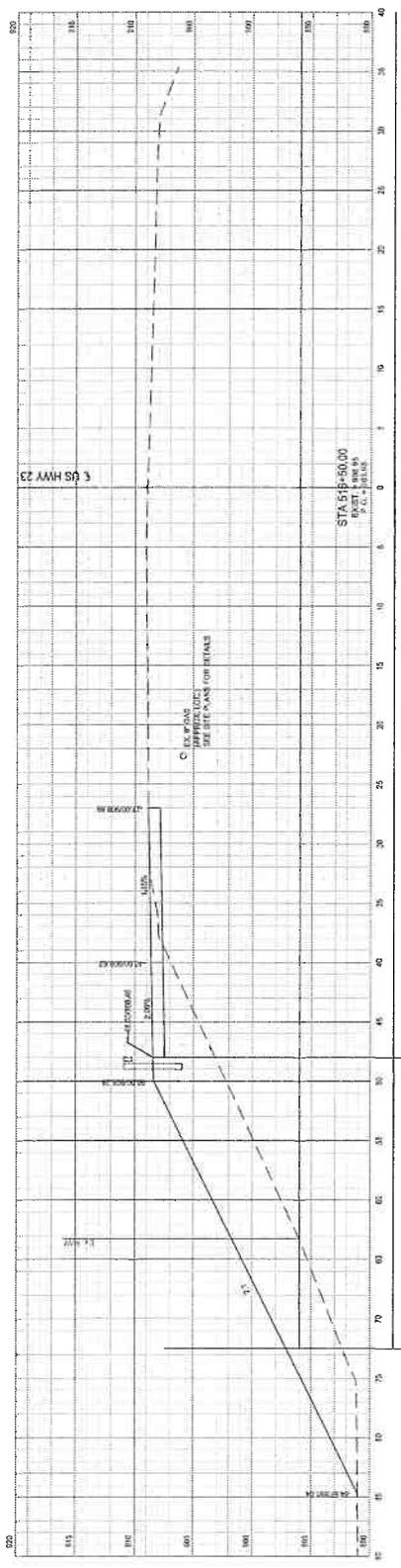
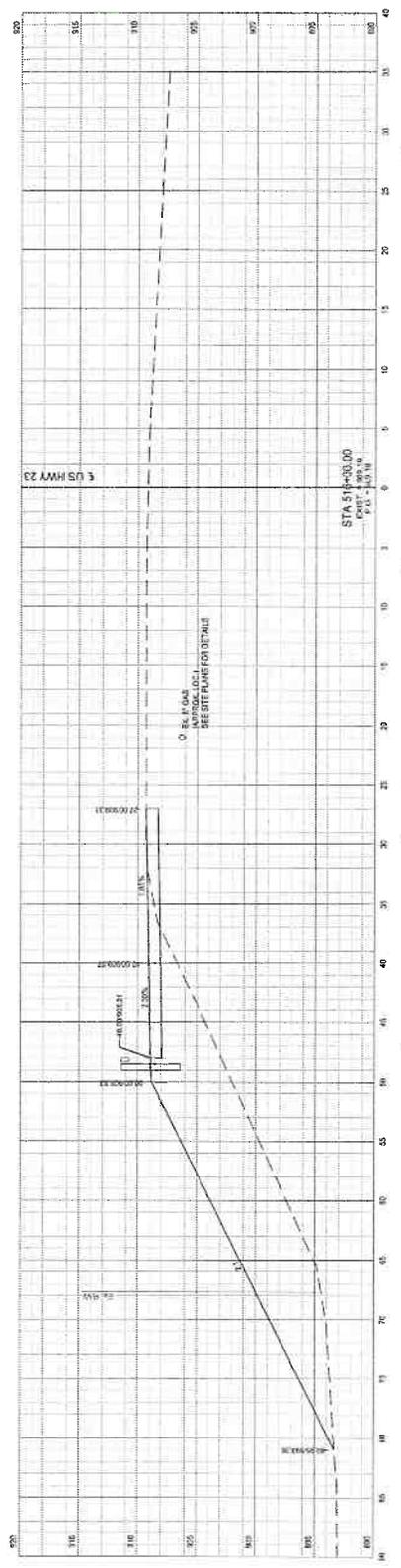


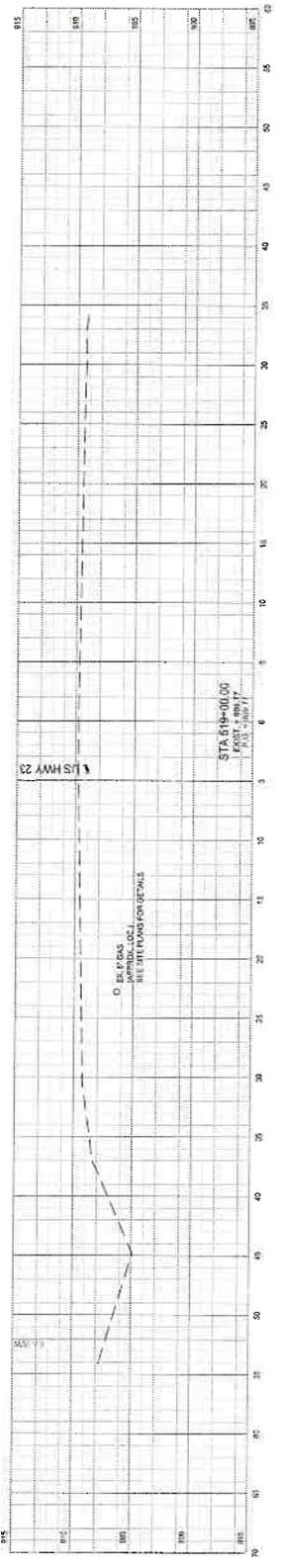
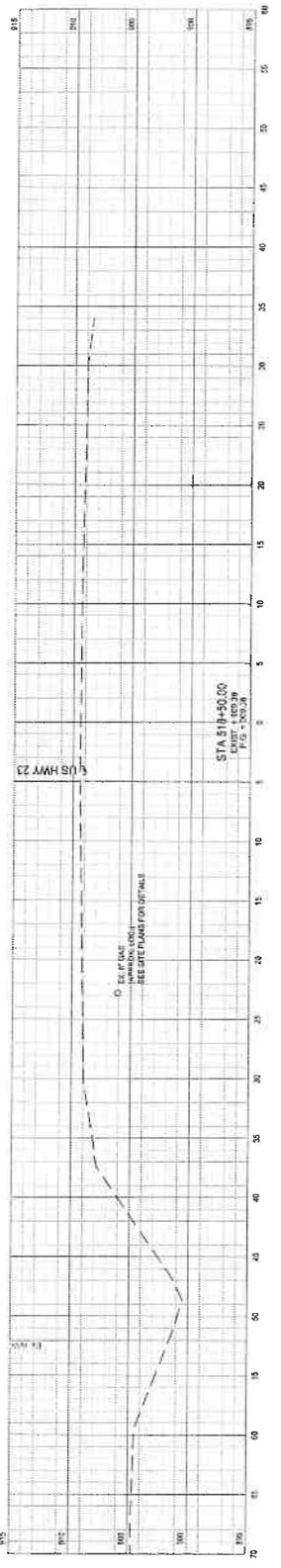
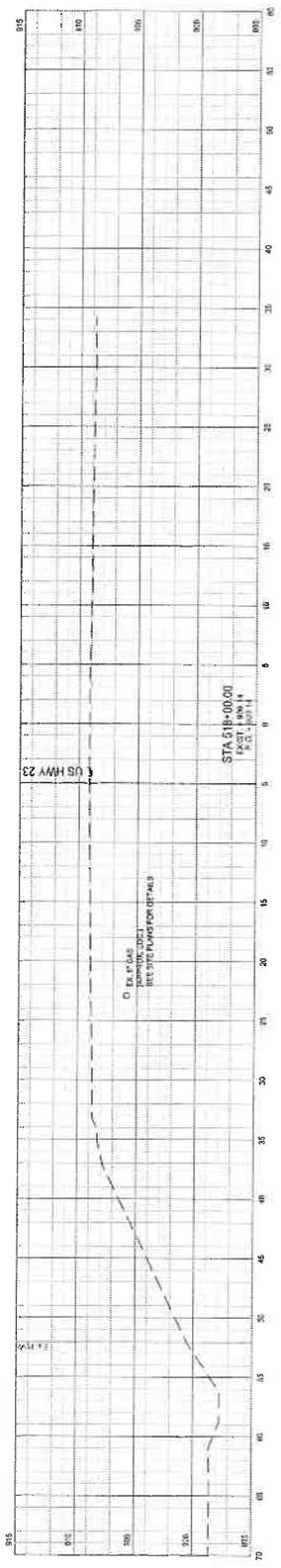
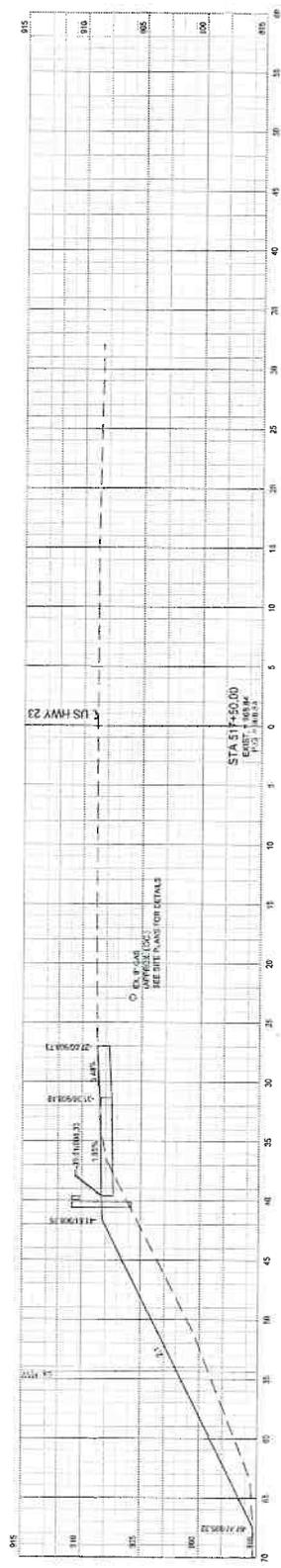
PROJECT: SPEEDWAY #100369, HILLS-MILLER RD & US HWY 23, DATE: 08/15/2011, TIME: 10:00 AM



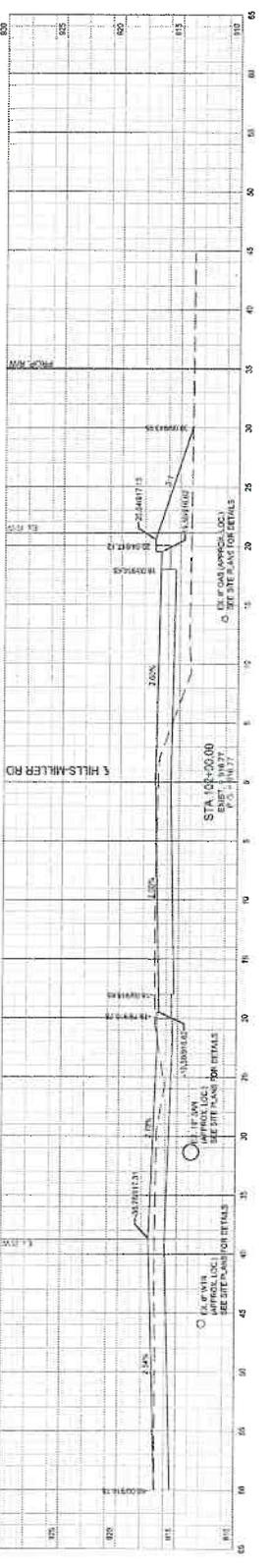
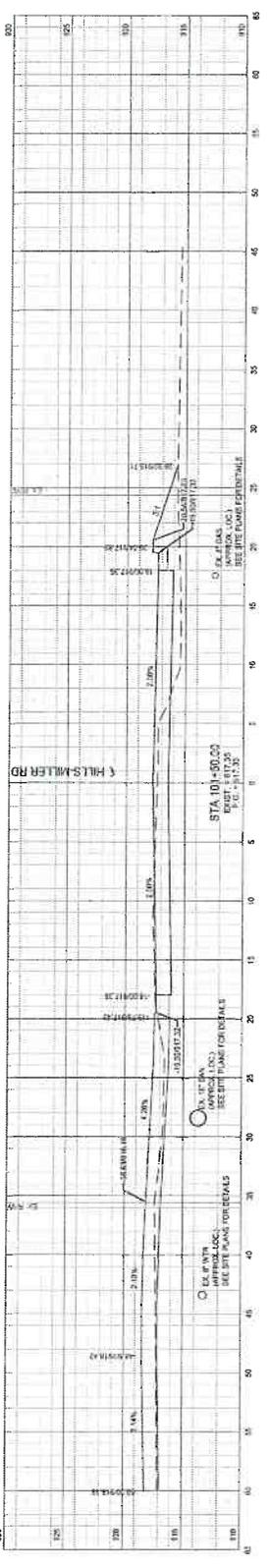
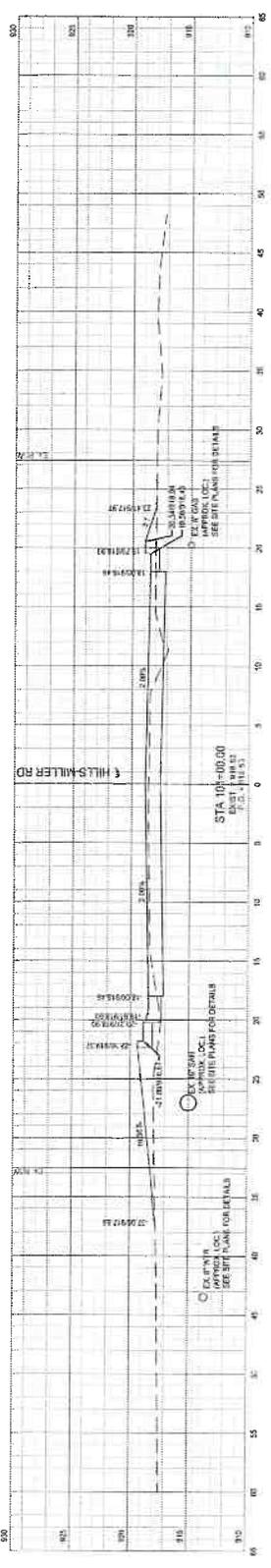
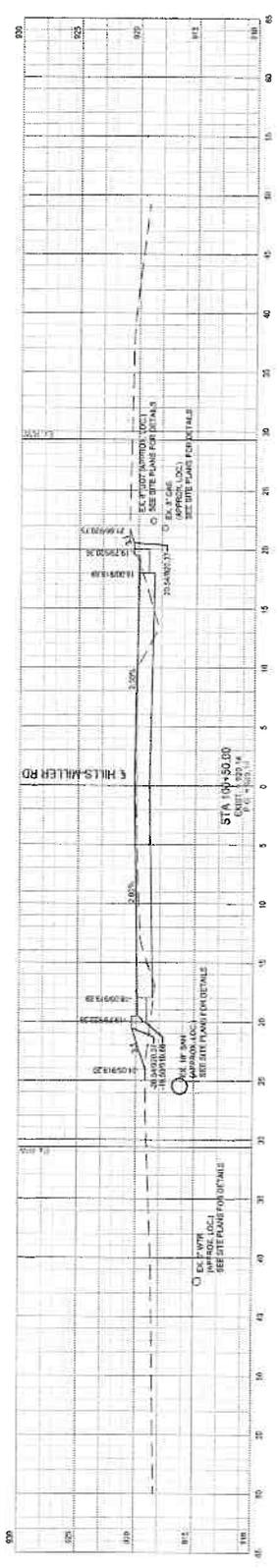


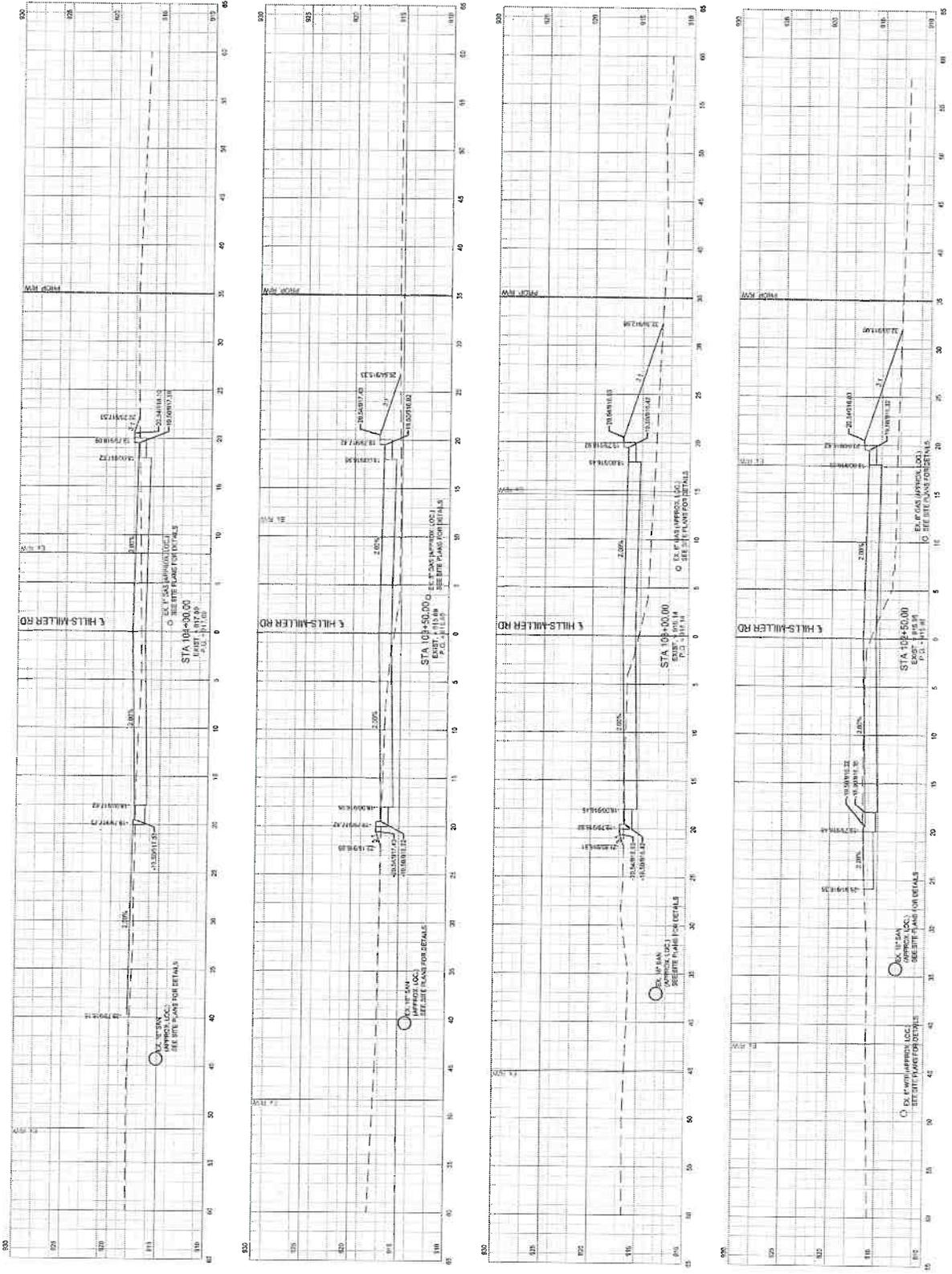
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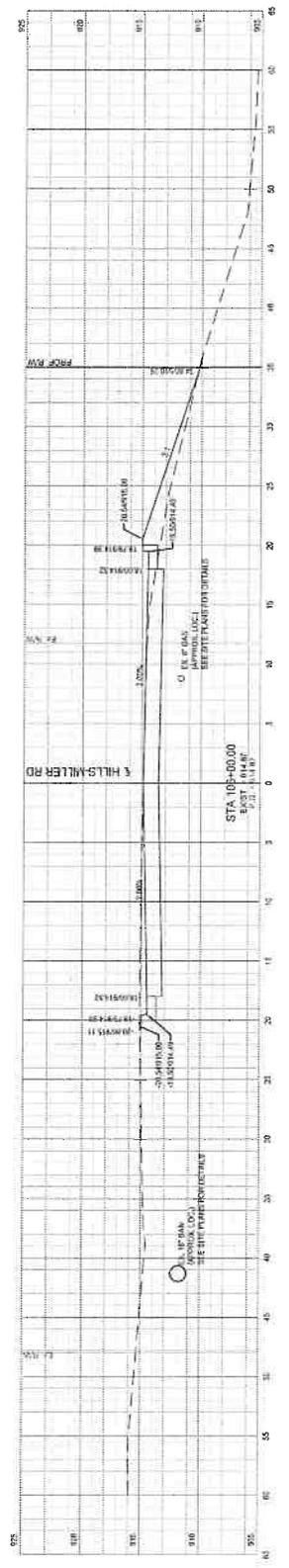
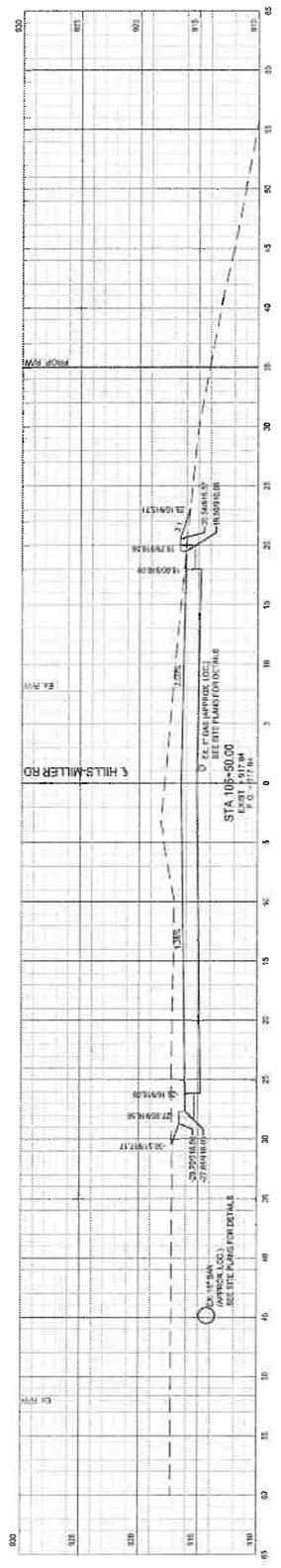
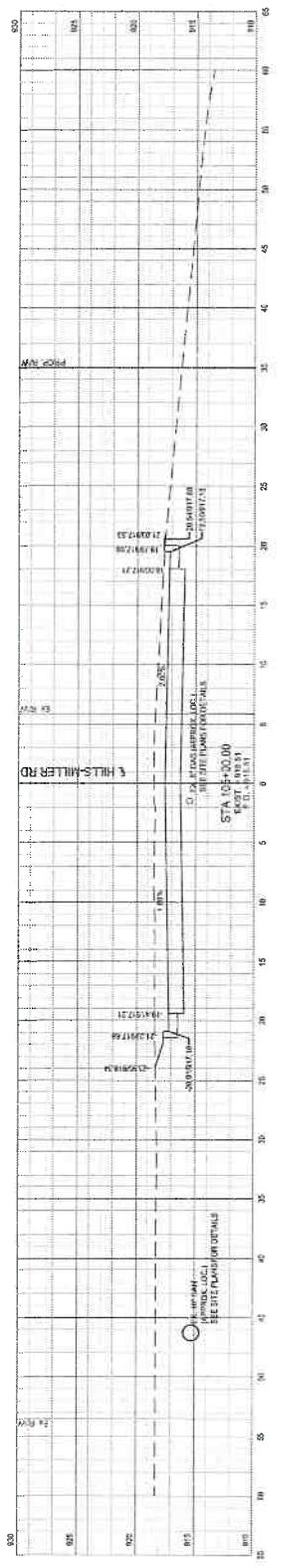
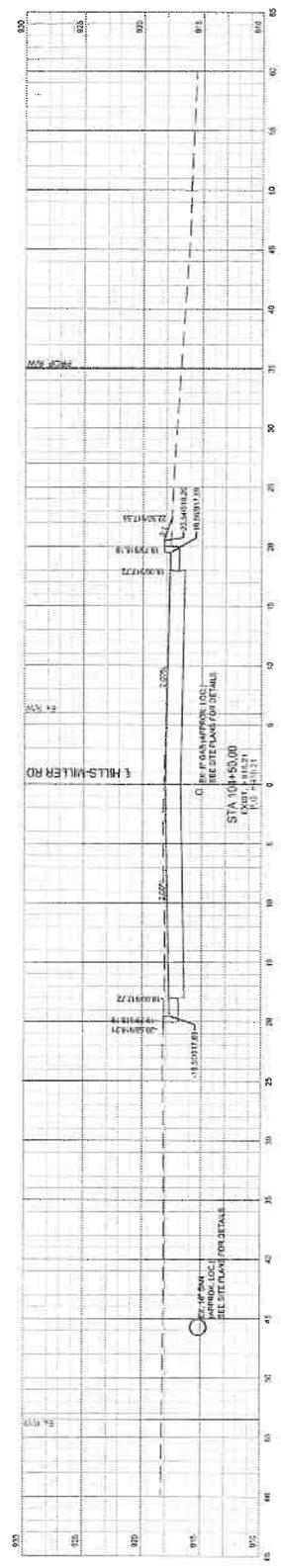




PROJECT: SPEEDWAY #100369, HILLS-MILLER RD & US HWY 23, DATE: 11/13/17, DRAWING: 17-24





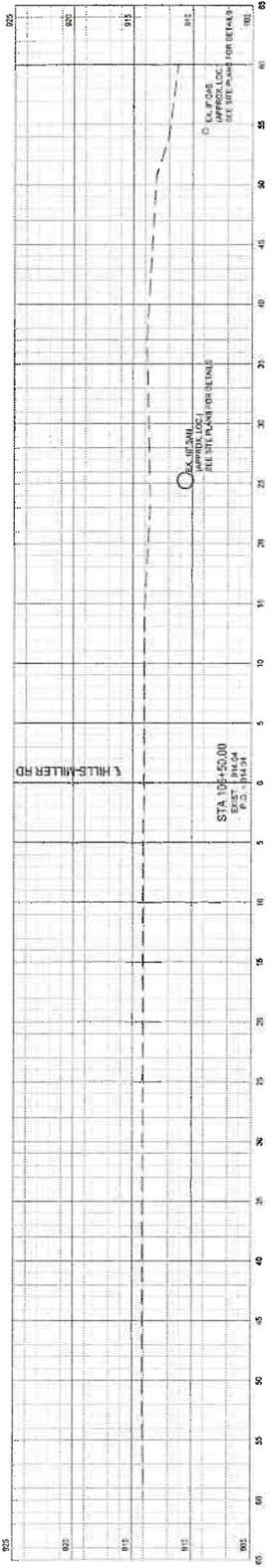




SPEEDWAY #100359
HILLS-MILLER RD & US HWY 23

CROSS SECTIONS
HILLS-MILLER RD

CHECKED
[Signature]
[Initials]

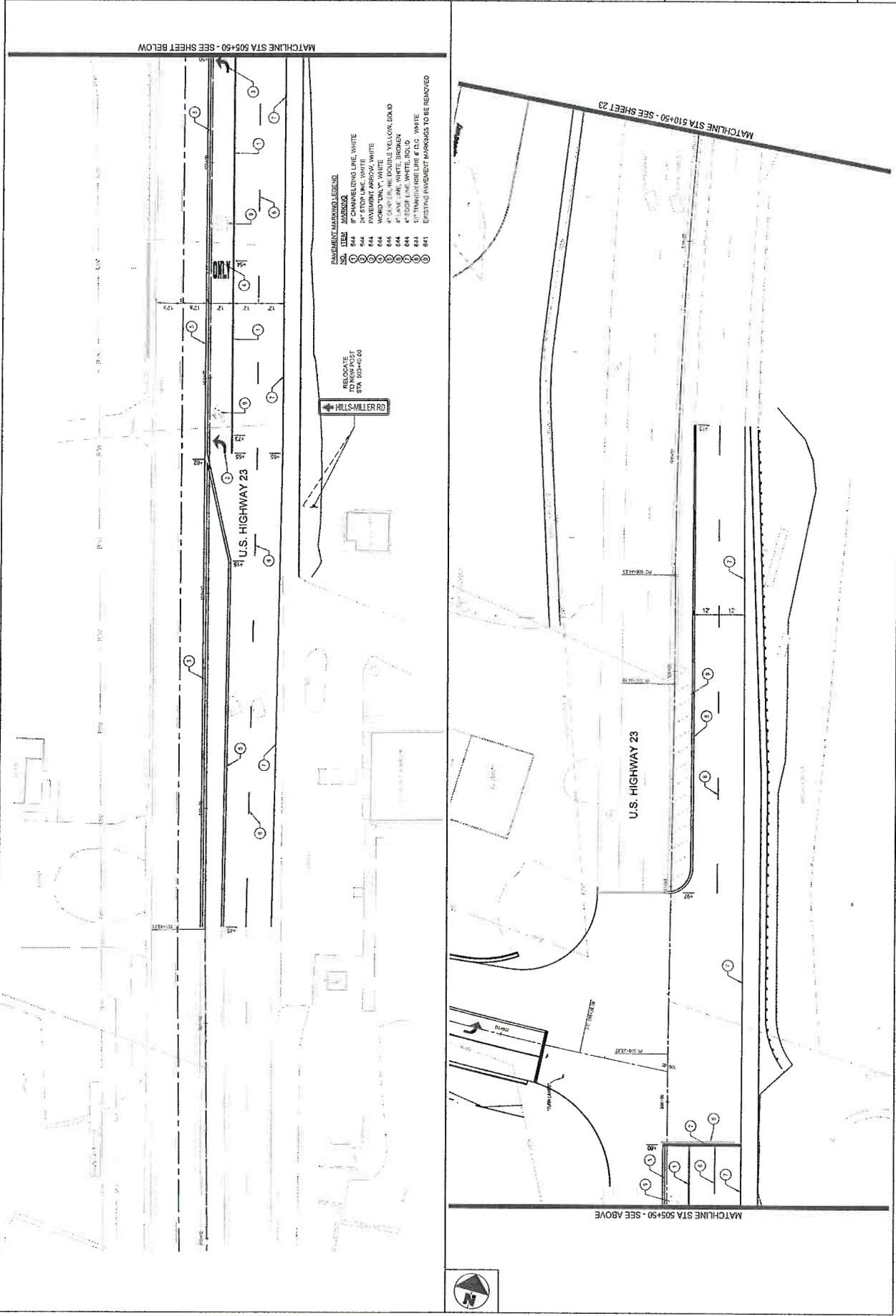
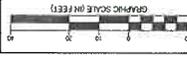




SPEEDWAY #100359
HILLS-MILLER RD & US HWY 23

PAVEMENT MARKING PLAN
U.S. HIGHWAY 23

TA
RTD
CHECKED
DATE



PAVEMENT MARKING LEGEND

NO.	ITEM	MARKING
641	RELOCATE	(Symbol: Arrow pointing to a line)
642	CHARRELINGS LINE	(Symbol: Dashed line)
643	PAVEMENT ARROW	(Symbol: Arrow)
644	WORD ONLY	(Symbol: Text)
645	4" CH-200, 1/2" DOUBLE YELLOW, 60/60	(Symbol: Double yellow line)
646	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
647	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
648	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
649	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
650	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
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652	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
653	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
654	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
655	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
656	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
657	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
658	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
659	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
660	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
661	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
662	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
663	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
664	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
665	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
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674	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
675	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
676	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
677	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
678	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
679	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
680	4" CH-200, 1/2" WHITE, 60/60	(Symbol: White line)
681	EXISTING PAVEMENT MARKINGS TO BE REMOVED	(Symbol: Circle with slash)

MATCHLINE STA 505+50 - SEE SHEET BELOW

MATCHLINE STA 510+50 - SEE SHEET 23

MATCHLINE STA 505+50 - SEE ABOVE



DATE PLOTTED: 08/14/2013 10:00 AM



SPEEDWAY #100359
HILLS-MILLER RD & US HWY 23

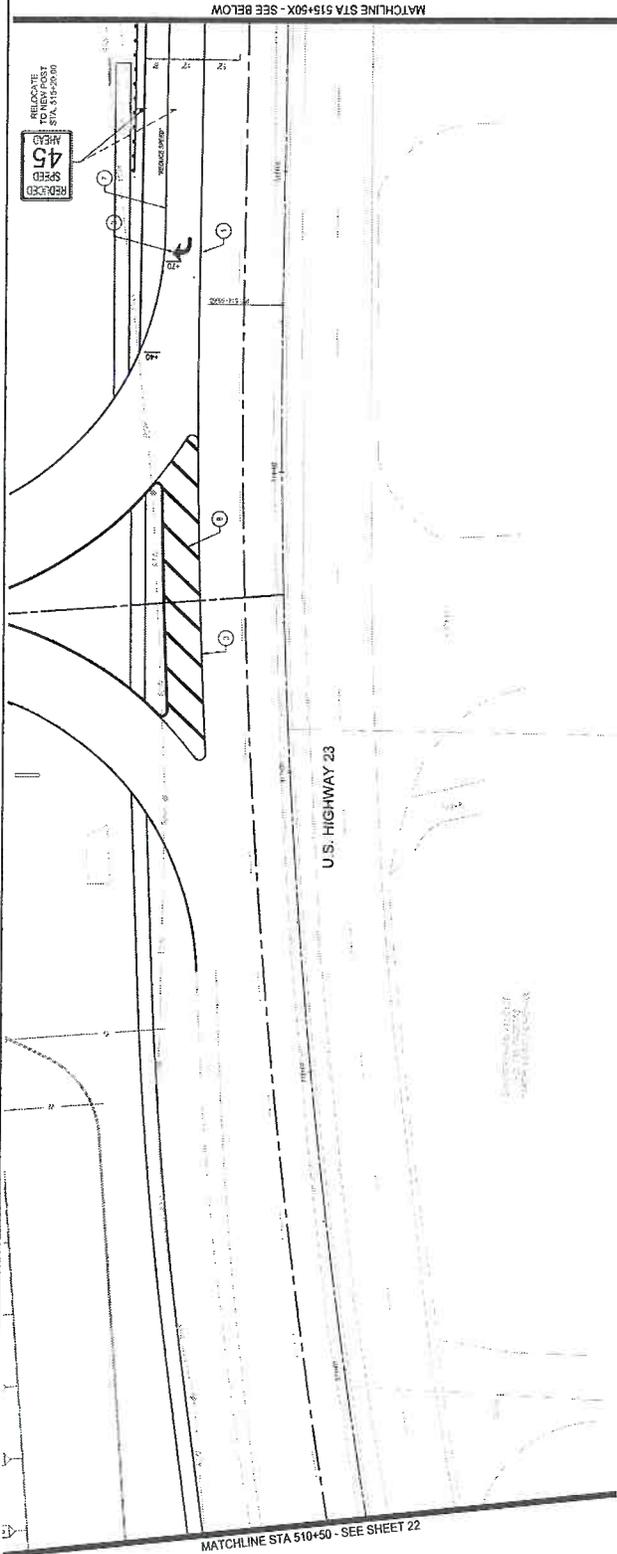
PAYMENT MARKING PLAN
U.S. HIGHWAY 23

SCALE
GRAPHIC SCALE (IN FEET)

DATE
02/20/20

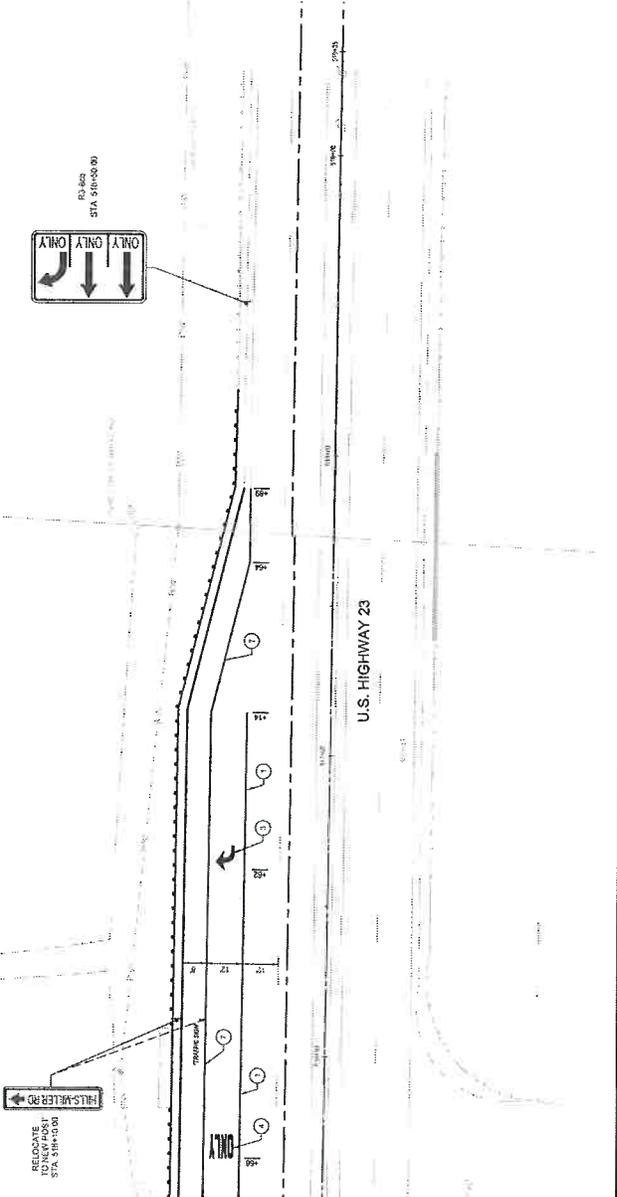
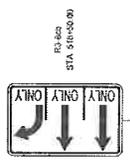
BY
C. G. WILSON

TITLE
CALCULATED



PAYMENT MARKING LEGEND

NO.	ITEM	MARKING
1	8" CHANNELING LINE	WHITE
2	24" STOP BAR	WHITE
3	PAYMENT ARROWS	WHITE
4	4" CENTER LINE	DOUBLE YELLOW, SOLID
5	4" LANE LINE	WHITE, BROKEN
6	4" EDGE LINE	WHITE, SOLID
7	12" TRANSVERSE LINE	8" C.C., WHITE
8	12" TRANSVERSE LINE	8" C.C., WHITE
9	12" TRANSVERSE LINE	8" C.C., WHITE
10	12" TRANSVERSE LINE	8" C.C., WHITE



WORK PROJECT NO. 100359, COUNTY OF HILLSBORO, MISSOURI, PROJECT LOCATION: HILLS-MILLER RD & US HWY 23, PROJECT DATE: 02/20/20

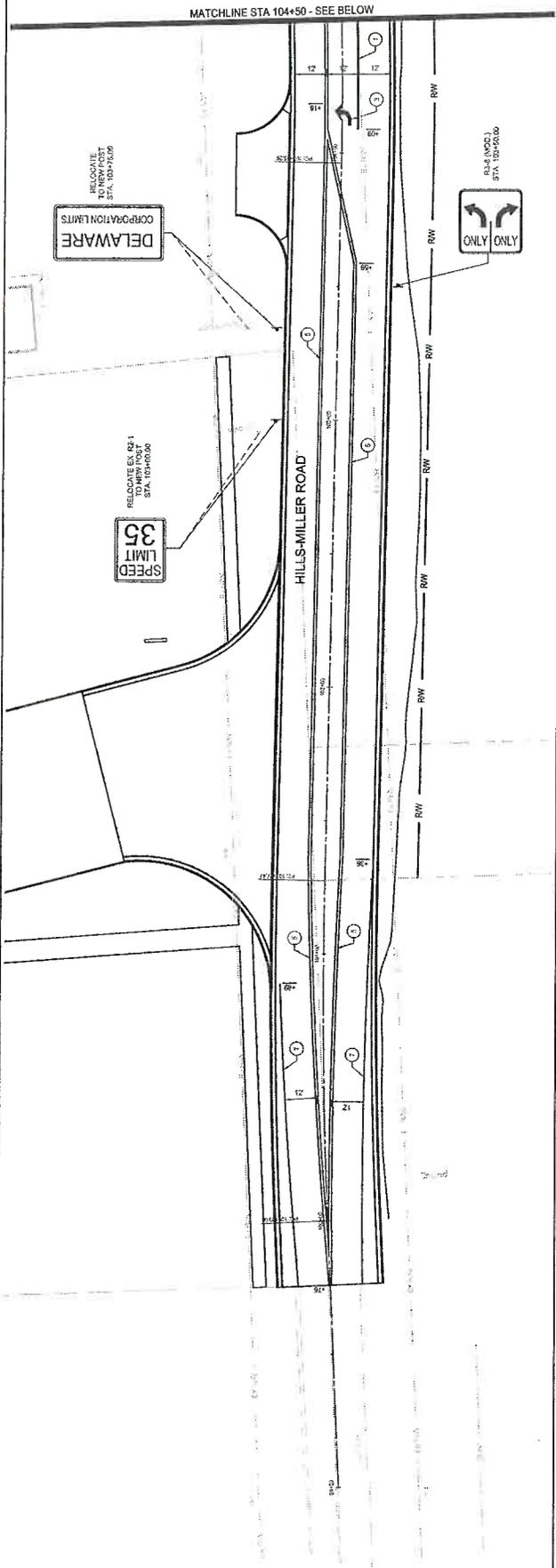


SPEEDWAY #100359
 HILLS-MILLER RD & US HWY 23

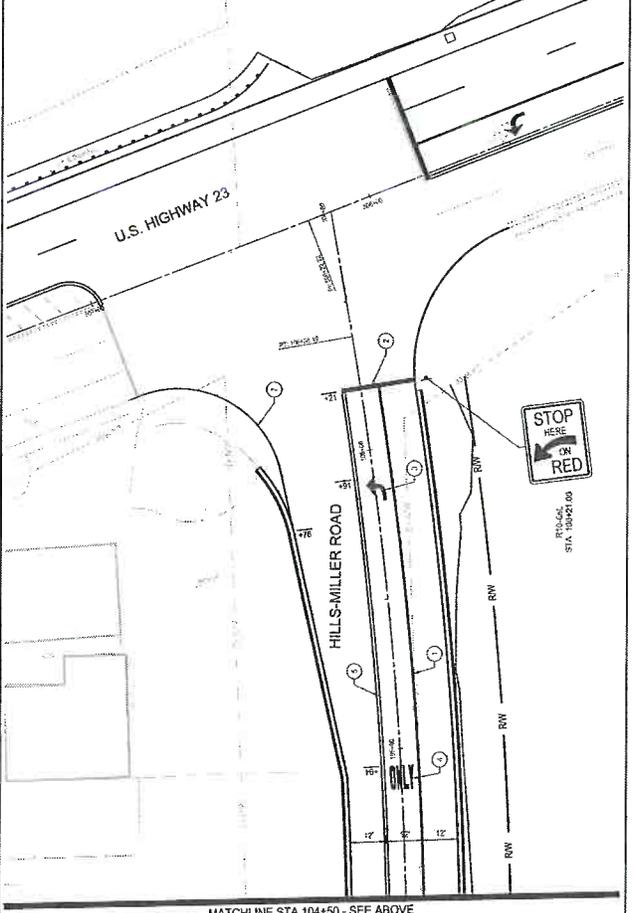
PAVEMENT MARKING PLAN
 HILLS-MILLER RD

GRAPHIC SCALE (IN FEET)

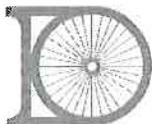
DATE: 02/20/2018
 TIME: 10:00 AM



- PAVEMENT MARKING LEGEND
- 1" CENTERLINE DOUBLE YELLOW, SOLID
 - 1" CENTERLINE DOUBLE YELLOW, DASHED
 - 4" EDGE LINE WHITE, SOLID
 - 4" EDGE LINE WHITE, DASHED
 - 12" TRANSVERSE LINE P.O.C., WHITE
 - 1" DIRECTIONAL MARKING (ARROWS) IN YELLOW
 - 1" DIRECTIONAL MARKING (ARROWS) IN WHITE
 - 2" STOP LINE WHITE
 - PAVEMENT ARROW, WHITE
 - WORD "ONLY", WHITE
 - WORD "ONLY", YELLOW
 - 4" CENTERLINE DOUBLE YELLOW, SOLID
 - 4" CENTERLINE DOUBLE YELLOW, DASHED
 - 4" EDGE LINE WHITE, SOLID
 - 4" EDGE LINE WHITE, DASHED
 - 12" TRANSVERSE LINE P.O.C., WHITE
 - 1" DIRECTIONAL MARKING (ARROWS) IN YELLOW
 - 1" DIRECTIONAL MARKING (ARROWS) IN WHITE



H:\PROJECTS\100359\100359_PAVEMENT MARKING PLAN.dwg, 02/20/2018, 10:00 AM, PLOT: 100359_PAVEMENT MARKING PLAN.dwg, 02/20/2018, 10:00 AM



**CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM**



Project # _____ Case # 2015-1511

Planning Commission

- | | | |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Speedway 7775 Address 2319 US Hwy 23 N
 Acreage 11.45 Square Footage 498,806 Number of Lots 1 Number of Units 1
 Zoning District/Land Use B4 Proposed Zoning/Land Use B4 Parcel # 519-133-02-002-000

Applicant Name Speedway LLC Contact Person Bryan Witt
 Applicant Address 500 Speedway Dr, Enon, OH 45323
 Phone (937) 863-6507 Fax (937) 863-6078 E-mail bmwitt@speedway.com
 Owner Name Speedway LLC Contact Person Bryan Witt
 Owner Address 500 Speedway Dr, Enon, OH 45323
 Phone (937) 863-6507 Fax (937) 863-6078 E-mail bmwitt@speedway.com
 Engineer/Architect/Attorney CESO, Inc. Contact Person Christopher Warshaw
 Address 395 Springside Dr, Akron, OH 44333
 Phone (330) 665-0660 Ext. 1725 Fax (330) 665-0664 E-mail warshaw@cesoinc.com



The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

B.T. Lafreniere
 Owner Signature

Brian T. Lafreniere, Dir. Const. & Eng.
 Owner Printed Name

Christopher Warshaw
 Agent Signature



Christopher Warshaw
 Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of August, 2015

DANIEL M. KEVER
 Notary Public, State of Ohio
 Notary Commission Expires 7/6/2020
D.M. Kever
 Notary Public



SEPTEMBER FINANCE REPORT

TO: Members of City Council

FROM: Dean Stelzer, Finance Director

DATE: October 20, 2015

Highlights:

Revenues

- * Income tax collections are up 6.13% compared to the same period last year. Withholding tax collections are up 5.13% and individual taxpayer receipts are up 15.56% reflective somewhat of our stepped up enforcement efforts.
- * Development related revenues (building permits, engineering fees, capacity fees) are down more than 26% from last year's levels. Capital Improvement levels related to capacity and impact fees will need to be reduced accordingly if development levels remain at the 2015 level.
- * Water, sewer, and refuse revenue are in-line with expectations. Rates have not increased since 2012. Total water and sewer meter collections will likely be less than last year due to the rainy summer.
- * Year-to-date revenues for the Airport are down from last year's levels (-8.54%). Cemetery and Golf Course revenues are in line with last year's and budgeted amounts.

Expenditures

- * Health Insurance costs are up 23.9% over 2014 levels and are projected to reduce the reserve balance by approximately \$150,000. A supplemental for medical and prescription costs will be needed.
- * Overtime in Public Works is being incurred at a rate higher than budgeted. Adjustments may be needed. PD overtime is above estimated amounts but will be offset by reduced personnel costs due to vacancies.
- * It appears our total vehicle fuel costs will be less than budgeted and may help offset OT costs.

YTD 2015 Budget Supplementals

15-05	\$152,900 - CIP, ODNR Boat ramp grant
15-36	\$290,350 - Water CIP projects, \$134,350 - Sewer CIP projects
15-37	\$781,957 - Park Levy projects
15-38	\$2,000,000 - Glenn Rd. North intersection project
15-39	\$500,000 - Veteran's Plaza project, grant/donation funded
15-45	\$70,000 - Low head dam removal, grant funded
15-56	\$79,837 - Truck replacement, covered by insurance
15-59	\$23,500 - Repair showers at Justice Center
15-62	\$15,000 - Court IDIAM home arrest costs, covered by fees
15-72	\$75,000 - Public Works additional road salt
15-73	\$20,584 - Legal Dept. new position
15-74	\$74,908 - Liability Insurance
15-86	\$20,000 - Planning Department building fee refund
15-87	\$19,000 - Storm Sewer professional services
15-89	\$80,000 - railroad crossing improvements
15-90	\$200,000 - Engineering development reviews
15-98	\$30,000 - Water quality monitoring grant OEPA
15-101	\$145,000 - East Central Property acquisitions
15-102	\$50,000 - JEDD distributions
15-103	\$71,500 - Building Maintenance additional costs

FINANCE DIRECTOR'S REPORT
REVENUES BY SOURCE
September 30, 2015

	Revenues @ 9/30/15	Revenues @ 9/30/14	% Change
TAXES			
Income Tax	\$ 17,628,956	\$ 16,610,117	6.13%
Property Tax	1,823,377	1,652,295	10.35%
Local Government Fund	493,496	455,223	8.41%
Inheritance	4,962	82,783	-94.01%
Hotel/Motel Tax	60,213	54,566	10.35%
Gasoline Tax	849,171	816,965	3.94%
License Plate Tax	504,140	471,727	6.87%
FEES			
Franchise Fee (cable tv)	\$ 262,860	\$ 270,522	-2.83%
Parking Meter & Lot Fees	64,910	57,061	13.76%
Fines/Forfeitures/Court Diversion Fees	103,406	66,163	56.29%
Impact Fees	386,677	467,510	-17.29%
Airport	581,581	635,912	-8.54%
Cemetery	138,538	129,449	7.02%
Golf Course	149,905	144,947	3.42%
REIMBURSEMENTS			
Engineering Fees	\$ 427,326	\$ 536,629	-20.37%
Fire/EMS Reimbursement	469,466	448,104	4.77%
Prosecutor Reimbursements	160,398	166,950	-3.92%
Building Permits and Fees	437,428	439,429	-0.46%
UTILITY CHARGES			
Water - Meter Charges	\$ 3,755,379	\$ 3,734,048	0.57%
- Capacity Fees	732,523	1,129,210	-35.13%
Sewer - Meter Charges	4,569,050	4,565,849	0.07%
- Capacity Fees	687,395	1,070,829	-35.81%
Refuse	2,520,956	2,475,710	1.83%
Storm Sewer	622,507	607,898	2.40%
MUNICIPAL COURT REVENUES	\$ 2,256,620	\$ 2,446,748	-7.77%

FINANCE DIRECTOR'S REPORT
GENERAL FUND REVENUES
September 30, 2015

Sept. 75.0% of year	Revenues 9/30/2015	2015 Budget	Revenues As % of Budget	Comparative Revenues 9/30/2014	% Change YTD
GENERAL FUND					
Property Tax	1,401,021	1,360,000	103.02%	1,273,912	9.98%
City Income Tax	9,551,418	12,126,900	78.76%	9,001,166	6.11%
Other Taxes- Inheritance	6,012	0	0.00%	83,946	(92.84%)
Local Government Fund	493,495	635,739	77.63%	455,223	8.41%
Fines and Forfeitures	103,407	110,000	94.01%	49,813	107.59%
Engineering Fees	427,326	500,000	85.47%	536,629	(20.37%)
Prosecutor Contracts	160,398	240,000	66.83%	166,950	(3.92%)
Parking Meters	27,086	32,000	84.64%	23,830	13.66%
Other Fees and Contracts	24,195	0	0.00%	41,576	(41.81%)
Liquor Permits	38,409	44,000	87.29%	38,137	0.71%
Franchise Fees	262,860	370,000	71.04%	270,522	(2.83%)
Licenses & Permits	437,428	580,000	75.42%	439,429	(0.46%)
Investment Income	59,979	150,000	39.99%	117,132	(48.79%)
Miscellaneous	61,005	150,000	40.67%	68,055	(10.36%)
Reimbursements	182,672	200,000	91.34%	89,242	104.69%
Transfers (2014 operating transfers only)	1,374,995	1,895,756	72.53%	1,330,873	3.32%
TOTAL	14,611,706	18,394,395	79.44%	13,986,435	4.47%

GENERAL FUND EXPENDITURES

	Expenses 9/30/2015	2015 Budget	Expenses As % of Budget	Comparative Expenses 9/30/2014	% Change YTD
GENERAL FUND					
City Council	77,723	99,570	78.06%	58,139	33.68%
City Manager	565,593	742,374	76.19%	544,130	3.94%
Human Resources	164,603	230,666	71.36%	158,085	4.12%
Economic Development	247,049	311,709	79.26%	201,851	22.39%
Legal Affairs/Prosecution	495,564	671,040	73.85%	454,500	9.03%
Finance	993,170	1,347,367	73.71%	988,190	0.50%
Income Tax Refunds	334,276	300,000	111.43%	308,210	8.46%
General Administration (2014 oper. only)	3,398,924	4,360,241	77.95%	3,600,693	(5.60%)
Risk Management	248,791	189,050	131.60%	144,974	71.61%
Police	5,429,580	7,566,983	71.75%	5,314,088	2.17%
Planning	718,040	997,198	72.01%	673,663	6.59%
Engineering	983,142	1,235,666	79.56%	791,358	24.23%
City Buildings	262,515	335,377	78.27%	244,000	7.59%
TOTAL	13,918,970	18,387,241	75.70%	13,481,881	3.24%

General Fund Beginning Balance January 1, 2015	3,294,591
2015 General Fund Revenues	14,611,706
2015 General Fund Expenditures	(13,918,970)
Outstanding Encumbrances 9/30/15	(417,265)
General Fund Ending Fund Balance Sept. 30, 2015	3,570,062
Budgeted 2015 Year-end Balance	3,128,971

**FINANCE DIRECTOR'S REPORT
OTHER OPERATING FUNDS
September 30, 2015**

REVENUES

	Revenues 9/30/2015	2015 Budget	Revenues As % of Budget	Comparative Revenues 9/30/2014	% Change YTD
STREET MAINTENANCE & REPAIR	2,043,027	2,432,309	84.00%	2,227,033	(8.26%)
STORM SEWER	723,366	811,000	89.19%	612,225	18.15%
PARKS AND RECREATION	770,898	1,079,151	71.44%	667,406	15.51%
CEMETERY	138,538	180,500	76.75%	129,449	7.02%
AIRPORT OPERATIONS	518,298	756,330	68.53%	572,567	(9.48%)
FIRE/EMS INCOME TAX	8,141,018	9,260,980	87.91%	6,913,335	17.76%
MUNICIPAL COURT	1,592,414	2,558,100	62.25%	1,798,620	(11.46%)
GOLF COURSE	149,905	166,500	90.03%	144,947	3.42%
WATER	3,840,220	5,256,161	73.06%	3,896,891	(1.45%)
SEWER	4,808,774	6,539,300	73.54%	5,007,344	(3.97%)
REFUSE	2,557,118	3,416,900	74.84%	2,591,626	(1.33%)
GARAGE ROTARY	423,259	563,195	75.15%	433,725	(2.41%)
INFORMATION TECH. ROTARY	644,421	858,899	75.03%	545,580	18.12%
TOTAL	26,351,256	33,879,325	77.78%	25,540,748	3.17%

EXPENDITURES

	Expenditures 9/30/2015	2015 Budget	Expenses As % of Budget	Comparative Expenses 9/30/2014	% Change YTD
STREET MAINTENANCE & REPAIR	2,038,719	2,558,937	79.67%	2,015,821	1.14%
STORM SEWER	655,138	1,941,483	33.74%	1,045,933	(37.36%)
PARKS AND RECREATION	826,746	1,175,879	70.31%	743,344	11.22%
CEMETERY	170,867	463,664	36.85%	169,328	0.91%
AIRPORT OPERATIONS	474,401	819,268	57.91%	561,749	(15.55%)
FIRE/EMS INCOME TAX	6,228,392	9,386,434	66.36%	6,369,151	(2.21%)
MUNICIPAL COURT	1,755,537	2,419,834	72.55%	1,749,149	0.37%
GOLF COURSE	135,873	177,567	76.52%	133,646	1.67%
WATER OPERATIONS	3,840,238	5,813,247	66.06%	2,496,329	53.84%
SEWER OPERATIONS	4,193,832	6,904,826	60.74%	3,564,833	17.64%
REFUSE	2,135,806	4,288,573	49.80%	2,313,913	(7.70%)
GARAGE ROTARY	426,218	592,804	71.90%	402,292	5.95%
INFORMATION TECH. ROTARY	531,245	925,353	57.41%	542,866	(2.14%)
TOTAL	23,413,012	37,467,869	62.49%	22,108,354	5.90%

FUND BALANCES

	Fund Balance 1/1/2015	Revenues 9/30/2015	Expenditures 9/30/2015	Outstanding Encumb.	Fund Balance 9/30/2015
STREET MAINTENANCE & REPAIR	252,129	2,043,027	2,038,719	195,511	60,926
STORM SEWER	2,174,781	723,366	655,138	220,109	2,022,900
PARKS AND RECREATION	289,557	770,898	826,746	103,054	130,655
CEMETERY	347,537	138,538	170,867	2,429	312,779
AIRPORT OPERATIONS	184,084	518,298	474,401	51,984	175,997
FIRE/EMS INCOME TAX	4,779,906	8,141,018	6,228,392	1,320,223	5,372,309
MUNICIPAL COURT	1,278,467	1,592,414	1,755,537	7,548	1,107,796
GOLF COURSE	92,021	149,905	135,873	6,074	99,979
WATER OPERATIONS	2,035,192	3,840,220	3,840,238	152,765	1,882,409
SEWER OPERATIONS	2,651,185	4,808,774	4,193,832	163,231	3,102,896
REFUSE	1,841,847	2,557,118	2,135,806	697,618	1,565,541
GARAGE ROTARY	250,729	423,259	426,218	73,523	174,247
INFORMATION TECH. ROTARY	315,614	644,421	531,245	92,770	336,020
TOTAL	16,493,049	26,351,256	23,413,012	3,086,839	16,344,454

FINANCE DIRECTOR'S REPORT
OTHER FUND REVENUES/EXPENSES/FUND BALANCE
September 30, 2015

	Beginning Fund Balance	Revenues 9/30/2015	Expenses 9/30/2015	Outstanding Encumbrances	Ending Fund Balance
STATE HIGHWAY IMPROVEMENT	110,987	78,324	123,546	50,000	15,765
LICENSE FEE FUN	85,346	310,172	7,124	355,000	33,394
TREE FUND	148,907	70,875	63,624	0	156,158
AIRPORT 2000 T-HANGAR	171,431	63,283	42,367	139	192,208
COURT/POLICE BLDG TAX	883	9	0	0	892
RECREATION FACILITIES TAX	4,169,795	4,641,436	3,656,077	1,862,516	3,292,638
AIRPORT TIF	6,524	25,744	0	0	32,268
GLENN RD BRIDGE TIF	813,017	558,427	29,741	0	1,341,703
SKY CLIMBER/V&P TIF	0	48,514	48,514	0	0
MILL RUN TIF	0	147,466	147,466	0	0
COURT IDIAM	9,518	9,826	6,615	4,700	8,029
DRUG ENFORCEMENT	46,859	4,409	844	525	49,899
COURT ALCOHOL TREATMENT	519,206	31,370	54,334	700	495,542
OMVI ENFORCEMENT/EDUCATION	12,611	1,768	12,194	0	2,185
POLICE JUDGEMENT	121,019	7,312	66,837	6,432	55,062
PARK DEVELOPMENT	217,068	0	1,891	0	215,177
COMPUTER LEGAL RESEARCH	361,842	190,708	64,068	9,293	479,189
COURT SPECIAL PROJECTS	906,633	197,953	24,210	89,185	991,191
PROBATION SERVICES	238,182	232,581	22,780	3,159	444,824
POLICE/FIRE DISABILITY	0	422,355	422,355	0	0
COMMUNITY PROMOTION FUND	25,795	65,213	77,455	4,375	9,178
CDBG GRANT	(72,470)	75,000	1,721	60,250	(59,441)
ED REVOLVING LOAN	997,207	94,971	51,556	406,453	634,169
HOUSING GRANT PROGRAM INCOME	24,878	0	0	0	24,878
GENERAL BOND RETIREMENT	56,113	3,238,493	2,768,027	374	526,205
PARK IMPROV BONDS FUND	105,444	949,336	390,163	0	664,617
SE HIGHLAND SEWER BOND FUND	83,184	748,926	306,604	0	525,506
CAPITAL IMPROVEMENT	2,648,445	1,642,938	1,895,925	2,176,417	219,041
FAA AIRPORT GRANT	20,471	14,630	0	0	35,101
FAA AIRPORT AIP GRANT	(108,389)	173,055	353,682	16,200	(305,216)
EQUIPMENT REPLACEMENT	391,530	310,000	522,178	156,212	23,140
PARK IMPACT FEE	740,842	144,987	25,114	70,485	790,230
POLICE IMPACT FEE	247,123	54,861	11,500	0	290,484
FIRE IMPACT FEE	129,628	93,759	12,500	0	210,887
MUNICIPAL SERVICES IMPACT FEE	306,382	94,316	26,000	0	374,698
GLENN ROAD CONSTRUCTION FUNDS	3,514,059	14,842,199	14,032,011	866,480	3,457,767
PARKING LOTS	21,207	37,825	22,242	0	36,790
WATER CIP	10,263,785	5,217,017	6,014,498	585,010	8,881,294
SEWER CIP	5,760,953	2,780,931	3,407,025	466,124	4,668,735
SELF INSURANCE	2,820,366	3,361,617	3,728,393	21,954	2,431,636
WORKERS COMP RESERVE	1,693,432	394,052	269,271	0	1,818,213
FIRE DONATION	4,100	0	0	0	4,100
POLICE DONATION	8,116	3,410	2,848	1,000	7,678
MAYOR'S DONATION	932	1,809	711	104	1,926
PROJECT TRUST	497,146	7,512	0	0	504,658
UNCLAIMED FUNDS	45,772	24,370	0	0	70,142
DEVELOPMENT RESERVE FUND	875,000	0	13,500	0	861,500
RESERVE ACCOUNT FUND	873,323	0	0	0	873,323
CEMETERY PERPETUAL CARE FUND	0	37,522	105	0	37,417
STATE PATROL TRANSFER	0	37,101	37,101	0	0
STATE BUILDING PERMIT FEES	442	4,400	4,219	0	623
TOTAL	39,914,644	41,492,782	38,768,936	7,213,087	35,425,403

City of Delaware
Employee Health Insurance Plan
September 30, 2015

Account	September 2015	YTD 2015	2015 Budget	% of Budget	September 2014	% Change 2014-15
Life Insurance	\$ 2,202	\$ 19,853	\$ 27,250	72.9%	\$ 19,442	2.1%
Insurance Opt-Out	2,030	16,870	25,000	67.5%	16,455	2.5%
Preventative Care	190	2,390	55,000	4.3%	4,354	-45.1%
Administrative Fees						
TPA Fees	6,282	56,861	78,241	72.7%	57,807	-1.6%
PPO Fees	3,486	31,402	45,864	68.5%	32,454	-3.2%
Broker Fees	498	4,486	6,500	69.0%	4,420	1.5%
AC Act Fees	-	1,581	-	0.0%	-	
Total Admin	<u>10,266</u>	<u>94,330</u>	<u>130,605</u>	72.2%	<u>94,681</u>	-0.4%
Stop Loss Insurance	49,534	437,037	489,900	89.2%	344,849	26.7%
Claims						
Medical	290,023	2,499,036	2,915,000	85.7%	1,975,717	26.5%
Dental	15,653	172,334	236,500	72.9%	159,095	8.3%
Prescription	<u>54,795</u>	<u>486,543</u>	<u>621,000</u>	78.3%	<u>410,101</u>	18.6%
Total Claims	<u>360,471</u>	<u>3,157,913</u>	<u>3,772,500</u>	83.7%	<u>2,544,913</u>	24.1%
Total Costs	424,693	3,728,393	4,500,255	82.8%	3,024,694	23.3%
Employee Payment	58,142	507,348	650,000		460,221	
Reimbursements	<u>6,011</u>	<u>295,790</u>	<u>100,000</u>		<u>204,386</u>	
NET PLAN COSTS	\$ 360,540	\$ 2,925,255	\$ 3,750,255	78.0%	\$ 2,360,087	23.9%

Enrollment:	Family Coverage	Single Coverage	Total Coverage
August 2015	195	55	250
August 2014	198	49	247

**MONTHLY INCOME TAX REVENUES
2013-2015**

	2013				% OF ACTUAL	2014				% OF ACTUAL	2015				% OF BUDGET
	W/H	PERSONAL	BUSINESS	TOTAL		W/H	PERSONAL	BUSINESS	TOTAL		W/H	PERSONAL	BUSINESS	TOTAL	
JANUARY	1,290,710	331,136	220,916	1,842,762		1,426,991	325,709	41,491	1,794,191		1,386,435	325,735	145,382	1,857,552	
FEBRUARY	1,360,424	242,337	13,628	1,616,389		1,463,197	249,502	50,539	1,763,238		1,374,902	315,054	84,287	1,774,243	
MARCH	913,169	417,117	231,092	1,561,378		1,128,391	468,595	170,577	1,767,563		1,122,427	601,839	98,726	1,822,992	
APRIL	1,232,840	1,800,388	545,089	3,578,317		1,194,547	1,855,367	689,914	3,739,828		1,299,084	2,094,760	670,933	4,064,777	
MAY	1,231,164	98,828	67,163	1,397,155		1,090,820	121,480	92,296	1,304,596		1,283,212	133,840	38,214	1,455,266	
JUNE	1,016,630	109,705	245,121	1,371,456		1,214,406	115,390	384,211	1,714,007		1,255,611	146,124	199,120	1,600,855	
JULY	1,331,715	294,768	26,141	1,652,624		1,369,919	327,517	35,254	1,732,690		1,426,574	318,033	55,623	1,800,230	
AUGUST	1,213,982	146,247	37,890	1,398,119		1,232,954	146,453	43,181	1,422,588		1,379,035	213,566	22,758	1,615,359	
SEPTEMBER	1,057,577	113,305	265,905	1,436,787		1,052,338	148,185	170,893	1,371,416		1,219,497	194,176	224,009	1,637,682	
	<u>10,648,211</u>	<u>3,553,831</u>	<u>1,652,945</u>	<u>15,854,987</u>	77.67%	<u>11,173,563</u>	<u>3,758,198</u>	<u>1,678,356</u>	<u>16,610,117</u>	76.89%	<u>11,746,777</u>	<u>4,343,127</u>	<u>1,539,052</u>	<u>17,628,956</u>	78.78%
OCTOBER	1,432,379	352,292	140,908	1,925,579		1,438,942	351,472	52,638	1,843,052						
NOVEMBER	1,045,513	188,963	49,509	1,283,985		1,188,261	156,529	21,803	1,366,593						
DECEMBER	1,133,264	194,968	164,983	1,493,215		1,291,144	248,183	178,331	1,717,658						
TOTALS	<u>14,259,367</u>	<u>4,290,054</u>	<u>2,008,345</u>	<u>20,557,766</u>	100.71%	<u>15,091,910</u>	<u>4,514,382</u>	<u>1,931,128</u>	<u>21,537,420</u>	99.70%	<u>11,746,777</u>	<u>4,343,127</u>	<u>1,539,052</u>	<u>17,628,956</u>	78.78%
BUDGETED				20,411,985					21,601,700					22,378,779	

	Total Receipts	Jan-Sept Receipts	% of Annual Collections	Projection based on ten year trend	
				JAN-SEPT 2015 RECEIPTS =	\$17,628,956
2005	11,172,242	8,613,798	77.10%		
2006	11,897,341	9,283,219	78.03%	HIGH =	77.06%
2007	12,865,504	10,047,674	78.10%	LOW =	78.10%
2008	14,159,170	10,910,975	77.06%		
2009	14,719,896	11,399,742	77.44%	LAST 3 YR	
2010	15,185,348	11,848,076	78.02%	AVG =	77.14%
2011	17,765,717	13,800,049	77.68%		
2012	19,658,101	15,168,956	77.16%	*2015 BUDGETED RECEIPTS	\$22,854,175
2013	20,557,766	15,854,987	77.12%		
2014	21,537,420	16,610,117	77.12%		
	10 Year Avg.		77.48%		

**FINANCE DIRECTOR'S REPORT
RECREATION LEVY
September 30, 2015**

Account #	Description	#					Total 2014 - 2015
		2014 Actual	2015 Combined Budget	2015 Expended	2015 Encumbered	2015 Total	
Phase 1 - \$20,000,000							
233-0233- 5230	Design	7,090	0		0	0	7,090
5513	Other Park Improvements	14,981	0		0	0	14,981
5521	National Guard City Alternatives	117,500	0		0	0	117,500
5533	Veterans Park Restroom/Shelter	0	321,000		250,000	250,000	250,000
		139,571	321,000	0	250,000	250,000	389,571
	Total net expended 2009-2013	19,537,505					
	Total expended @ 12/31/14	19,677,076					
	Total Phase 1 Expended and Budgeted	19,998,076					
Phase 2 - \$3,800,000							
233-0233- 5522	Park Asphalt Projects	306,291	144,319	59,111	20,789	79,900	386,191
5523	Park Seal Coating Projects	36,025	148,975	100,894	0	100,894	136,919
5524	Smith Park Trail	27,461	235,250		0	0	27,461
5525	Park Irrigation	0	286,000		0	0	0
5526	Park Aeration	20,109	0		0	0	20,109
5527	Parks General Construction Projects	113,737	198,763		0	0	113,737
5528	Dog Park	32,354	42,646	3,169	30,600	33,769	66,123
5529	Drainage & Excavation Projects	2,608	42,500		0	0	2,608
5530	Miscellaneous Park Improvements	42,715	43,285		0	0	42,715
5531	Veterans Park Parking Lot Addition	337,203	0		0	0	337,203
5532	Wayfinding and Signage	0	40,000		0	0	0
5534	Veterans Park Playtoy	0	165,000		247,000	247,000	247,000
5535	Splashpad Construction	5,300	407,500	366,751	168,832	535,583	540,883
5536	Parkland Acquisition/Improvement	0	989,646		1,131,295	1,131,295	1,131,295
5537	Park Improvements Contingency	3,040	305,148		0	0	3,040
5538	Pickleball Courts	0	0	6,000	14,000	20,000	20,000
5710	In-House Design	0	10,000		0	0	0
	Total	926,843	3,059,032	535,925	1,612,516	2,148,441	3,075,284
	2014 Expended	926,843					
	2015 Combined Budget	<u>3,059,032</u>					
	Total Expended and Appropriated	3,985,875					
	Less Reimbursements:						
	ONG	-106,361					
	YMCA	-106,361					
	Total Phase 2 Expended and Budgeted	3,773,153					

Includes original appropriation plus supplemental appropriations and carryover purchase orders.

The sum total of money previously expended and the amounts appropriated by City Council for 2015 total \$19,998,076 for Phase 1 (\$20,000,000 max) and \$3,773,153 for Phase 2 (\$3,800,000 max). The total 2015 appropriation is \$3,380,032 of which \$535,925 has been expended, \$1,862,516 has been encumbered, and \$981,591 remains unencumbered at September 30, 2015.

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: October 20, 2015

1. **Calendar**
See Attached
2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
See Attached
3. **Bi-Weekly Meetings**
October 12
 - * Rotary
 - * Council meetingOctober 19
 - * RotaryOctober 20
 - * Chamber Biz Development
 - * Strand Board meeting
4. **Required Reading**
 - A. Fire Department Monthly Report

October

2015

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
4	5 Council CIP Work Session 6:00	6	7 Civil Service Commission 3	8	9	10
11	12 Council 7	13 Sister City Advisory Bd 6	14 BZA 7 - cancelled	15 Airport Commission 7	16	17
18	19	20 Parks & Recreation Advisory Board 7	21	22	23	24
25	26 Council 7	27 Shade Tree Commission 7	28 HPC 7	29	30	31

CONTRACT APPROVAL - OCTOBER 26, 2015

VENDOR	EXPLANATION OF AGREEMENT	2015 AMOUNT	DEPARTMENT
Ohio Development Services Agency	Home CHIP Grant	\$298,000	Planning
Ohio Development Services Agency	CDBG	\$80,000	Planning

Delaware Fire Department

September 2015 Monthly Report

PERFORMANCE REVIEW	2012	2013	2014	2015	September	Year-to-Date	% Year to Date	% of Budget	(+ / -)
	Actual	Actual	Actual	Budget	Actual	Actual	Budget	Completed	Projected for Year
Total number of incidents	4,928	4,831	5,173	5,372	490	3,972	73.94%	75.00%	-1.06%
Fire	103	104	101	107	11	95	88.79%	75.00%	13.79%
Rupture/Explosion	9	3	3	3	0	1	33.33%	75.00%	-41.67%
EMS	3,861	3,883	4,047	4,197	404	3,131	74.60%	75.00%	-0.40%
Hazardous Conditions	173	131	124	135	10	98	72.59%	75.00%	-2.41%
Service Calls	146	94	141	146	17	113	77.40%	75.00%	2.40%
Good Intent	169	165	162	176	8	122	69.32%	75.00%	-5.68%
False Calls	453	440	589	599	38	402	67.11%	75.00%	-7.89%
Severe Weather	6	3	0	2	0	1	50.00%	75.00%	-25.00%
Other	8	8	6	7	2	9	128.57%	75.00%	53.57%
Number of medical transports	2,593	2,576	2,586	2,888	389	2,918	101.04%	75.00%	26.04%
Percent of priority calls w/ response within 6 min	57%	56%	68%	68%	72%	76%	72.00%	75.00%	4.00%
Percent residential structure fires ERF of 15 FF within 12 minutes	40%	70%	78%	70%	0%	71%	2.04%	75.00%	70.00%
# Structure Fires			9	10	0	7	70.00%	75.00%	-5.00%
# Structure with personnel and Times			7	7	0	5	71.43%	75.00%	-3.57%
Number of commercial inspections conducted	594	1,222	1,473	1,250	140	1,164	93.12%	75.00%	18.12%
Number of plans reviewed within five days	89%	86%	100%	95%	100%	100%	105.26%	75.00%	100.00%
Number of fires greater than \$10,000	6	13	8	8	0	9	112.50%	75.00%	37.50%
Number of fires of suspicious nature	3	5	5	3	0	4	133.33%	75.00%	58.33%
Hours of Training	9,326	8,831	13,335	10,000	861	8,600	86.00%	75.00%	11.00%

Major Incidents

- September 1, Technical Rescue, US 42 S
- September 8, Structure Fire, Scioto Twp.
- September 11, Child Struck, W. William
- September 12, Structure Fire, Scioto Twp.
- September 13, All Horse Parade-Cardiac Arrest w/ Survival
- September 19, Semi- Rollover, US 23 and US 42 S
- September 21, Accident Entrapment, W. William St.
- September 22, Accident Entrapment, Scioto Twp.

Other Activities

- September 13, All Horse Parade
- September 19-26, County Fair

2010 Fire Levy Status

- Equipment - Continuing
 - Three new Paramedic trucks are currently on order. The expected delivery is mid-2015.
 - Staff cars have been replaced in 2012, 2013 and 2014. This has included the implementation of retired police vehicles for station and inspector cars.
 - The new engine was delivered and placed in-service in April 2013.
 - The new paramedic truck was delivered and was placed in-service in January 2013.
 - The new ladder truck was delivered and was placed in-service in April 2012.

- Personnel - Continuing
 - Officer Development Training Continued. All new Lieutenants have completed their Instructor training, Fire Inspector and Fire Officer 1 certifications. They continue to work on their Associates Degree and other required classes.
 - The total amount of new personnel hired since the new levy will be 22 with the addition of the three new Firefighters. Some of these positions have filled open positions.
- New Fire Station 304 - Continuing
 - Property was purchased in 2011 at 821 Cheshire Rd. The property was leased out and the lease moved out on November 30, 2013. In 2014, we plan to begin the analysis and plans for an anticipated groundbreaking in 2016.
 - The opening of this Station is dependent on the increased staffing. This will be accomplished through the use of Part-Time personnel to supplement the staffing. The Part-Time personnel will be backfilling the open positions caused by personnel scheduled leaves.
- Fire Station 303 - Completed
 - On September 27, 2014 we began operation 24/7. The Fire Station was dedicated on October 19.

Michele Kohler

From: Rob Alger
Sent: Friday, October 16, 2015 10:07 AM
To: Michele Kohler; Barb Browning
Cc: Bill Ferrigno
Subject: RE: Emailing: ord 15-102 jedd fund supplemental.pdf, ord 15-103 building maint supplemental.pdf

I'm setting up the accounts for the JEDD. Fund 710 was already in use so the fund/accounts will be:

711
711.7110.5601
711.7110.5602
711.7110.5605
711.7110.5606

Rob Alger
740.203.1203

-----Original Message-----

From: Michele Kohler
Sent: Thursday, October 15, 2015 10:25 AM
To: Barb Browning; Rob Alger
Cc: Bill Ferrigno
Subject: Emailing: ord 15-102 jedd fund supplemental.pdf, ord 15-103 building maint supplemental.pdf

Your message is ready to be sent with the following file or link attachments:

ord 15-102 jedd fund supplemental.pdf
ord 15-103 building maint supplemental.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.