

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

AGENDA

REGULAR MEETING

October 9, 2017

1. ROLL CALL
2. INVOCATION – Chaplain Jonathan Smith, City of Delaware Fire Department
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held on September 25, 2017, as recorded and transcribed.
APPROVAL of the Motion Summary for the Work Session of Council held October 2, 2017, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary for the Shade Tree Commission meeting held July 25, 2017.
 - B. Acceptance of the Motion Summary for the Historic Preservation Commission meeting held July 26, 2017.
 - C. Acceptance of the Motion Summary for the Civil Service Commission meeting held September 6, 2017.
 - D. Acceptance of the Motion Summary for the Planning Commission meeting held September 6, 2017.
 - E. Resolution No. 17-58, a resolution authorizing the City Manager to enter into a Cooperative Agreement with the Ohio Department of Transportation for the resurfacing portions of US-42 between US-36 and CR-270 (Horseshoe Rd.).
 - F. Establish October 23, 2017 at 7:45 p.m. as a date and time for a public hearing and second reading for Ordinance No. 17-66, an ordinance for the City of Delaware for approval of a Rezoning Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway and Ordinance No. 17-67, an ordinance for the City of Delaware for approval of a Conditional Use Permit for Fire Station 304 on 4.102 acres zoned A-1

(Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. PRESENTATION
 - A. Proclamation recognizing Melissa Bargar of Oakland Nursery for her efforts to the beautification of Downtown Delaware
 - B. Proclamation recognizing October 8 thru October 14 as Fire Prevention Week
 - C. Sister City Annual Report – Rand Guebert, Chairman of Sister City Advisory Committee
 - D. Presentation on Electric Aggregation – Jay Sell, Aspen Energy
9. CONSIDERATION OF NEW LIQUOR PERMIT
 - A. Tuan Nguyen LLC, DBA Jennis Nail Spa & Bar, 1824-28 Columbus Pike, Delaware, OH 43015. Permit Class: D3
10. FIFTH READING of Resolution No. 17-54, a resolution adopting the 2018-2022 Five-Year Capital Improvement Program (CIP).
11. THIRD READING of Ordinance No. 17-61, an ordinance amending the Neglect of Companion Animals Section of the Animal and Fowl Chapter of the General Offenses Code (Public Hearing scheduled for October 23, 2017 at 7:25 p.m.)
12. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Resolution No. 17-57, a resolution creating a Designated Outdoor Refreshment Area (DORA) for Downtown Delaware and enacting regulations.
13. SECOND READING of Ordinance No. 17-62, an ordinance amending the employment agreement with the City Manager.
14. CONSIDERATION of Resolution No. 17-59, a resolution of commitment to Sustainable2050.
15. CONSIDERATION of Ordinance No. 17-64, an ordinance approving the amendment to petition for expansion of the Northern New Community Authority and make related findings, provide the method of selecting the Board of Trustees of the New Community Authority, and define the boundary of the expanded New Community District.

16. CONSIDERATION of Ordinance No. 17-65, an ordinance approving a Community Reinvestment Area Agreement and School Compensation Agreement with KB42, LTD., Delaware City Schools, Delaware Area Career Center and the City of Delaware for investment in real property improvements on a building at 42 North Sandusky Street and declaring an emergency.
17. CONSIDERATION of Ordinance No. 17-66, an ordinance for the City of Delaware for approval of a Rezoning Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.
18. CONSIDERATION of Ordinance No. 17-67, an ordinance for the City of Delaware for approval of a Conditional Use Permit for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.
19. CONSIDERATION of Ordinance No. 17-68, an ordinance for the City of Delaware for approval of a Combined Preliminary and Final Development Plan for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.
20. CITY MANAGER'S REPORT
21. COUNCIL COMMENTS
22. ADJOURNMENT

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BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

September 25

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6:30 EXECUTIVE SESSION: Mrs. Keller motioned to enter into executive session at 6:30 p.m. This motion was seconded by Vice-Mayor Shafer and approved by a 7-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Following the discussion at 6:55 p.m., it was moved by Mr. Jones that Council move into Open session, seconded by Vice-Mayor Shafer and approved by a 7-0 vote.

The regular meeting of Council held September 25, 2017 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 Jim Browning, At-Large George Hellinger, Vice-Mayor Kent Shafer, Fourth Ward Kyle Rohrer, and Mayor Carolyn Kay Riggle who presided. The invocation was given by Nicol Ghazi of the Islamic Center of Delaware County, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney; Dean Stelzer, Finance Director, Bruce Pijanowski, Police Chief, John Donahue, Fire Chief, Bill Ferrigno, Director, Public Works, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held September 11, 2017, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held September 11, 2017, as recorded and transcribed, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary for the Civil Service Commission meeting held July 12, 2017.
- B. Establish October 9, 2017 at 7:30 p.m. as the date and time for a public hearing and second reading of Resolution No. 17-57, a resolution creating a Designated Outdoor Refreshment Area (DORA) for Downtown Delaware and enacting regulations.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORTS

ITEM 8: PRESENTATION

- A. Proclamation recognizing Dylan Jebode from Troop No. 318 for achieving the rank of Eagle Scout through the Boy Scouts of America

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ITEM 9: CONSIDERATION OF NEW LIQUOR PERMIT

A. Tuan Nguyen LLC, DBA Jennis Nail Spa & Bar, 1234 Columbus Pike, Delaware, OH 43015. Permit Class: D3

Chief Pijanowski recommended to Council an extension as notification was provided by the applicant to the Ohio Division of Liquor Control regarding the correct address location.

Motion: Mr. Browning moved to request a 30 day extension for the liquor permit, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 10: RESOLUTION 17-54 [Third Reading]

A RESOLUTION ADOPTING THE 2018-2022 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

The Clerk read the resolution for the third time.

ITEM 11: ORDINANCE NO. 17-61 [Second Reading]

AN ORDINANCE AMENDING THE NEGLECT OF COMPANION ANIMALS SECTION OF THE ANIMAL AND FOWL CHAPTER OF THE GENERAL OFFENSES CODE.

The Clerk read the ordinance for the second time.

A discussion was held regarding adding a time restriction for tethering. Mr. Jones requested that Council consider a 10:00 p.m. to 6:00 a.m. restriction on tethering. Mr. Hellinger recommended considering that no tethering be allowed unattended. Mr. Shulman discussed the ability to make amendments or changes at a later date if more or less restrictions are deemed necessary. Mr. Shulman to provide Council potential amendments that can be included into the ordinance.

Motion: Mr. Jones moved to set October 23, 2017 as a date for a public hearing for Ordinance No. 17-61, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 12: RESOLUTION NO. 17-57 [First Reading]

A RESOLUTION CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN DELAWARE AND ENACTING REGULATIONS.

The Clerk read the resolution for the first time.

A public hearing has been set for October 9, 2017 at 7:30 p.m.

ITEM 13: ORDINANCE NO. 17-62 [First Reading]

AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER.

The Clerk read the ordinance for the first time.

ITEM 14: ORDINANCE NO. 17-63 [First Reading]

AN ORDINANCE DETERMINING THAT THE AMENDMENT TO PETITION FOR EXPANSION OF THE NORTHERN NEW COMMUNITY AUTHORITY COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE

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OHIO REVISED CODE AND TO FIX A DATE AND PLACE FOR A PUBLIC HEARING ON THE AMENDMENT TO PETITION FOR EXPANSION.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 17-63, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 17-63, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 15: FINANCE DIRECTOR'S REPORT

ITEM 16: CITY MANAGER'S REPORT

Mr. Homan provided information on the exhibit at the Ross Art Museum.

Mr. Homan informed Council of the sidewalk project that is almost completed on Central Avenue near Lexington Blvd.

Mr. Homan informed Council that he will be meeting with the superintendent for Olentangy City Schools regarding the connection of Glen Parkway to Berlin Station Road.

ITEM 17: COUNCIL COMMENTS

Mr. Jones informed Mr. Ferrigno that the stop sign at Merrick Blvd is blocked from view due to a tree.

Mr. Jones requested information on determining the size of trash receptacles for multi-family housing. Mr. Ferrigno informed Mr. Jones that staff makes the assessment along with the property owner.

Mrs. Keller discussed a concern she received over the mosquito spraying for West Nile Virus and her concerns over the chemicals that are used. Mayor Riggle requested that the discussion with the Health Department occur at a future Council meeting.

Mr. Hellinger discussed complaints received over The Bag weekly newspaper and advertisements.

Mr. Hellinger provided information on current restrictions of hearing protection while operating a motorcycle.

Mayor Riggle voiced a concern regarding the sensor for the turn light at Houk Rd and Central Avenue.

Mayor Riggle discussed the concern over the continued use of a designated street handicap spot that was granted in front of a house being used by the public. Chief Pijanowski discussed the concern that the spot is on public property. Staff to research if the spot can be designated for the individual.

Mayor Riggle requested an update regarding the placement of the rectangular rapid flashing beacons for Troy Road and Pennsylvania Avenue.

ITEM 18: ADJOURNMENT

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Motion: Mr. Jones moved to adjourn the meeting, seconded by Mr. Hellinger. The meeting adjourned at 8:13 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

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October 2

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The Delaware City Council Work Session meeting of October 2, 2017 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 Jim Browning, Fourth Ward Kyle Rohrer, At Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided.

Staff Present: Ted Miller, Parks and Natural Resource Director, Dean Stelzer, Finance Director, Dave Efland, Planning and Community Development Director, Sean Hughes, Economic Development Director, Bill Ferrigno, Public Works Director, Brad Stanton, Public Utilities Director, Perry Mickley, Public Utilities Superintendent, Scott Stowers, IT Director, John Donahue, Fire Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 2: RESOLUTION NO. 17-57

[Fourth Reading]

A RESOLUTION ADOPTING THE 2018-2022 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

The Clerk read the resolution for the fourth time.

ITEM 3: REVIEW AND DISCUSSION OF 2018-2022 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. Stelzer provided a background on the Capital Improvement Program and the General Fund subsidy of Street Maintenance and Repair fund. Mr. Stelzer compared the tax collections, population and per capital income tax collections from 1990-2016. Mr. Jones requested a review of the CIP from 2012 to compare to the current plan.

Mr. Efland and Mr. Hughes discussed the impact from the completion of Sawmill Parkway in November of 2016. Mr. Hughes reviewed the SiteOhio scoring examples and that the results show the land is not ready for development and need for continued infrastructure development. Mr. Hughes discussed the recent conversations with landowners to discuss necessary site preparation work and the associated costs. Mr. Jones recommended looking into incentives for companies that are green and energy efficient.

Mr. Stanton reviewed the Sanitary Sewer Master Plan and projects that are expected to be completed by 2035. Mr. Stanton discussed the need to address in the future funding for an up ground reservoir. Mr. Stanton discussed the need to repaint the west water tower and fix rust areas.

Mayor Riggle requested a break at 7:25 p.m. and reconvened the meeting at 7:33 p.m.

Mr. Mickley demonstrated how staff utilizes the City Works Map Program.

Mr. Ferrigno discussed paving efforts that are completed in house and also through the need of contractors. Mr. Ferrigno discussed the ability to use city staff to do base repairs and patch work. Mr. Ferrigno discussed the SafeWalks Program and the necessary street repairs and funding needs. A discussion was held with Council regarding the priority of annual resurfacing road needs and the reconstruction of E. Central Ave. Council discussed the need to work with the public to discuss

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another levy to fund road maintenance and to reach out to the public for feedback and concerns. Mrs. Keller recommended using social media to reach out to the public and Mayor Riggle discussed the idea of using the water bill to reach out to those residents that do not use social media.

Mr. Miller discussed the Parks Improvement Fund and the use of replacing play equipment. Mr. Miller spoke with Council over the Bike and Pedestrian Plan and the need to connect paths throughout the city. Mrs. Keller recommended that staff provide more education on the Impact Fee Fund vs. the General Fee Fund due to public perception that the money used for bike paths should be allocated towards road maintenance.

Mr. Stowers reviewed with Council the current project to replace all network switches in City Hall and the Justice Center. Mr. Stowers provided information on renting server space.

Mr. Donahue discussed the Fire Impact Fee and plans to break ground on Fire Station 304 upon approval for rezoning by City Council.

Council discussed the need to hold a retreat in the future.

ITEM 4: ADJOURNMENT

Motion: Mr. Jones moved to adjourn the meeting, seconded by Mr. Browning. The meeting adjourned at 9:13 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

SHADE TREE COMMISSION
July 25, 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Olen called the meeting to order at 7:00 p.m.

Members Present: Jim Buck, Shannon Brewster, Gracie Shafer, Tom Wolber, Becki Wood-Meek, Vice-Chairwoman Susan Wright, and Chairman Paul Olen

Members Absent: Dave Carey and Tom Glissman

Staff Present: Doug Richmond, Arborist and Linda Mathews, Customer Service Liaison

Motion to Excuse: Mr. Wolber moved to excuse Mr. Carey and Mr. Glissman, seconded by Vice-Chairwoman Wright. Motion approved with a 7-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of June 27, 2017 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the June 27, 2017 meeting, seconded by Mr. Wolber. Motion approved with a 7-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code – pending submitted comments from the Commission (deadline for submission – August 14, 2017)

Ms. Mathews reminded the Commission to email their concerns, recommendations, or questions to Mr. Miller.

ITEM 5. ARBORIST REPORT

Mr. Richmond reviewed the arborist report. Mr. Richmond discussed storm damage that occurred primarily at Blue Limestone Park and Bicentennial Park.

Vice-Chairwoman Wright informed Mr. Richmond of a dead white oak near Heffner Street.

Mr. Wolber informed the Commission that the dead ash tree that was reported to staff at Marvin Lane Park had been removed.

A discussion was held regarding the replacement of street trees in the downtown area, and appropriate species.

ITEM 6. STAFF COMMENTS

Ms. Mathews provided the Commission with the Parks and Natural Resource Quarterly Report.

ITEM 7. MEMBER COMMENTS

Mr. Wolber provided a copy of the staff report for Burr Oak Commons to the Commission. A discussion was held in regards to the tree removal and replacement plan for the development. Concerns were voiced by the Commission over the potential tree preservation easement.

Mr. Wolber provided the Commission with information regarding the benefits of forest bathing.

ITEM 8. PLAN REVIEWS

- a. McDonalds – US 23 – Approved with changes
- b. Jackson Retail – Approved with request for additional trees to be planted

ITEM 9. ADJOURNMENT

Motion: Vice-Chairwoman Wright moved to adjourn the meeting, seconded by Mr. Wolber. The Shade Tree Commission meeting adjourned at 8:18 p.m.


Chairman Olen


Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 26, 2017**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:00 p.m.

Members Present: Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, Vice-Chairman Hatten and Chairman Roger Koch

Members Absent: Joe Coleman and Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Mr. Nicley motioned to excuse Mr. Coleman and Councilman Rohrer, seconded by Vice-Chairman Hatten. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 28, 2017, as recorded and transcribed.

Vice-Chairman Hatten requested that the Motion Summary of June 28, 2017 reflect that he was absent from the meeting.

Motion: Vice-Chairman Hatten motioned to approve the amended Motion Summary of the Historic Preservation Commission meeting held on June 28, 2017, as recorded and transcribed, seconded by Ms. Riviera. Motion approved a by 3-0-2 (Hatten, Nicley) vote.

ITEM 3. REGULAR BUSINESS

- A. 2017-1726: A request by Brigado Investments for a Certificate of Appropriateness for the renovation of 15 North Franklin Street which is zoned B-3 (Community Business District) and located in the Residential Sub-district of the Downtown Historic District Overlay.

Ms. Guenther provided background history of the home and reviewed the proposed renovations. Ms. Guenther discussed proposed plans to remove the second floor entry and deck area in the back of the building and brick repairs.

APPLICANT:

Karen Beasley
Beasley Architecture and Design
109 W. Columbus Avenue
Bellefontaine, Oh 43311

Ms. Beasley discussed plans to preserve the stairs to the front entrance and plans to repair driveway to even out with next door neighbor.

Motion: Vice-Chairman Hatten moved to approve 2017-1726 as submitted with staff recommendations, seconded by Ms. Riviera. Motion approved by a 5-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. Guenther discussed sidewalk permits compliance.

ITEM 5. NEXT REGULAR MEETING: August 23, 2017

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Vice-Chairman Hatten. The Historic Preservation Commission meeting adjourned at 7:36 p.m.



Roger Koch, Chairman



Elaine McCloskey, Clerk

CIVIL SERVICE COMMISSION
Motion Summary
September 6, 2017

ITEM 1. ROLL CALL

Chairman Rybka called the meeting to order at 3:03 p.m.

Members Present: Brooke Acker, Chairman John Rybka, Vice Chairman Eric Coss

City Council Liaison: Councilman Jim Browning

Staff Present: John Donahue, Fire Chief, Rob Penrod, Police Captain, Jessica Feller, Human Resource Manager, and Lorrie Diaz, Human Resource Coordinator

ITEM 2. APPROVAL of the Motion Summary for the Civil Service Commission meeting held July 12, 2017, a recorded and transcribed.

Motion: Ms. Acker moved to approve the Motion Summary for the July 12, 2017 Civil Service Commission meeting, seconded by Vice-Chairman, Eric Coss. Motion passed by a 3-0 vote.

ITEM 3. Update Firefighter/Paramedic Certified List

Chief Donahue discussed the current list with 5 additions as well as the removal of 6 others due to being disqualified under CSC Rule III (D) and one other who withdrew.

Motion: Ms. Acker moved to accept the Firefighter/Paramedic Certified List as presented, seconded by Vice-Chairman Coss. Motion approved by a 3-0 vote.

ITEM 5. PUBLIC COMMENTS

There was no public comment.

ITEM 6. COMMITTEE COMMENTS

Chairman Rybka shared an article from the July 2017 Time Magazine stating that American Houses are burning down significantly less often compared to 1980s. He congratulated and thanked Chief Donahue. Chief Donahue stated

that much credit is due to the firemen today, and he added that, while this is true, newer houses burn much faster, so a different problem is now present.

ITEM 7. ADJOURNMENT

Motion: Vice-Chairman Coss moved to adjourn the Civil Service Commission meeting, seconded by Ms. Acker. The Civil Service Commission meeting was adjourned at 3:19 p.m.



John M. Rybka, Chairman



Elaine McCloskey, Clerk

PLANNING COMMISSION
September 6, 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:00 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Councilmember George Hellinger, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Members Absent: Andy Volenik

Staff Present: Carrie Fortman, Project Engineer, Jonathan Owen, Project Engineer, Jordan Selmek, Zoning Officer, Bill Ferrigno, Public Works Director/City Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Motion to Excuse: Councilmember Hellinger moved to excuse Mr. Volenik seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on August 2, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for August 2, 2017 Planning Commission meeting, seconded by Councilmember Hellinger. Motion approved 5-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. 2017-2210: A request by Fed One Dublin LLC, for approval of a Development Plan Exemption for an outdoor storage area on Lot 5 of the Innovation Business Park on 6.024 acres zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District) and located on Innovation Court.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the site location and access locations. Mr. Schultz reviewed the agreement between Symmetry Two and the owner of Lot 5 to lease the outdoor storage area. Information provided on the gravel requirements.

b. Applicant Presentation

APPLICANT:

John Lewis
1036 Hills Miller Rd.
Delaware, Ohio 43015

Mr. Lewis voiced no concerns on staff conditions.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger moved to approve 2017-2210, along with all staff recommendations and conditions, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland introduced Mr. Selmek as the new Zoning Officer.

A. Discussion of Capital Improvement Program (CIP)- R. Thomas Homan, City Manager

Mr. Homan and Mr. Ferrigno reviewed the CIP and discussed tentative road maintenance projects and funding issues. A discussion was held on the impact from the failed road levy.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

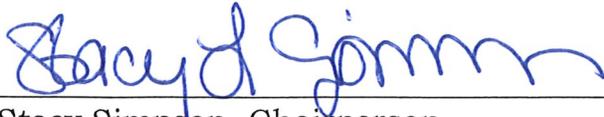
Mr. Halter informed Mr. Ferrigno that the street sign at Castleton Way and Houk Road needs to be repaired.

Mr. Prall discussed the Cheshire Road roundabout construction and that the project is not completed.

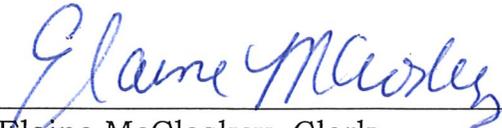
ITEM 6. NEXT REGULAR MEETING: October 4, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the September 6, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:25 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E DATE: 10/09/2017
ORDINANCE NO: RESOLUTION NO: 17-58
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: William L. Ferrigno, Public Works Director/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING PORTIONS OF US-42 BETWEEN US-36 AND CR-270 (HORSESHOE RD.)

BACKGROUND:

The Ohio Department of Transportation (ODOT) intends to resurface portions of US-42 between US-36 and CR-270 (Horseshoe Rd.). This project falls under ODOT's Urban Paving policy. The ODOT Urban Paving policy requires that the local municipality contribute 20% of the total cost for the surface treatment for the portion of the project within its corporation limits. Additionally, the City is required to contribute 100% of the cost of non-surface related items such as signal repairs, curbs, gutters, utility relocation expenses, and full-depth pavement repairs. Once final plans are developed and quantity splits are determined, the City of Delaware will be invoiced for its share of the project costs approximately six weeks before the project's scheduled sale. The sale is tentatively scheduled for early 2018. It is anticipated this work will occur in the summer of 2018.

REASON WHY LEGISLATION IS NEEDED:

ODOT District 6 is administering the project, and the State requires consent legislation be passed by the local government to allow for the project to occur within the corporate limits.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

Based on initial cost estimates, the projection for the City's contribution for this project is estimated to be \$89,000 (\$39,000 for resurfacing and \$50,000 for non-surface related items). The initial amount budgeted for the work in the City of Delaware is \$100,000. The City has requested to be invoiced at this time so that funds can be paid in 2017, as appropriated in the 2017 Budget.

POLICY CHANGES:

N/A

PRESENTER(S):

William L. Ferrigno, P.E. – Public Works Director/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

None

RESOLUTION NO. 17-58

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING PORTIONS OF US-42 BETWEEN US-36 AND CR-270 (HORSESHOE RD.).

WHEREAS, the STATE has identified the need for the described project:

This project proposes to resurface pavement a portion of US-42 between US-36 and CR-270 (Horseshoe Rd.); and

WHEREAS, the Ohio Department of Transportation has estimated the City's contribution to be \$39,000 for resurfacing plus an additional \$50,000 for City responsible items. The project is projected to sell early in 2018; and

WHEREAS, the City of Delaware, referred to as the Local Public Agency (LPA), gives consent to the Director of Transportation to complete the project.

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

SECTION 1. The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director;

SECTION 2. The Ohio Department of Transportation shall assume and bear one hundred percent of the necessary costs of the State's highway improvement project; the City's share of the cost for the pavement surface treatment is estimated to be \$39,900.

SECTION 3. The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration;

SECTION 4. The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs. The LPA agrees that all utility accommodation, relocation and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION 5. Upon completion of the project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 6. The City Manager of the City of Delaware is hereby empowered on behalf of the City of Delaware to enter into contracts with the Director of Transportation necessary to complete the described project.

SECTION 7. That the Clerk of Council will transmit to the Director of Transportation a fully executed copy of this Resolution.

SECTION 8. 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 Resolution 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.

SECTION 9. That this resolution shall take effect and be in force immediately after its passage.

VOTE ON RESOLUTION:

YEAS___ NAYS___
ABSTAIN ___

PASSED: _____, 2017

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

DELAWARE SISTER CITY ADVISORY BOARD
4th ANNUAL REPORT - DRAFT
AUGUST 1, 2017

Current Members:	Representing:
Rand Guebert	Local citizens
Julie Horvath	Delaware City Schools
Will Kopp	Ohio Wesleyan University
Julie Means	Local citizens
Carolyn Kay Riggle	City Council
Colleen Rush	Local citizens
Rita Selle-Grider	Local citizens

INTRODUCTION

The highlight of the past year was the recent visit of a delegation from Delaware to our sister city of Sakata, Japan. This visit was envisioned after a delegation from Sakata visited Delaware in November 2015. It was very satisfying to see it come together. We would like to thank Mayor Riggle and City Manager Tom Homan for leading the delegation.

In other respects we experienced the postponement of various activities and recognized the need to reshape our Advisory Board. We see that it is necessary to be both purposeful and patient in (1) developing our relationships with Baumholder and Sakata and (2) evaluating the future of our relationship with Omutninsk.

While we would eventually like to have a relationship with a Spanish-speaking city we recognized that Arequipa, Peru might not be the best fit for Delaware.

FOURTH YEAR DEVELOPMENTS

We continued to meet regularly on the second Tuesday of each calendar quarter. Progress that we had hoped to make with our sister cities in Baumholder and Omutninsk was delayed and put off to the coming year.

The Baumholder city government has appointed a group to work with us in the coming year and this should allow us to have more effective contact. We had also expected the dedication of the museum to take place this past Spring, but this was put off until Spring 2018. This delay was perhaps fortuitous as we were consumed

this past Spring with the City visit to Sakata. The OWU soccer team had also hoped to visit Baumholder in the summer of 2016, but that was also postponed to this year.

We were not successful this past year in continuing our contacts with Omutninsk—our emails went unanswered. We will continue to look for new ways to contact people there and perhaps plan a visit. It is not much more expensive to fly to Kirov, the nearest large city, than to fly to other cities in Eastern Europe.

As mentioned previously the visit of Mayor Riggle and her group to Sakata this April was very encouraging. Our delegation was treated to many special events and given an extensive introduction to the City. Middle school students from Sakata continued their regular visits to Dempsey last November. We feel that we have developed a good foundation for further contacts and activities.

Locally, both Delaware Hayes and Buckeye Valley High Schools have begun offering the Global Scholars Diploma program. As these programs develop we believe that we will be able to offer opportunities to those students involved.

Our committee underwent some restructuring during the year to make it more effective. Our goal is to involve more people in Delaware with our sister cities and we believe that we have opportunities for this in the year ahead.

OBJECTIVES FOR 2017-2018

Our major goal for the year ahead is to mobilize a group from Delaware to attend the dedication in Baumholder of the museum to the American army veterans who have had such a large impact on the city of Baumholder since the 1950's. We hope that local army veterans who were stationed there will want to attend, as well as members of their families and representatives of the city. As soon as a date is fixed for the event will begin to promote it. There is passenger train service now between Frankfurt airport and Baumholder.

Middle school students from Sakata will be coming to Dempsey again this year, and we will be looking for ways to build on this past Spring's visit. As a private citizen Saskia Brogan, whose family hosted a Sakata student when she was at Dempsey, was able to visit Japan this Spring and stayed with the family of the child they hosted. Also, two students from Buckeye Valley will be studying in southern Japan this coming school year with the Rotary Exchange program. We want to encourage international education for interested children in our community.

We will look carefully at the possibility of having several Delaware residents make a private visit to Omutninsk to see how we can best develop this relationship or determine that it has run its course.

With our new committee structure we hope to be more effective at maintaining regular contact with our sister cities and reaching out to local residents of Delaware.

Developing sister city relationships is a long term process. The Advisory Board would like to thank City Council for its continuing support.



City Of Delaware Community Energy Aggregation Program

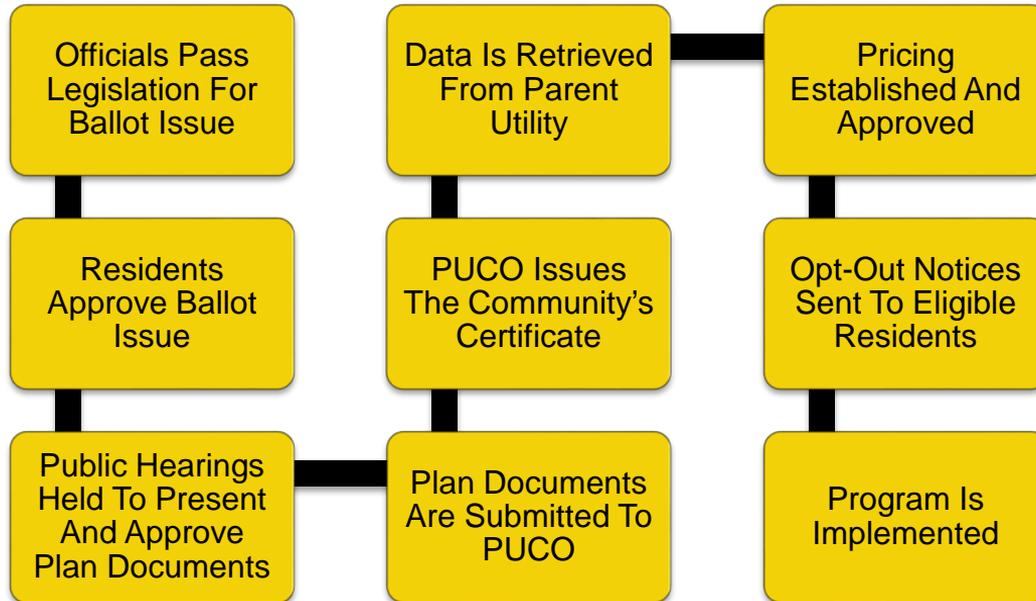


The top of the slide features a dark background with several hand-drawn lightbulbs in white and yellow. One lightbulb is prominently lit with yellow rays emanating from it. A thick yellow curved line arches across the top of the slide, framing the title.

Energy Aggregation

Local governments in Ohio have the authority to aggregate/bundle the usage of the community into a collective buying group and lower their energy costs. These economies of scale allow the community to procure energy at “wholesale” costs that would not otherwise be available to a resident by independent means.

The Process





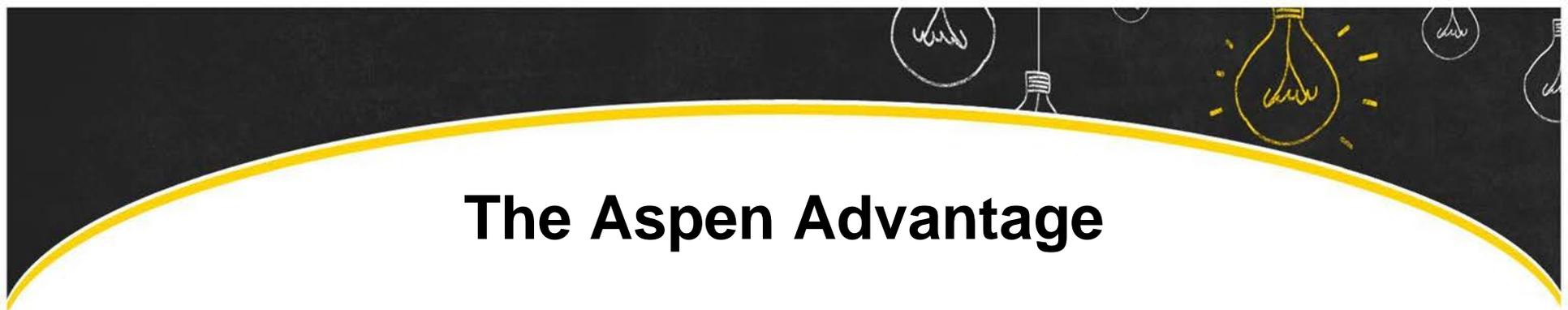
Economic Impact

The current market rate in an aggregation program is no more than 5.25 cents/kWh fixed, while the five-year utility average has been roughly 6.50 Cents/kWh. As the typical household uses 12,000 kilowatt hours (kWh) per year, the projected estimated savings per household would be:

$$(.0650-.0525)*12,000 = \mathbf{\$150.00}$$

The City of Delaware has approximately 15,000 households. At 70% participation, the estimated annual community wide savings would be:

$$15,000*.70*\$150.00 = \mathbf{\$1,575,000}$$

The top of the slide features a dark background with several hand-drawn lightbulbs in white and yellow. A prominent yellow arc curves across the top, framing the title. The title itself is centered and written in a bold, black, sans-serif font.

The Aspen Advantage

Aspen Energy was founded in 2000 when the natural gas market became deregulated; seventeen years and tens of thousands of customers later, we have become widely regarded as one of the largest energy consultants in the Midwest. We represent stable, reputable suppliers in the industry with a broad range of products and services to best serve the needs of our customers. Mitigating our clients' exposure to market risk by monitoring industry trends is a critical component of our consulting service.

As aggregation has become more popular, we have expanded our relationships with local governments to offer this beneficial product and service. We are advocates of flexible programs that are devoid of Early Termination Fees (ETFs) to ease the concerns of residents being "stuck" in the community sponsored program. The key to a successful implementation of an aggregation program is education, and we are dedicated to educating the community throughout the process.



The Aspen Advantage - Cont'd

Our commitment ensures aggressive, low rates for the residents and financial consideration from the supplier to the community. We also assist in negotiating Civic Grants for community improvement to go along with program implementation.

For More Information Contact:

Jay Sell | Senior Energy Consultant

Aspen Energy Corporation

4789 Rings Road, Suite 100

Dublin, Ohio 43017

☎ (614) 884-5300 ext. 234

📠 (614) 336-8362

www.aspenenergy.com

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

6381463 PERMIT NUMBER		NEW TYPE	TUAN NGUYEN LLC DBA JENNIS NAIL SPA & BAR 1234 COLUMBUS PIKE DELAWARE OH 43015
ISSUE DATE			
08 23 2017 FILING DATE			
D3 PERMIT CLASSES			
21 TAX DISTRICT	022 PERMIT CLASSES	B PERMIT CLASSES	B67056 RECEIPT NO.

FROM **08/29/2017**

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	PERMIT CLASSES	RECEIPT NO.



MAILED **08/29/2017**

RESPONSES MUST BE POSTMARKED NO LATER THAN. **09/29/2017**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **B NEW 6381463**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015**

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. For best results, search only ONE criteria at a time. If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

	SEARCH CRITERIA
Permit Number	<input type="text" value="6381463"/>
Permit Name / DBA	<input type="text"/>
Member / Officer Name	<input type="text"/>

Search**Reset****Main Menu**

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 6381463; Name: TUAN NGUYEN LLC; DBA: DBA JENNIS NAIL SPA & BAR; Address: 1234 COLUMBUS PIKE DELAWARE 43015		
TUAN VAN NGUYEN	MANAGE MEM	

- [Ohio.Gov](#)
- [Ohio Department of Commerce](#)

[Commerce Home](#) | [Press Room](#) | [Forms](#) | [CPI Policy](#) | [Privacy Statement](#) | [Public Records Request Policy](#) | [Disclaimer](#) | [Employment](#) | [Contacts](#)



Department of Commerce

Division of Liquor Control
John R. Kasich, Governor
Jacqueline T. Williams, Director

September 27, 2017

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

Re: **NEW D3 PERMIT #6381463**
TUAN NGUYEN LLC
DBA JENNIS NAIL SPA & BAR
1234 COLUMBUS PIKE
DELAWARE OH 43015

Dear Legislative Authority:

In reference to the above captioned application, and your request, a 30 day extension has been granted from **9/29/17 to 10/30/17**.

If you should have any questions concerning this matter, please feel free to contact this office at the below address or phone number.

Licensing Processing Section

:SLM

Rev. 6-06



Department of Commerce

Division of Liquor Control
John R. Kasich, Governor
Jacqueline T. Williams, Director

September 28, 2017

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

Re: **NEW D1 D2 D3 D5 PERMIT #6381463**
TUAN NGUYEN LLC
DBA JENNIS NAIL SPA & BAR
1234 COLUMBUS PIKE
DELAWARE OH 43015

Dear Legislative Authority:

You are hereby notified for informational purposes only, that in compliance with the mandatory provisions of Section 4303.26, Ohio Revised Code, a notice of the filing and pendency of the captioned application was sent by certified mail to your local legislative authority on **August 29, 2017**.

This is to inform you that the correct **street address for the proposed permit premises is 1824-28 COLUMBUS PIKE**. This is a change from the original notice sent to the local legislative authority.

The Division of Liquor Control has determined that the corrected information does not involve any geographical or business change. The only action required is the changing of your official records to correspond with the corrected name or address.

If you should have any questions concerning this matter, please feel free to contact this office at the below address or phone number.

tll



Delaware Police Department Liquor Permit Report

DPD Report Number L-17-07		Investigating Officer Detective David McQuigg	
Applicant (Primary Shareholder) Tuan Van Nguyen		Company Name: DBA: Jenni's Nail Spa & Bar	
Common Name Jenni's Nail Spa & Bar		Address unknown	
Applicant Phone Number 614-448-7233		Applicant E-Mail Address: None listed	
<input type="checkbox"/> Existing Business	Type of Business Nail spa	Notification Type: unknown	Date of Report 09/05/2017
<input checked="" type="checkbox"/> New Business (Supplement Attached)			
Permit Type <input type="checkbox"/> C1/C2X Beer only in original sealed container for carry out only. <input type="checkbox"/> C2 Wine and mixed beverages in sealed containers for carry out. <input type="checkbox"/> D1/D2X Beer only for on premises consumption or in sealed containers for carry out. <input type="checkbox"/> D2 Wine and mixed beverages for on premises consumption or in sealed containers for carryout. <input type="checkbox"/> D4 Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am. <input type="checkbox"/> D5 Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. <input checked="" type="checkbox"/> Other applicant listed seeking a "D3"			

Location Information

Churches, Libraries and or schools within 500 feet <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	School, church or library objection <input type="checkbox"/> Yes (Supplement Attached) <input type="checkbox"/> No <i>Note: Objections are only permitted for new permits.</i>
Police Calls for Service in past 12 months: n/a	Number of Police Reports in past 12 months: n/a
Calls for Service excluding calls not related to the business in past 12 months:	Location is excessive drain on Police Resources: <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No
Nuisance Abatement Pending <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Accessible by Law Enforcement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Site compliance checked by Dept. of Commerce <input type="checkbox"/> Yes <input type="checkbox"/> No	Private Club (Restricted Access Door) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Applicant Information

Records Checked <input type="checkbox"/> Ohio Law Enforcement Gateway <input checked="" type="checkbox"/> Delaware Police Department Database	
Applicant has an active warrant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Record located for Liquor Law Violation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Local Record on file <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criminal History Checked by Dept. of Commerce <input type="checkbox"/> Yes <input type="checkbox"/> No
Problem History with DPD <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No	Contact made with Applicant <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Determination on Objection

<input checked="" type="checkbox"/> The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.

<input type="checkbox"/> The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code. <ul style="list-style-type: none"> <input type="checkbox"/> Site does not conform to local building, safety and health codes (excluding zoning). <input type="checkbox"/> Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served. <input type="checkbox"/> Physical location causes a public nuisance. <input type="checkbox"/> Site has been officially classified as a nuisance according to State Law. <input type="checkbox"/> Conviction of a crime by the applicant that relates to operating a liquor establishment. <input type="checkbox"/> Past improper operation of a location with a liquor permit. <input type="checkbox"/> Misrepresentation of material fact on the application. <input type="checkbox"/> Addiction of the applicant to alcohol or narcotics. <input type="checkbox"/> Formal objection by specific types of other locations to which the site is in certain proximity. <input type="checkbox"/> Conviction of the applicant of food stamp or WIC fraud. (Supplement Attached)



Delaware Police Department
Liquor Permit Report

Supplement

Supplement Type

- New Business Description
- Police Department Objection
- Community Objection
- Other :

This liquor application was assigned to me on 09/05/17 and I am unable to make a recommendation on this application because the applicant (Tuan V Nguyen) has applied for a D3 permit for an address at "1234 Columbus Pike, Delaware, Ohio 43015". The address '1234 Columbus Pike' does not exist and is not a valid street address. In filing the required "Personal History Background Form" applicant Nguyen lists the address he is seeking a permit for as "1284 Columbus Pike, Delaware, Ohio 43015". The address '1284 Columbus Pike' does not exist and is not a valid street address. I have left a message for developer Lou DeVicchio (330-533-3740) as he appears to be the point-of-contact for the available suites in the Delaware Square Shopping Center – as of 09/07/17 I have not received a call back. Additionally; the applicant lists his business name as "JENNIS NAIL SPA & BAR" on the original filing and lists it on the background portion as "Jenni;s Nail Spa & Bar". I am unable to conduct a thorough liquor background due to this discrepant information. My recommendation is that the applicant re-files the appropriate paperwork with the Ohio Division of Liquor Control.

Det. McQuigg was asked to contact the applicant for clarification on address of business. He did so and spoke briefly with Tuan Nguyen. There was a language barrier and Mr. Nguyen asked for Det. McQuigg to speak with his representative. Det. McQuigg spoke with the rep in an effort to explain the error in the permit application. Due to the language barrier with Mr. Nguyen and his rep, Det. McQuigg called Mr. Nguyen's attorney, Nathan Gordon. Det. McQuigg emailed Mr. Gordon explaining how the application does not show a valid address. Det. McQuigg asked Mr. Gordon to have Mr. Nguyen re-apply for the permit with a valid address.

Det. Sgt. Mike Bolen#16

Update: 09/26/2017; Applicant Tuan Nguyen has sought clarification from the developer with regards to the listed address of this anticipated new business. The actual business address consists of two available 'suites' housed within the Delaware Community Shopping Center. This business will be housed within 1824 and 1828 Columbus Pike, Delaware, Ohio 43015. The business will primarily function as a traditional "nail spa" and will offer alcoholic beverages (to be consumed on-site by of-age customers) during appointments. Nguyen anticipates the store's hours to be roughly 10:00 AM thru 7:00 PM (some adjustments might be made to accommodate customers on the weekends). No schools, churches, or libraries exist within 500 feet of the business address. No objections exist concerning this application.
Det. David McQuigg # 29

Det. D. Miller 9/26/17
Investigating Officer Signature Date

Det. Sgt. Mike Bolen 9-26-17
Supervisor Signature Date



FACT SHEET

AGENDA ITEM NO: 10

DATE: 10/09/2017

ORDINANCE NO:

RESOLUTION NO: 17-54

READING: FIFTH

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA:

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION ADOPTING THE 2018-2022 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

BACKGROUND:

A work session to discuss the CIP was held on Monday, October 2.

REASON WHY LEGISLATION IS NEEDED:

Pursuant to Section 79 of the Charter, the CIP is to be submitted to City Council by August 15 and adopted no later than October 15. Adoption is scheduled for Council's October 9 meeting.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

POLICY CHANGES:

N/A

PRESENTER(S):

R. Thomas Homan, City Manager
Dean Stelzer, Finance Director

RECOMMENDATION:

ATTACHMENT(S)

CIP

RESOLUTION 17-54

A RESOLUTION ADOPTING THE 2018-2022 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

WHEREAS, a revised Five-Year Capital Improvements Program was prepared and submitted to City Council in accordance with Article XVII, Section 79 of the City Charter, and

WHEREAS, City Council has considered the proposed plan and has determined that it shall be the future public improvement plan for the City of Delaware, and

WHEREAS, Article XVII, Section 80 of the City Charter requires that City Council adopt, by resolution, the Five-Year Capital Improvements Program on or before October 15, and

WHEREAS, City Council will review the 2018-2022 CIP at Work Sessions before October 10.

WHEREAS, Council discussed possible amendments to the plan which may be considered as part of the adopted 2018 budget.

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

SECTION 1. That the 2018-2022 Five-Year Capital Improvements Program for the General Fund, Airport, Fire, Police, Public Works, Parks, Equipment Replacement, Technology, Building Maintenance, Water, Sewer, Storm Sewer, Refuse, Parks Impact, Police Impact, and Fire Impact attached hereto as Exhibit A, is hereby adopted as the official plan for future public improvements.

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

PASSED: _____, 2017

YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____
CITY CLERK

MAYOR



August 15, 2017

Mayor Riggle and Members of City Council:

Pursuant to section 79 of the City Charter, submitted herewith is my proposed 2018-2022 Capital Improvement Plan, adoption of which must occur by October 15, 2017. The first reading of the Plan will take place Monday, August 28, 2017; the second reading on Monday, September 11, 2017; and the third reading and adoption on Monday, October 9, 2017. In addition, consideration should be given to scheduling at least one to two work sessions, with one of them on Monday, October 2, 2017. The work session format will provide a better opportunity for more in-depth discussion and review. Reviews will also take place by the Planning Commission at its September 6 meeting and by the Parks and Recreation Board at its September 12 meeting.

This CIP is organized in the same way as in years before with the department narrative followed by the project funding.

I am happy to report that the 2018-2022 CIP enables the city to advance a number of important projects from different City departments. These include:

- **Public Utilities:** Design and construction of a new water distribution line, which will cross the Olentangy River and provide improved service in the city's growing southeast section.
- **Technology:** Replacement of the police department's record management system
- **Public Works:** Traffic signal system upgrade on major city corridors
- **Economic Development:** Ohio Wesleyan University has developed a draft letter of intent for a collaborative entrepreneur center to be located on their campus. This is being reviewed by the City and County and will be acted on in 2018. This letter of intent would establish a strong relationship with a board of advisors for the center, a University-led operational plan, and a team focused effort toward servicing entrepreneurs from throughout the country. The LOI also establishes a supportive fee structure for the City and county to financially support the center on an ongoing basis.

Work on the CoHatch co-working facility is moving along. The City is currently working on a tenant landlord model for the Gazette Building that would involve landlord financing of renovations for which CoHatch also will have a financial contribution. Details of this model are currently being evaluated and negotiated, but would hopefully, lead to CoHatch occupying the first floor and lower level of the building while also renovating the second floor for city office occupancy. The financing would be repaid by CoHatch as a tenant through rent.



Regarding transportation, you will notice that the 2018-2022 CIP differs from previous years. A 2016 transportation levy that would have funded maintenance and network improvements was defeated in November.

Consequently, the CIP being presented here does not include any new and dedicated funding for the city's transportation infrastructure. In fact, the CIP reflects less annual funding for the city's local street resurfacing. Had the levy passed, approximately \$800,000 annually would have been available for local street resurfacing. Instead, this plan reflects approximately \$150,000 annually for this program, far short of what the annual investment should be.

The good news on our transportation front is that within a few months of the levy defeat, we received notification that funding for the Point project had been recommended for approval as part of the Mid-Ohio Regional Planning Commission's Transportation Improvement Program (TIP). In June, final approval was granted. All told, the city is expected to receive approximately \$17.6 million in state and federal funding for this project. Delaware is required to commit to paying a 20-percent match – about \$6.2 million by 2022.

The transportation levy could have provided funds for the local contribution; instead, the CIP reflects \$350,000 annually that will go towards the City's match. The City has formally requested the county's financial participation, as this project has regional significance; JEDD revenue will continue to be pledged for the project as well.

As Council considers levy options for the future, I have included, as an appendix, an updated report from Bill Ferrigno, the city's Public Works Director/City Engineer on the city's resurfacing and maintenance needs.

As you know, our ability to maintain roadway and traffic infrastructure throughout the city has not been sustainable for some time. Periods of rapid expansion – in combination with significant increases in construction material

costs – strain the city’s ability to adequately address our roadway network and related infrastructure. Bill’s updated report considers a “Fix It First” approach. Delaware’s top priority would be: (1) establishing roadway maintenance as a priority, and (2) maximizing pavement lifespan by keeping roads in good repair. You will see that less emphasis is being placed on network improvement projects, a course we can discuss in more detail during CIP deliberations.

In addition to the Point Project, the CIP reflects continued funding for the E. William St. improvement project, which is expected to be under construction in 2019. Once completed, it will provide a continuous center turn lane to reduce the number of rear-end and side swipe accidents through the corridor. This project will also eliminate the severe “blind spot” and substandard turning radius at the northeast corner of the Lake Street intersection by widening the bridge over E. William Street. The new pedestrian bridge will be more than double the length that it currently is. The project is primarily being funded through a federal earmark.

At the same time, planning continues on options for improving E. Central Avenue. Attempts to stabilize the roadway have only minimal longevity. Complete roadway reconstruction is necessary. Ongoing analysis will aide in identifying several alternative approaches related to Central Avenue pavement condition and traffic volumes. Alternatives being studied include one-way configurations, reversible lanes, conventional (expensive) widening, and non-conventional (lower cost) widening. All alternatives assume E. William and The Point Projects are committed projects.

Not surprisingly - whatever the option - the challenge will be coming up with the City’s local contribution. Nonetheless, a plan to address the ongoing deterioration of this critical stretch of roadway needs to be developed so City Council knows what its options are.

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As the general fund summary shows, the plan is in balance in 2018, but out of balance for 2019-2022, underscoring the ongoing challenge of trying to address the city’s infrastructure needs with a limited funding stream.

Until a new revenue source is identified, tough choices will need to be made on which projects won’t be advanced for 2019-2023.

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In the past the City has invested in computerized maintenance management systems (CMMS) software to assist us in planning for future infrastructure

maintenance demands and to coordinate maintenance efforts. We are currently exploring options to better integrate our infrastructure data with long-term financial planning strategies to help insure financial sustainability and to improve our financial resiliency.

While it won't result in a new revenue stream, the city is exploring the use of capital reserve analysis as a tool for future capital improvement planning. Known commonly as a "replacement reserve study," this budget planning tool has been used by the community association industry for 20-plus years. The study prescribes a long-term 10- to 40-year forecast of capital needs that would be modified on an ongoing basis as demands and opportunities change. While incorporated into our current planning process as an element of capital reserve planning, we lack a systematic and sustainable approach to this type of forecasting.

Over the course of the next several weeks, staff and I look forward to reviewing this plan with City Council; and providing council with additional information it may need before a vote to adopt the plan is taken October 9.

I want to thank my staff for their hard work in putting this document together, in particular, Finance Director Dean Stelzer and Executive Assistant Kim Gepper.

Yours sincerely,



R. Thomas Homan, ICMA, CM
City Manager

MEMORANDUM

TO: R. Thomas Homan, City Manager
Delaware City Council

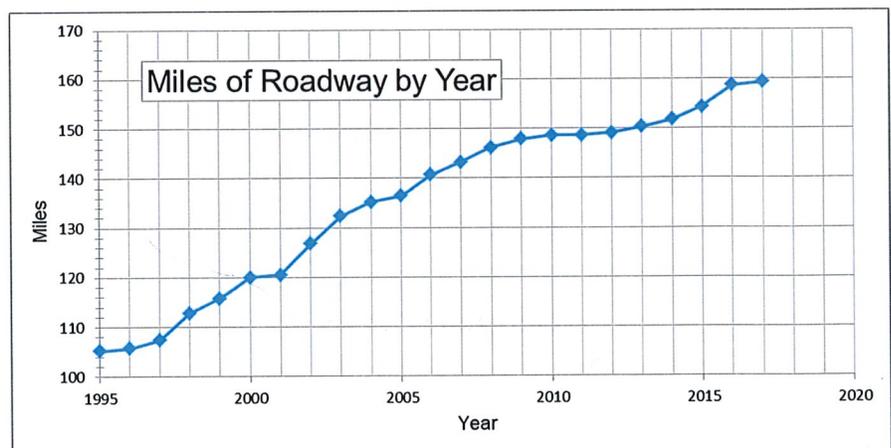
FROM: William L. Ferrigno, P.E., Public Works Director/City Engineer

DATE: August 10, 2017

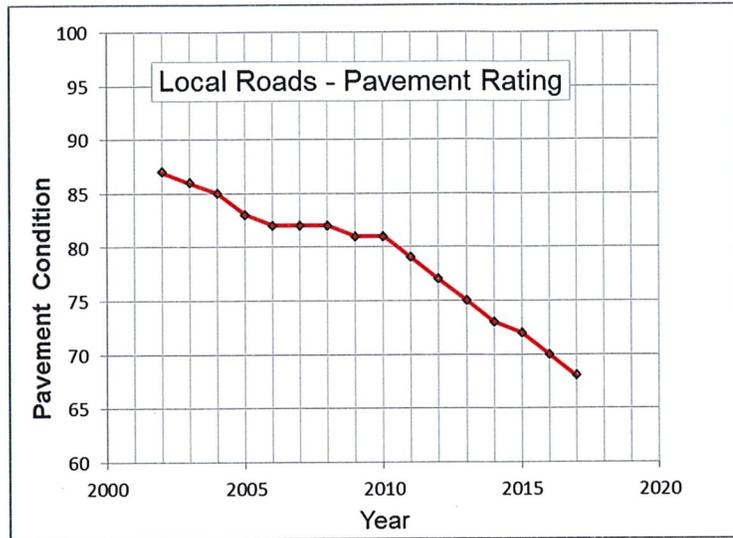
RE: 2017 Roadway Resurfacing and Maintenance Programs Update

The recent release of the ASCE National Infrastructure Report Card indicates that the condition of roads across the country remain in very poor condition earning only a 'D' Grade. The report further cites that 32% of urban roads are in poor condition and that construction costs continue to rise faster than infrastructure funding. In fact, the primary source of federal funding for transportation infrastructure improvements is tied to the 1993 federal gas tax of 18.4 cents per gallon, an amount that has not increased in twenty-four years, and to which inflation has reduced the purchasing power by 40%. Recommendations to address the critical need for highway funding stress the need for all levels of government to ensure their funding mechanisms are sufficient to establish roadway maintenance as a top priority, and to maximize pavement lifespan by keeping roads in good repair. In Delaware, an additional \$2.0 million annual investment is required to improve pavement and infrastructure maintenance to sustainable levels.

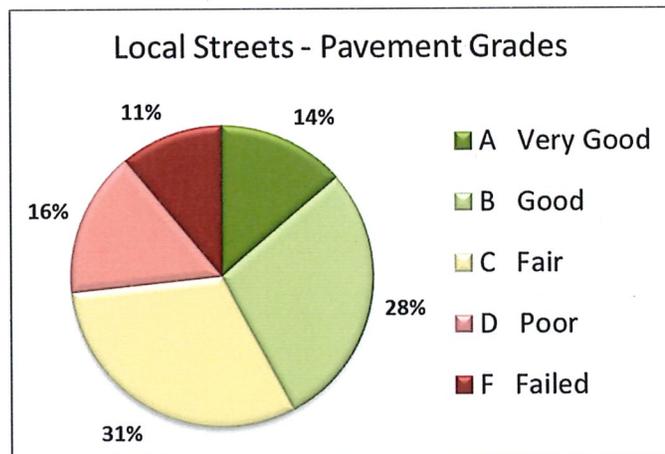
The City of Delaware continues to experience substantial growth, with the latest projections indicating the population of the city will reach 40,000 by 2020. The steady growth of the City over the past two decades has yielded a 50% increase in the amount of roadway and related transportation infrastructure to be maintained including pavement, traffic signals, lighting, signage, guardrail, and pavement markings. The city has added over 55 miles of new roadway in this time



frame, 20 additional signalized intersections and nearly 1,500 street lights, among significant increases is signage, pavement markings, guardrail, bikeways etc. It is estimated that the annual maintenance cost alone associated with each new mile of roadway requires an additional \$15,000 per year. Collectively, the expansion of the city's highway infrastructure in combination with significant increases in the cost of construction materials has placed a tremendous strain on the city's ability to adequately sustain our roadway network and related infrastructure. As a result, both staffing levels and operations budgets for street and traffic maintenance and improvements have remained flat during this period of rapid expansion. The ability to maintain roadway and traffic infrastructure throughout the city has not been sustainable for some time.



In 1999 an Infrastructure Task Force was formed to evaluate the condition of roadway infrastructure within the City and to establish a set of recommendations regarding acceptable maintenance condition and expenditure. One of the recommendations was to implement a rating system to evaluate and track the condition of roadway pavement throughout the community. Acceptable pavement condition ratings were established for all roads. Arterial and collector streets are to be maintained above a Grade 'C' or "Good Condition", while local roads as a group, were not to drop below a 'C' average or "Fair condition." However, nearly 46% of arterials streets and 55% of collector streets are at a condition below the established acceptable grades, while 58% of local streets are at a "Fair, Poor or Failed" condition.



Roadway Resurfacing Funding: The roadway resurfacing program addresses the paving of all public streets including arterial and collector roadways, local residential streets, and cul-de-sacs. A sustainable transportation program must include a more comprehensive annual resurfacing effort that addresses the deteriorating condition of the entire local street network,

including alleys. Additional funding is required to slow and reverse the continued downward trend in pavement condition for Delaware’s residential street network. The longer pavements are allowed to deteriorate, the higher restoration costs become. The majority of available funding continues to be allocated toward maintaining the arterial and collector streets, as they generally carry the majority of daily vehicle travel miles. Though 55% of all network streets in Delaware are local roads, only 30% of the resurfacing effort over nearly two decades has gone toward residential streets. A sustainable program would resurface an estimated 4 to 5 miles of local streets annually, in addition to collector and arterial roadway paving. In the past twenty years however, the City averages only 1.3 miles of local roadway resurfacing per year, far below the effort required to maintain the local street network in an acceptable condition. The table estimates the required funding levels dedicated toward roadway resurfacing necessary to stabilize the declining condition of the local street pavements. Amounts will have to be adjusted annually to compensate for inflation, and for the anticipated continued expansion of the city’s roadway network.

Roadway Resurfacing Program Annual Funding				
Functional Classification	Miles of Roadway	Pavement Life Cycle	Target Funding	Historical Funding
Expressway (US23)	8.6	10 years	100% ODOT	100% ODOT
Arterials (State & US)	13.5	10-12 years	\$100,000	\$1,100,000
Arterials (City)	9.7	10-12 years	\$300,000	
Collector Streets	40.2	15 years	\$900,000	
Local Streets	87.2	20 years	\$1,350,000	\$150,000
Total Miles	159.2		\$2,650,000	\$1,250,000
Proposed Annual Funding Increase			\$1,400,000	

Roadway Maintenance Programs Funding Needs: Maintenance programs address the repair or replacement of highway systems i.e. bridges, traffic signals, street lighting, crash barrier, signage, pavement markings, pothole, patching, base and berm repairs, crack sealing, sidewalks, bikeways, public parking lot repairs, pedestrian paths, and winter snow and ice management. Maintenance activities are performed by in-house staff of the Streets and Traffic Divisions, and through contract services. Budget limitations have not allowed for the necessary staffing and program increases to adequately address ongoing roadway maintenance. In fact while the city roadway network has increased by over 50% in the past twenty years, the Street Division crew has experienced a reduction in size from ten to eight members, making it more difficult to address daily maintenance responsibilities. Adding to the strain on crew capacity is the combined 2000 hours a year dedicated to addressing the needs of 35 special events, and daily infrastructure/utility location requests. An increase in both staffing levels and funding is necessary to sustain maintenance operations and services as the community continues to grow.

Annual Infrastructure Maintenance Program Funding		
Program	Current Funding	Target Funding
• Traffic Signals	\$60,000	\$120,000
• Street Lights	\$25,000	\$30,000
• Crash Barrier	\$45,000	\$75,000
• Highway Signage	\$20,000	\$45,000
• Pavement Markings	\$75,000	\$105,000
• Crack Sealing	\$20,000	\$100,000
• Pavement Repair & Patching	\$185,000	\$200,000
• Sidewalks & Bikeways Improvements	\$25,000	\$85,000
• Public Parking Lots	\$25,000	\$25,000
• Bridge Maintenance	\$50,000	\$100,000
• Snow & Ice Management	\$150,000	\$200,000
• Additional (2) Street Crew Members	-	\$140,000
Sub-Total Expenditure	\$680,000	\$1,225,000
Proposed Annual Funding Increase		\$545,000

Network Improvement & Expansion Initiatives: There are currently 65 identified improvement and expansion projects included in the city’s transportation plan that collectively would improve the overall efficiency of our transportation network in Delaware. Projects are designed to reduce congestion and delay by expanding network connectivity and addressing specific road and intersection restrictions and limitations. The cost of these separate project initiatives can range from a few hundred thousand dollars to several million or more. All exceed available local funding and would require outside sources to advance. Possible funding sources include State and Federal Grant programs such as the OPWC, MORPC STP and CMAQ programs, State safety funds, and local development contributions. Many State and Federal funding sources require local matching contributions which compete directly with the limited funding currently available for local pavement and roadway infrastructure maintenance. Roadway expansion projects should be prioritized to identify those initiatives that address the most critical capacity and safety needs, and that have the clear and full support of the community. The costs associated with the network improvement projects are separate from the priority resurfacing and infrastructure maintenance needs, and as such, not included in this update.

CITY MANAGER'S PROPOSAL 2018-2022 CAPITAL IMPROVEMENT PLAN



**PROPOSED PEDESTRIAN BRIDGE OVER
E. WILLIAM ST. AT LAKE ST.**

**City of Delaware
Capital Improvement Plan
2018 – 2022**

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**CITY OF DELAWARE
CAPITAL IMPROVEMENT PLAN
GENERAL FUND SUMMARY
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCE FORWARD	765,097	617,262	(395,769)	(716,086)	(700,189)
REVENUES:					
INCOME TAX	1,837,500	1,929,375	2,025,844	2,127,136	2,233,493
BALANCE PLUS REVENUE	2,602,597	2,546,637	1,630,075	1,411,050	1,533,303
EXPENDITURES:					
DEBT SERVICE					
2012 Streetscape (\$2,542,516 through 2022)	284,058	282,635	269,904	261,067	263,538
TOTAL DEBT SERVICE	284,058	282,635	269,904	261,067	263,538
AMOUNT AVAILABLE FOR CAPITAL IMPROVEMENTS AFTER DEBT	2,318,539	2,264,002	1,360,171	1,149,983	1,269,765
OTHER EXPENDITURES					
AIRPORT IMPROVEMENTS (pg. 4)	0	32,500	17,000	35,250	0
STREET IMPROVEMENTS (pg. 8)	811,527	940,643	805,828	526,440	616,310
PARK IMPROVEMENTS (pg. 15)	67,500	240,000	47,000	40,000	0
EQUIPMENT REPLACEMENT (pg.18)	300,000	670,000	650,000	700,000	715,000
TECHNOLOGY IMPROVEMENTS (pg. 22)	360,100	351,600	331,600	341,600	318,600
BUILDING MAINTENANCE (pg. 26)	37,150	300,028	99,829	81,882	355,900
SIDEWALK MAINTENANCE (pg. 28)	125,000	125,000	125,000	125,000	125,000
TOTAL OTHER EXPENDITURES	1,701,277	2,659,771	2,076,257	1,850,172	2,130,810
ENDING BALANCE	617,262	(395,769)	(716,086)	(700,189)	(861,045)

AIRPORT IMPROVEMENT FUND

Description

The Delaware Municipal Airport (DLZ) is located in the heart of the Delaware Business Center at 1075 Pittsburgh Drive in Delaware, Ohio. The 315 acre facility is surrounded by the city's vital industrial district and is just three miles southwest of the historic center of Downtown Delaware. The City of Delaware owns, operates, maintains, and manages the airport and its facilities, including the administration building, two maintenance hangars, six multi-unit T-hangers and a newly extended 5800 LF Runway 28. The Delaware Municipal Airport serves as a general aviation reliever for OSU's Don Scott Field. Today, the Delaware Municipal Airport has nearly 100 based aircraft including single-engine, multi-engine, helicopter and business jet aircraft, and sees an estimated 40,000 operations per year. The primary users of the airport and its facilities include recreational pilots from Delaware and the surrounding counties. The airport is home to several area businesses, including Jeg's High Performance Auto, Shamrock Aviation Maintenance, COAR Aerial Survey, Spencer Flight School, and McMichael's Avionics. The airport additionally serves transient users flying in to purchase jet and general aviation fuel.

In 2016 the new 800 LF Runway 28 extension project was completed, allowing for jet aircraft to carry greater fuel loads at takeoff, expanding their national service area. In 2017 the west end of taxiway 'A' was resurfaced, completing the final phase of a major pavement expansion and rehabilitation effort.

Future construction activities include expansion of the Apron 'A' (corporate ramp) to the east, and paving of the taxi-aisles between the T-hanger units, all of which are dependent on securing additional state and federal funding.

Since the major reconstruction of the airport runway 15 years ago, the city, in combination with private development interests, has invested over \$11 million in airport improvements. In 2017 the city commenced the process of developing an airport strategic business plan. It provides guidance in identifying facilities and services that could be offered at the airport to better service existing tenants and to expand operations by attracting additional commercial and corporate opportunities.



Primary Strategic Plan Theme/Goals:

Effective Government - Effectively deliver the services that Delaware citizens need, want, and are willing to support

Master Planning Efforts:

2017 - Complete Taxiway 'A' Resurfacing

2017 - RFQ/RFP for DLZ Strategic Business Plan

**CAPITAL IMPROVEMENT PLAN
AIRPORT IMPROVEMENT FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCE FORWARD	0	0	0	0	0
REVENUES:					
FAA Entitlement	150,000	150,000	150,000	150,000	150,000
FAA Entitlement - Carryover amount (needs verified)		150,000		150,000	
FAA Apportionment				334,500	
ODOT - Apron A Expansion				35,250	
ODOT - Apron B Expansion			323,000		
ODOT - Hangar A,B,C		17,500			
TIF Revenue					115,836
<i>CIP Allocation (pg. 1)</i>	0	32,500	17,000	35,250	0
TOTAL REVENUES	150,000	350,000	490,000	705,000	265,836
EXPENDITURES:					
<i>City Non-Grant</i>					
Main Parking Area & N. Access Driveway					115,836
<i>Grant Improvements</i>					
T/H Pavement Areas A & B Resurfacing		350,000			
Apron A Expansion				705,000	
Apron B Rehabilitation			340,000		
TOTAL EXPENDITURES	0	350,000	340,000	705,000	115,836
AIRPORT IMPR. FUND BALANCE	0	0	0	0	0

Entitlement Balance	150,000	-	150,000	-	150,000
TIF Balance	107,417	133,162	158,907	184,652	94,561

STREET IMPROVEMENTS

Description

Pavement maintenance remains the largest component of highway maintenance operations with the greatest need for additional funding to adequately sustain existing infrastructure. Programs include annual pavement maintenance, crash barrier repair, street lighting, traffic signals, crack sealing, signage, striping, bridge repairs, and winter snow and ice management.

This CIP allocates all Ohio Public Works Commission (OPWC) and Community Development Block Grant (CDBG) funds available to the resurfacing program. The Delaware County Engineer historically supports the City's OPWC applications with \$50,000 in matching funding. The OPWC funds are awarded through a competitive application process and generally limited to amounts under \$500,000. State Urban Resurfacing Program funds are available for state route paving operations, which will include US 42 north of William Street in 2018. The Urban Resurfacing Program requires a 20% local matching contribution. CDGB funds are limited to maintenance in LMI areas.

The 2018-2022 Five-year Resurfacing Program includes an average annual expenditure of approximately \$1,000,000 for roadway paving. Of this amount, 60% comes from grants and 40% from local revenues. Nearly 90% of the funds are directed toward the arterial and collector roads while only 10% is available for local streets, even though the local street network makes up 52% of the total roadway miles within the city. This approach is necessary in order to maintain the most travelled and essential streets. Analysis continues to show, however, that without a significant increase in funding, the steady rate of pavement deterioration will continue, dropping the overall condition of both local and arterial streets below acceptable levels.

Bridge improvements continue to be an area where funding limitations also inhibit the timely maintenance of certain non-critical items on several structures. The City is required to inspect all structures annually and submit results to the state. Reports continue to identify items that need to be addressed before more serious and costly deterioration occurs. Additional funding is also required to properly maintain the 20 local bridges identified as city responsibility.

Primary Strategic Plan Theme/Goals:

Great Community/Healthy Economy

GC2 - Provide an efficient transportation system with safe and complete streets

HE1 - Build and Maintain a Healthy Economy

Master Planning Efforts:

2016 - Update to the Transportation & Thoroughfare Plan

2016 - Implementation of In-house Pavement Evaluation

**CAPITAL IMPROVEMENT PLAN
STREET IMPROVEMENTS
2018 - 2022**

	2018	2019	2020	2021	2022
REVENUES:					
PERMISSIVE TAX (License Fee Fund)	412,120	416,242	420,404	424,608	428,854
STATE LICENSE FEES	18,031	18,211	18,393	18,577	18,763
STATE GASOLINE TAXES	84,500	85,000	85,000	85,000	85,000
<i>CIP Allocation (pg. 1)</i>	811,527	940,643	805,828	526,440	616,310
TOTAL REVENUE	1,326,178	1,460,095	1,329,625	1,054,625	1,148,927
EXPENDITURES:					
DEBT SERVICE					
Bonds - S. Houk Road (through 2022)	31,178	31,023	29,625	29,625	28,927
TOTAL DEBT SERVICE	31,178	31,023	29,625	29,625	28,927
STREET RESURFACING					
City Grant Match Street Resurfacing	450,000	405,000	500,000	325,000	350,000
ODOT URP Street Resurfacing City Match			100,000		120,000
City Street Resurfacing -					
Local Streets	150,000	150,000	150,000	150,000	150,000
Administrative/Inspection	50,000	50,000	50,000	50,000	50,000
TOTAL STREET RESURFACING	650,000	605,000	800,000	525,000	670,000
TRANSPORTATION IMPROVEMENTS					
City Grant Match Transportation Improvements	125,000	374,072	50,000	50,000	
Point Project City Funds	350,000	350,000	350,000	350,000	350,000
US 23 Bin Wall Improvement	50,000				
CSX Improvements (Curtis Street)	20,000				
Bridge Improvements	50,000	50,000	50,000	50,000	50,000
Signal Improvements (APS/Safety/RRFB)	25,000	25,000	25,000	25,000	25,000
Sidewalk Improvements (Complete Streets)	25,000	25,000	25,000	25,000	25,000
TOTAL TRANSPORTATION IMPROVEMENTS	645,000	824,072	500,000	500,000	450,000
TOTAL EXPENDITURES	1,326,178	1,460,095	1,329,625	1,054,625	1,148,927

GRANT PROJECTS

Description

Large priority transportation initiatives included in the capital improvement plan are only possible through access to significant funding opportunities, including the Surface Transportation Program (STP), State Highway Safety Program, and federal earmark funding. Federal funding generally requires a minimum local 20% matching contribution; however, careful planning and successful lobbying efforts by city staff have yielded 100% funding for the recent completion of two major transportation projects including the US23/SR315 intersection improvements and the US23/Pennsylvania Avenue interchange. A third project, the E. William Street corridor improvements, is in final design and is anticipated to be finished with right-of-way acquisition in 2018. The project will be bid and constructed in 2019 and is being partially funded through the successful repurposing of the Veteran's Parkway earmark. In addition, the city has a \$625,000 available balance in MORPC attributable funding to be allocated toward this project. Staff is pursuing an additional \$300,000 in State Safety funds to offset a possible local contribution currently estimated at \$674,000.

Recently, the City was successful in securing \$17.8 million in federal and state funding for The Point improvement project. The total funding available to date comes from four sources including TRAC (\$1,500,000); State Safety Program (\$3,000,000); MORPC Federal Attributable STP funds at (\$13,279,467), and (\$1,195,820 of projected JEDD revenues). There remains a \$6.1 million funding gap based on the estimated \$25,100,000 total project cost. Staff will work to close this gap over the next four years, in advance of the projected year of construction. Without additional funds, the city remains obligated to cover the gap in funding which could result in a significant reduction in the availability of local funds for other initiatives, including the annual resurfacing program. Construction is anticipated in 2022.

The city also submitted a successful federal funding application in 2016 through MORPC for signal system upgrades to address aging equipment and out-of-date programming. The \$2,500,000 grant will be utilized to address ongoing congestion and delay through revised signal timing and system coordination. Updated equipment and signal phasing will allow for a coordinated system to operate in a more responsive manner to changing traffic pattern and volume variations throughout the day. Construction of improvements is anticipated in 2019. Though there is no required match to the grant funding awarded, an estimated \$300,000 in local funding is necessary for design costs unless additional state funding is obtained.

The city is contemplating submitting an application to MORPC in 2018 for attributable funding for improvements to E. Central Avenue. Though there are many associated transportation improvements that could be implemented on the east side of the City, the pavement condition of E. Central Avenue should be the top priority above other potential projects. The continual exposure to heavy truck traffic leads to rapid pavement deterioration, and attempts to stabilize the roadway have only minimal longevity. Complete roadway reconstruction, including base, curbing and drainage systems is necessary.

Ongoing analysis will aid in identifying several alternative approaches to making improvements to Central Avenue to address both pavement condition and traffic volumes.

Another effort funded through TIF revenues, is the extension of Glenn Parkway from Sycamore Drive to Berlin Station Road. This project involves complexities in identifying the best approach to crossing the existing Norfolk Southern Rail line. Though the initial construction phase will end south of the rail line at Berlin Station Road, the design must account for the eventual roadway alignment, pavement elevations and drainage crossing necessary to cross the railway. The project is anticipated to be ready for construction in 2019.

Many significant transportation initiatives are routinely discussed among staff, council, and the public, including the Valleyside Drive and Merrick Blvd. extensions, Cheshire Road realignment, Cottswold Drive extension, and future phases of Glenn Parkway. In total, the updated Transportation Thoroughfare and Network Plan identifies (65) significant improvement projects. There is insufficient funding to address many of the identified transportation needs in the city. Funding for these projects is in direct competition with the funding needed to sustain ongoing resurfacing and maintenance programs. Once a dedicated revenue source to support resurfacing and maintenance efforts can be established, other local dollars may be available for large network improvements.

Primary Strategic Plan Theme/Goals:

Great Community/Healthy Economy

GC2 - Provide an efficient transportation system with safe and complete streets

GC3 - Provide an effective stewardship of natural resources (parks, open space, Olentangy River, Delaware Run)

HE1 - Build and Maintain a Healthy Economy

Master Planning Efforts:

2014 - The Point Intersection Alternatives Analysis & Review

2015 - Transportation Model & Plan Update

2016 - East Corridor Traffic Analysis and Recommendations

2016 - The Point Funding Applications

2016 - 0.15% Income Tax Levy

**CAPITAL IMPROVEMENT PLAN
GRANT PROJECTS
2018 - 2022**

	2018	2019	2020	2021	2022
REVENUES:					
Grant Funds:					
ODOT Earmark E. William St.		2,950,000			
ODOT Safety Funds		300,000			
MORPC - STP Funds -US36/E. William		625,928			
MORPC - Signal Improvements				2,500,000	
OPWC - Street Rehabilitation	450,000	450,000	450,000	450,000	450,000
County OPWC Project	50,000	50,000	50,000	50,000	50,000
RLF Fund		30,000		30,000	
CDBG Rehabilitation		120,000		120,000	
Note Proceeds		2,500,000	2,500,000		
City Match Transportation Improvements Total	125,000	374,072	50,000	50,000	
City Match Street Resurfacing	450,000	405,000	500,000	325,000	350,000
TOTAL REVENUE	1,075,000	7,805,000	3,550,000	3,525,000	850,000
EXPENDITURES:					
Debt Service					
Note Interest and Principal (Signal Impr Phase I)			2,550,000	2,550,000	
Transportation Improvements					
US 36/E. William St. Improvements (Design)	50,000	4,250,000			
Signal Improvement Phase I	75,000	2,500,000			
Street Resurfacing					
OPWC Projects					
- Heffner St.; Winter Street .	950,000				
- Pittsburgh Drive, Union St.		900,000			
- Belle Ave, Houk			1,000,000		
- Hawthorn & Pennsylvania				800,000	
- Liberty Road					850,000
CDBG Grant					
- Birch, Wade, English & Pumphrey Terrace		155,000			
- Flax and Rheem Streets				175,000	
TOTAL EXPENDITURES	1,075,000	7,805,000	3,550,000	3,525,000	850,000

**CAPITAL IMPROVEMENT PLAN
POINT RAILROAD BRIDGE REPLACEMENT
2018 - 2026**

	2018	2019	2020	2021	2022	2023	2024	2025	2026
BALANCE FORWARD	72,775	177,775	605,775	552,775	956,125	250,845	223,445	139,946	161,952
REVENUES:									
Safety Grant (90/10)	3,000,000								
TRAC Grant (75/25)			1,500,000						
MORPC Grant (80/20)				1,680,000		3,865,489	7,732,978		
Berkshire JEDD Income Tax Receipts	80,000	85,000	90,000	91,350	92,720	94,111	95,523	96,956	98,410
Outlet Center NCA (1.5 mills)		18,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
City Funds	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Note Issue Proceeds				18,000,000	17,000,000	12,800,000			
Bond Issue Proceeds							6,250,000		
TOTAL REVENUES	3,430,000	453,000	1,972,000	20,153,350	17,474,720	17,142,600	14,460,501	478,956	480,410
EXPENDITURES:									
DEBT SERVICE									
Note Principal & Interest					18,180,000	17,170,000	14,544,000	456,950	456,950
Bond Principal & Interest									
IMPROVEMENT COSTS									
PE/EE (PE Env)	2,000,000								
Final Engineering (PE DD)	1,300,000								
Railroad Force Account	25,000	25,000	25,000	1,500,000					
ROW			2,000,000						
Construction				17,500,000					
Construction Engineering				750,000					
TOTAL EXPENDITURES	3,325,000	25,000	2,025,000	19,750,000	18,180,000	17,170,000	14,544,000	456,950	456,950
ENDING BALANCE	177,775	605,775	552,775	956,125	250,845	223,445	139,946	161,952	185,411

PARKS IMPROVEMENTS

Description

The Parks Improvement Fund emphasizes renovations of existing facilities by replacing playground equipment and shelter improvements. The facilities are experiencing normal upgrades needed to maintain activities. Staff will be working on facility assessments to evaluate current conditions and review life expectancy so that information can be incorporated into capital planning.

The Parks Improvement Fund will continue to update and improve parks, including playground equipment, wayfinding and site furniture. The play structures are typically replaced on a 15-year rotation, depending on how the equipment has aged. Parks and Natural Resource staff will inspect the equipment biannually to determine if the equipment life can be extended.

The City is currently working on a park signage program that will provide updates to park entrance, directional and interpretive signs. This will provide easier access and promote a sign style consistent with the citywide sign standard. The program will be instituted over several years.

The Parks and Natural Resource staff has also began the planning process for adding an additional community park at the southern end of the city. The planning will require several years of fiscal planning and the improvement fund will likely be leveraged with partnerships and grants to fund park land and development.

**CAPITAL IMPROVEMENT PLAN
PARKS IMPROVEMENT FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCE FORWARD	29,936	7,436	11,536	6,536	6,536
REVENUES:					
Neighborhood Park Exaction Fees	5,000	5,000	5,000	5,000	5,000
Park Improvement Grants		30,000	25,000	20,000	
<i>CIP Allocation (pg. 1)</i>	67,500	240,000	47,000	40,000	0
TOTAL REVENUES	72,500	275,000	77,000	65,000	5,000
EXPENDITURES:					
COMMUNITY PARKS					
- Mingo	15,000	180,000	20,000		
- Smith Park			15,000		
- Blue Limestone			15,000		
Roof Replacement	30,000	30,900	32,000	10,000	
NEIGHBORHOOD PARK IMPROVEMENTS					
- Carson Farms	10,000				
- Cheshire	10,000			25,000	
- Eastside		30,000			
- Lexington Glen		10,000			
- Nottingham		20,000			
- Oakhurst				30,000	
- Stratford Woods	30,000				
TOTAL EXPENDITURES	95,000	270,900	82,000	65,000	0
ENDING FUND BALANCE	7,436	11,536	6,536	6,536	11,536

EQUIPMENT REPLACEMENT

Description

The Public Works Fleet Division maintains an estimated 160 primary service vehicles and equipment, and an additional 100 minor support tools and equipment. Major equipment includes all service vehicles and construction equipment, while minor equipment includes lawnmowers, golf carts, and generators. Replacement of equipment is generally a function of age, condition, reliability, safety, engine hours, vehicle miles, cost of repairs, and trade-in values. The Equipment Replacement Fund includes vehicles operated by Public Works, Police, and the Parks and Natural Resources departments. Refuse, fire and utility vehicle purchases appear in the CIP under those respective funds accordingly, though maintenance to those vehicles are performed by fleet maintenance staff.

In 2017, a critical piece of safety equipment was put into operation, and remains available to any department performing maintenance operations in active high-speed traffic zones. Impact from a collision is attenuated through the use of the trailer, minimizing damage to vehicles involved, as well as personal injuries to occupants as was the case earlier this year. The portable attenuator must be replaced following any incident, though insurance can cover the replacement costs.



The Parks and Natural Resources Department follows an equipment replacement schedule that includes all rolling stock and mowing equipment. When replacing mowing equipment, the department continues to trade in mowers after one year of service to maximize trade in values while minimizing equipment service and maintenance cost and downtime.

Historically, police vehicles are decommissioned from police activity after three years of service due to safety and performance concerns. Though the vehicles generally have high mileage when retired from police use, the SUV's are generally in good condition and acceptable for lower impact use by other city departments for several more years.

Primary Strategic Plan Theme/Goals:

Effective Government/Safe City/Effective Government

Master Planning Efforts:

2014 – Comprehensive Update of Equipment Inventory

2015 – Evaluation of Equipment Fueling Procedures and Tracking Practices

2016 – Evaluation of Fleet Service and Parts Management Practices

**CAPITAL IMPROVEMENT PLAN
EQUIPMENT REPLACEMENT FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	93,135	73,635	20,453	21,080	14,230
REVENUES:					
<i>CIP Allocation (pg. 1)</i>	300,000	670,000	650,000	700,000	715,000
TOTAL REVENUE	300,000	670,000	650,000	700,000	715,000
EXPENDITURES:					
PUBLIC WORKS					
Pickup Trucks		33,800	31,000	73,000	50,000
Bucket Truck		130,000			
Tandem Axle Dump Truck				192,000	
Single Axle Dump Truck		159,959	164,700	170,000	175,000
Backhoe			90,000		
Skid Steer		53,100			
Asphalt Recycler	90,000				
Asphalt Hotbox Unit					70,000
Asphalt Paver					125,000
Utility Van			24,400		
TOTAL PUBLIC WORKS	90,000	376,859	310,100	435,000	420,000
PARKS AND RECREATION					
Pickup Trucks	32,000	35,668	37,451	0	0
Skid Steer		0		45,373	
Park Mowers	28,500	29,355	30,822	31,747	32,699
Flail/Rotary/Woods Mower	0	42,000	15,000		
Hillside Mower		35,000			
Bucket Truck			80,000		
Chipper/Stump Grinder					65,330
TOTAL PARKS AND RECREATION	60,500	142,023	163,273	77,120	98,029
AIRPORT					
Mower		16,000			18,000
GPU	28,000				
TOTAL AIRPORT	28,000	16,000	0	0	18,000
POLICE DEPARTMENT					
Police Cruiser Replacements (3/yr.)	141,000	143,000	145,000	147,000	149,000
Detective/Administration Vehicle		31,000	31,000	32,000	32,000
TOTAL POLICE	141,000	174,000	176,000	179,000	181,000
CEMETERY					
Mower Replacement		14,300		15,730	
TOTAL CEMETERY	0	14,300	0	15,730	0
TOTAL EXPENDITURES	319,500	723,182	649,373	706,850	717,029
CARRY OVER BALANCE	73,635	20,453	21,080	14,230	12,201

TECHNOLOGY IMPROVEMENTS

Description

The Information Technology Department exists to enable the various City departments to efficiently and effectively achieve their goals by delivering the high-quality services and technologies staff needs, while maintaining the fiscal responsibility our citizens expect. These services are increasingly “field forward,” with staff mobility being of primary concern. The overall philosophy is to enable our workforce to safely and securely access their needed tools at their worksite, wherever and whenever that might be.

The technology-related capital planning for the city can be classified into four major areas:

- Application Software Systems Support
- Internal Infrastructure and Network Services
- External Network Infrastructure
- Equipment Acquisition for End-User Support

Application Software Systems Support

The major system-wide software systems utilized by the City are:

- Azteca Cityworks (city-wide computerized maintenance management system, & planning, permitting, and licensing)
- ESRI ArcGIS (city-wide geographic information system)
- Civica CMI (city-wide financial and revenue collection software “suite” with specific modules for payroll, utility billing, income tax collection, and financial and budgetary accounting)
- SunGard ONESolution (police record management system/Computer aided dispatch)
- ZOLL FireRMS, ePCR, etc. (fire and EMS integrated software)
- Microsoft Exchange (city-wide email, calendaring, and messaging software)

The current five-year capital plan includes resources to replace/upgrade several existing software systems including the police system in 2018 and several finance applications in 2018, 2019, and beyond.

Police Records Management System

The Delaware Police Department currently utilizes a record management system/computer-aided dispatch software suite that utilizes “green screen” technology dating from the late 1990s, and has existed in its current form since at least 2007.

The current software and support agreements do not include upgrades, and the most recent budgetary quote to move to a 21st century RMS came in at over \$300,000. Beginning in 2016 and continuing in 2017, the DPD has integrated certain systems (jail booking and control, video surveillance, and predictive policing,) with county systems.

Accordingly, the planned RMS/CAD upgrade will have to strongly consider what direction the county is taking, but as of this writing, implementation of an integrated system is still planned to begin in 2018.

Microsoft Exchange

Beginning in 2018, it is anticipated that pricing on Microsoft's Office 365 products will drop to the point that end-user email and software licensing will be better served as an operational "software-as-a-service" cost, and not a capital cost.

Internal Infrastructure and Network Services

Due to the increased capacities from networking hardware purchased in 2016 and 2017, the City will only need to replace a few inexpensive edge switches for the next three to four years until the "core" switch replacement cycle repeats.

Hybrid "Cloud Computing"

As discussed above, the IT Department will be closely following the trend toward the remote hosting of computing assets and infrastructure, and by the next major hardware refresh cycle in 2019, if not before, it is entirely possible that a majority of the City's server and storage assets will be remotely distributed, either in dedicated hosting facilities, or configured as pay-as-you-go "cloud compute" resources.

Virtual Host Replacement

The server replacement projected from 2014 should occur in 2018, and the IT Department will use the end of 2017 to determine the mix of physical hardware acquisitions versus cloud compute resources.

External Network Infrastructure

Fiber Optic Networks

The City has 10 miles of fiber optic cable, both under and above ground, connecting most of the City's assets. In the past, the City has attempted to collaborate with external entities to further extend our fiber system capabilities. Moving forward we would like to take a more proactive role in identifying fiber needs and opportunities. We hope to prepare a basic strategic plan with some outside contractual assistance in 2018 to identify strategic improvements that benefit not only internal city technology communication needs, but also foster economic development opportunities citywide. Potential projects include leveraging the FS304 build to add connectivity to the SE Highlands water tank and create a highly available fixed-wireless "ring" around the City.

Equipment Acquisition For End-User Support

PC Replacements

This project has historically attempted to replace as many older and failing computers as possible.

The City has increased the life expectancy of deployed machines from 3 to 5 years and, as expected, the trend of moving away from traditional desktops to tablets and mobile technologies began in 2016 with the release of Windows 10. Further trends will see hardware replacement move into a “subscription” model, much like software replacement has done.

In keeping with the IT Department’s recent achievements in the “field forward” strategy, the planned large purchase of mobile devices scheduled in the 2019 CIP is proposed to be pushed forward into 2018. This would involve acquiring mobile tablets for 5 crews in Public Works, 5 crews in Public Utilities, and also upgrading the technology in the police and fire vehicles.

Copier/Scanner Replacement

In 2016, the City started a project of replacing the worst of its 29 network-attached, multi-function copiers. This project will continue through 2019, replacing printers based on usage and service call analysis. After that time, it is anticipated that hardware capabilities and costs will have reached a point where this project can run every other year.

Strategic Plan Theme/Goals

Effective Government

(EF1—effectively deliver the services that Delaware citizens need, want, and are willing to support, by maintaining high quality technology.)

Master Planning Efforts

2018—Application Software Systems Support improvements with integrated Budgetary Forecasting and Planning software system. Transition to SaaS model for email and “Office” desktop applications. Possible acquisition of Parks & Rec scheduling and payment software (pending YMCA project).

2018— Internal Infrastructure and Network Services virtual server acquisitions.

2019—Application Software Systems Support improvements with integrated Local Income Tax Collection software systems.

2019—Infrastructure and Network Services improvements (difficult to forecast) probably migration to “cloud-based” Infrastructure as a Service offerings

2018-2022—Equipment Acquisitions for yearly PC Desktop, Laptop, Tablet hardware replacements and Copier / Scanner replacements.

2018-2022—External Network Infrastructure yearly fiber optic network expansion and maintenance.

**CAPITAL IMPROVEMENT PLAN
TECHNOLOGY IMPROVEMENTS
2018 - 2022**

	2018	2019	2020	2021	2022
REVENUES:					
<i>CIP Allocation (pg. 1)</i>	360,100	351,600	331,600	341,600	318,600
TOTAL REVENUE	360,100	351,600	331,600	341,600	318,600
EXPENDITURES:					
Equipment Acquisition					
PC Replacement	30,000	30,000	30,000	30,000	30,000
Copier Replacement	20,000	20,000	20,000	20,000	20,000
Internal Network Acquisition					
Network Switch and Firewall Replacements	10,800	10,800	10,800	10,800	10,800
Virtual Server Acquisition	40,000				
SSD Array Replacement		50,000			
EMC Drive Array Replacement			40,000		
Network Infrastructure	50,800	60,800	50,800	10,800	64,800
External Network Infrastructure					
Fiber System Expansion	50,000	50,000	50,000	50,000	50,000
Software Application Acquisition/Retention					
Payroll, Human Resource Mgmt.	28,500				
Police Records Management System	100,000	100,000	100,000	100,000	100,000
Budgetary Accounting System	30,000				
Income Tax Collection System		30,000	30,000	30,000	3,000
Document Imaging				90,000	40,000
TOTAL EXPENDITURES	360,100	351,600	331,600	341,600	318,600

FACILITY MAINTENANCE

Description

The city maintains multiple facilities, each with complex components, systems and equipment requiring periodic maintenance, adjustment and replacement. Public Works currently manages the maintenance and custodial needs of two of our largest and most visible public buildings, the Justice Center and City Hall. Staff also manages maintenance activities for the former engineering division building at 20 E William St, the recently acquired Gazette building, the Public Works Facility, and facilities on Cherry Street, Ross Street, and the city owned rental units on W. Central Ave.

Facilities require a variety of daily, weekly, quarterly, and annual maintenance of the primary systems, including building security, back-up power, fire suppression, elevators, heating and cooling, plumbing and electrical, roofing and other related systems. For effective management of the facilities, assessments are performed to develop the appropriate maintenance and cost schedules for each system. Assessments include roofing, flooring, painting, and backup power systems. Routine maintenance activity is funded through the Public Works Facility Maintenance operations budget, though certain large expenses, such as HVAC replacements, roof repairs, flooring replacement and facility expansions are managed through the CIP.

Recent improvements to the Public Works Facility include the replacement of the facility's 50-year old roof with a membrane system and improvements to the loading dock area. Other priority improvements have been identified and include replacement of the 50-year old fire suppression lines and the tuck-pointing, sealing and painting of the 50-year old masonry and metal exterior walls.

As part of the 2013 service operations review, a recommendation to consolidate the Parks & Natural Resources Division at the Public Works facility was included as a primary goal to improve coordination and cooperation between departments. In order to facilitate the relocation, a new 27,000 SF refuse equipment and recycling building will be constructed on the east end of the Public Works facility. The existing recycling facility on Cherry Street will be demolished with the area being converted to passive wildlife open space. The costs associated with the new building are included in the Refuse Fund.

Primary Strategic Plan Theme/Goals:

Effective Government

SC1 - Effectively deliver the services that Delaware citizens need, want, and are willing to support

Master Planning Efforts

HVAC, Roofing and Flooring Inventory & Assessment

**CAPITAL IMPROVEMENT PLAN
BUILDING MAINTENANCE IMPROVEMENTS
2018 - 2022**

	2018	2019	2020	2021	2022
REVENUES:					
<i>CIP Allocation (pg. 1)</i>	37,150	300,028	99,829	81,882	355,900
TOTAL REVENUE	37,150	300,028	99,829	81,882	355,900
EXPENDITURES:					
Carpet Replacement	11,400	24,800	12,400	12,400	31,000
Justice Center HVAC/Other Building Improvements	25,750	177,400	28,200	29,000	29,900
Roof Repairs City Hall, Justice Center					70,000
Public Works Building					
- Fire Suppression System		43,983		40,482	
Justice Center Interior Painting					75,000
EM Backup Generators - Justice, City Hall		53,845	59,229		150,000
TOTAL EXPENDITURES	37,150	300,028	99,829	81,882	355,900

SIDEWALK IMPROVEMENTS

Description

The Safe Walks Program is a separate initiative from routine sidewalk maintenance activities included in the highway maintenance operations. Since its inception in 2006, the Safe Walks Program has identified and repaired an estimated 15,000 tripping hazards throughout the community. The value of the 10-year initiative is estimated at \$3.25 million with approximately 45% of the cost being covered by property owners, and the remaining 55% by the city.

In 2017, the final area of the community was addressed, completing the 10-year effort to improve sidewalk conditions throughout the community. Because it is anticipated that additional deficiencies will arise as sidewalk sections age and street trees continue to grow, it is being recommended as part of ongoing sidewalk maintenance efforts to continue routine sidewalk evaluations throughout the community to identify new deficiencies, however not in the rigid structure of the Safe Walks Program. Future sidewalk evaluations will be performed in coordination with planned roadway resurfacing work, at which time deficiencies with sidewalk, streetlights, signage, striping etc. will be identified. Sidewalk repairs required of individual property owners will be administered in accordance with section 909 of city code. Citizen requests for sidewalk repairs will continue to be received and addressed through a customer service request (CSR) approach.

Sidewalk maintenance improvements, including ADA ramp repairs, sidewalk infill projects, downtown streetscape paver repairs, and bike network maintenance activities are included as part of the Public Works Street Maintenance and Repair Budget. The City has partnered with MORPC to develop a Complete Streets Policy for implementation in Delaware. The policy will establish guidelines as to improvement mobility for non-motorized travel by the public throughout the community. Many projects will likely involve sidewalk improvements that can be prioritized and managed accordingly based on the availability of funding.

Primary Strategic Plan Theme/Goals:

GC2 - Provide an efficient transportation system with safe and complete streets

Master Planning Efforts

2017 – Final Safe Walks Program phase completed

2018 - Revised evaluation approach coordinating with resurfacing program

**CAPITAL IMPROVEMENT PLAN
SAFEWALK SIDEWALK PROGRAM
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	0	18,040	179,840	247,360	245,547
REVENUES:					
Resident Direct Payment	65,000				
Property Tax Assessments					
Prior Years					
2012	9,681				
2013	7,609				
2014	4,280	4,280			
2015	27,520	27,520	27,520	387	387
2016	15,000	15,000	15,000	15,000	15,000
2017		30,000	30,000	30,000	30,000
Note Issue	450,000	450,000	360,000	225,000	90,000
CIP Allocation Safewalk	125,000	125,000	125,000	125,000	125,000
Total CIP Allocation (pg. 1)	125,000	125,000	125,000	125,000	125,000
TOTAL REVENUE	704,090	651,800	557,520	395,387	260,387
EXPENDITURES:					
RESIDENT REPAIR RESPONSIBILITY					
Invoice	10,000	10,000	10,000	10,000	10,000
Assessment	10,000	10,000	10,000	10,000	10,000
CITY REPAIR RESPONSIBILITY					
City Invoice	210,000	10,000	10,000	10,000	10,000
DEBT SERVICE	456,050	460,000	460,000	367,200	229,500
Total Safewalk Expenditures	686,050	490,000	490,000	397,200	259,500

PARKS IMPACT FEE FUND

Description

The City has advanced two segments of trail and completed the initial draft of the Impact Fee Update. The trail system and expanding the recreational services of the city have remained a priority to meet the needs of the community. A park index, included here as appendix A, was completed that identified the need for additional greenways, shelters, youth softball field, multi-use trails and a spray park. The needs are based on recommended service levels for the City and on national averages. The City will work to meet these recreation levels as the City population expands.

The Bicycle and Pedestrian Master Plan 2027 was adopted and prioritizes projects for the next 10 years. It is important to recognize that adjustments to the prioritization list should be expected based on best-judgement fine-tuning. In July, a Springfield Branch extension section was completed, which allows the pedestrian route to continue west across the city. The second trail project is on Central Ave., from Buehler's to Lexington Glen. The project has been bid and will be constructed this fall as right of way acquisition is completed. Other initiatives of the plan including a complete streets policy and educational components are being planned and should begin in 2017.

The park index allowed staff to inventory existing recreation amenities and determine where there are needs. The city will look at proposing additional shelters at parks to provide and equitable distribution throughout the park system. Shelter use continues to be a popular park activity and we will explore providing additional opportunities for the community. Greenways is another park deficiency noted in the index and staff will look to develop a long range plan that will expand the number of greenways throughout the city. Several waterways exist within the municipal boundary that provide opportunities to develop this amenity.

**CAPITAL IMPROVEMENT PLAN
PARK IMPACT FEE IMPROVEMENT FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCE FORWARD	766,636	184,136	334,136	234,136	109,136
REVENUES:					
Impact Fees	225,000	225,000	225,000	225,000	225,000
Trail Improvement Grants	0			400,000	
TOTAL REVENUES	225,000	225,000	225,000	625,000	225,000
EXPENDITURES:					
COMMUNITY PARK IMPROVEMENTS					
Veteran's Plaza					
Ross St. Parkland Expansion (bldg. demo)	100,000				
Ross St. Park Improvement		75,000			
COMMUNITY TRAIL IMPROVEMENTS					
SR 37 (Westfield-Trotters)	407,500				
SR 37 (Buehlers-Lexington)					
SR 37 (Lexington-Houk)			250,000		
Springfield Trail Branch Extension					
Liberty Road (London-Belle)			75,000	750,000	
William St. (east of Applegate to Houk)	300,000				
Olentangy River Trail(Chapman Rd.-Stratford)					
London Road					330,000
TOTAL IMPACT FEE EXPENDITURES	807,500	75,000	325,000	750,000	330,000
IMPACT FEE BALANCE	184,136	334,136	234,136	109,136	4,136

**CAPITAL IMPROVEMENT PLAN
POLICE IMPACT FEE FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	363,403	362,380	363,170	363,960	364,750
REVENUES					
Police Impact Fees	60,000	60,000	60,000	60,000	60,000
TOTAL REVENUE	60,000	60,000	60,000	60,000	60,000
IMPACT FEE EXPENDITURES					
DEBT SERVICE					
Justice Center (\$890,000, 19yrs 2.94%, 2032)	61,023	59,210	59,210	59,210	59,210
TOTAL IMPACT FEE EXPENDITURES	61,023	59,210	59,210	59,210	59,210
IMPACT FEE BALANCE	362,380	363,170	363,960	364,750	365,540

Debt Balance Outstanding	628,966	583,975	539,469	493,952	447,924
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**CAPITAL IMPROVEMENT PLAN
FIRE IMPACT FEE FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	336,982	323,982	313,982	303,982	293,982
REVENUES:					
Fire Impact Fees	87,000	90,000	90,000	90,000	90,000
TOTAL REVENUE	87,000	90,000	90,000	90,000	90,000
IMPACT FEE EXPENDITURES:					
DEBT SERVICE					
Station 303/304	100,000	100,000	100,000	100,000	100,000
TOTAL IMPACT FEE EXPENDITURES:	100,000	100,000	100,000	100,000	100,000
IMPACT FEE BALANCE	323,982	313,982	303,982	293,982	283,982

Municipal Impact Fee Fund

The most significant change in this fund is the Gazette building renovation. Council will see that funds are being recommended for this project. This will provide for co-working space on the first floor and additional space for city offices on the second floor. This project is an outgrowth of discussions the City has been having with CoHatch, a Worthington-based co-working firm.

**CAPITAL IMPROVEMENT PLAN
MUNICIPAL SERVICES IMPACT FEE FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCE FORWARD	623,098	267,296	273,911	314,276	354,641
REVENUES:					
Impact Fees	110,000	110,000	110,000	110,000	110,000
Sewer Fund Reimbursement Cherry St. Facility	65,000	65,000	65,000	65,000	65,000
Fire Fund Transfer	500,000				
Rent Payments		3,750	75,000	75,000	75,000
Bond Issue	900,000				
TOTAL REVENUES	1,575,000	178,750	250,000	250,000	250,000
EXPENDITURES:					
DEBT SERVICE					
Public Works Facility (\$1,060,000 19yrs, 2.94%, 2031)	69,094	72,094	72,094	72,094	72,094
Justice Center (\$900,000, 19yrs 2.94%, 2032)	61,708	62,541	62,541	62,541	62,541
Gazette Building Improvements		37,500	75,000	75,000	75,000
MUNICIPAL FACILITY IMPROVEMENTS					
Gazette Building Improvements	1,800,000				
TOTAL EXPENDITURES	1,930,802	172,135	209,635	209,635	209,635
IMPACT FEE BALANCE	267,296	273,911	314,276	354,641	395,006

Debt Outstanding Balance - PW Fac/Justice Center	1,386,034	1,285,783	1,185,531	1,086,048	987,076
- Gazette Bldg.	900,000	802,449	751,140	698,281	643,824

Fire/EMS Fund

The most significant change in this fund is an annual debt service obligation for Station 304 and a contribution of \$500,000 towards the Gazette Building renovations to support certain fire/EMS administrative operations that will be located there.

**CAPITAL IMPROVEMENT PLAN
FIRE/EMS FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	771,091	321,373	640,240	120,931	72,742
REVENUES:					
Fire/EMS Income Tax	1,100,000	1,100,000	1,380,000	640,000	840,000
Fire Impact Fee Funds	100,000	100,000	100,000	100,000	100,000
TOTAL REVENUE	1,200,000	1,200,000	1,480,000	740,000	940,000
EXPENDITURES:					
DEBT SERVICE					
Station 302 (\$573,416, 10 yrs, 1.502%, 2022)	64,064	63,743	60,872	60,872	60,872
Station 303 (\$2,755,000, 2.94%, 2032)	176,519	176,518	174,569	174,569	174,569
Station 304 (\$3,500,000, 15 yrs, 2031)	396,950	371,250	280,950	285,550	284,850
Ladder Truck Lease (1,090,176, 1.83%, 7yrs, 2019)	166,294	41,573			
EMS Vehicles (3) - (800,000, 10 yrs. 2024)	92,350	90,750	94,150	94,150	94,150
STATION CONSTRUCTION					
Office Expansion in Gazette Building	500,000				
APPARATUS/VEHICLES					
Engine/Pumper Truck			823,401		
Paramedic Units			392,699		
Staff/Utility Vehicles	11,941	12,299	12,668	13,048	57,889
EQUIPMENT					
Traffic Pre-Emption		125,000	160,000	160,000	80,000
Mobile PC FM5 Tablets	41,600				
Defibrillators/Cardiac Monitors	200,000				
TOTAL EXPENDITURES:	1,649,718	881,133	1,999,309	788,189	752,330
ENDING BALANCE	321,373	640,240	120,931	72,742	260,412

PUBLIC UTILITIES DEPARTMENT

Description

In order to continue to fulfill the vision of continuous delivery of high-quality drinking water and wastewater services in compliance with all regulatory requirements, the department has planned a systematic and responsible multi-year Capital Improvement Program. The plan will provide the necessary upgrades and maintenance needed of the utility infrastructure to maintain the service levels expected by the City residents and for the anticipated continued growth of the City.

The Public Utilities Department utilizes the following strategies to develop the Capital Improvement Program.

Quality and Reliability

- Efficiency improvements utilizing proven and improved technology and delivery methods.
- Decreasing the chance of pipe failures, water service loss and the need for boil orders.
- Increased reliability of water and wastewater treatment plants.

Regulatory Compliance

- Avoidance of potentially hazardous conditions, adverse environmental and economic development impacts, and fines and penalties.
- Continued rehabilitation of an aging sewer system to ensure public health.

Environmental Protection

- Prevention of water leaking from the distribution system, allowing the City to continue to be good stewards of one of the City's most precious natural resources.
- Decreased the chance for sanitary sewer pipe failures that could result in untreated sewage entering the City's waterways.

Economic Expansion and Increased Capacity

- Reduce constraints in the water distribution system and the wastewater collection system to support economic development and revitalization.
- Increase system capacity for anticipated growth of the City.

Enhanced Fire Protection

- Improved fire protection, reduced water pipe failures and enhanced water pressure as failing or undersized water mains are replaced.

Replacement Costs/Emergency Repairs

- Cost savings through proactive replacement. Emergency repairs may restrict procurement options and can cost as much as 10 times the cost of planned rehabilitation/replacement.

WATER CAPACITY FEE FUND

The City owns and operates a 7.2 million gallons per-day water treatment plant, which treats both surface water and groundwater. In addition to the Water Treatment Plant, the City has 4 million gallons of water storage with three elevated water tanks and 1 million gallons at the Water Plant clearwell.

Dating back to 2005, the City began a Water Master Planning Process to provide a comprehensive master plan to evaluate raw water resources, future water treatment processes and additional water distribution improvement projects. The Master Plan, completed in 2006 by the Floyd Browne Group with a subsequent review by Malcolm Pirnie Inc., recommended the City move forward with the following water capacity enhancement projects.

- Up to 13 MGD of water treatment capacity.
- A 425 million gallon up-ground reservoir.
- New surface water intake structures.
- Enhanced water treatment processes to meet EPA regulations.
- Membrane treatment technology.

Dating back for the past 10 years, the City identified major water plant upgrades in the five-year CIP. In 2015 the new water plant project was completed for the cost of for \$30.3 million. The current peak water demand is 5.6 MGD. The water plant has the capability to expand up to 11.2 MGD with the addition of membrane skids and clearwell capacity which should provide adequate treatment capacity for the next 20 years at the City's current growth rate. Since the new water treatment plant went on-line there have been no violations of EPA regulations and water hardness has averaged 125 mg/l, well below the EPA recommendation of 150 mg/l.

In addition to the new water treatment plant, the City has completed several major water capacity projects including the 24-inch west side water transmission main, 16-inch Penry Road raw water main, and the 2-million gallon SE Highland water storage tank. These projects provided the City with the necessary infrastructure to support the growth and development of City, in addition to meeting all regulatory requirements. In 2017 the utilities staff will complete the installation of 2,500 linear feet of 8-inch water line on Vernon Avenue.

The City's current water supply consists of 2.0 MGD of groundwater from the Riverview Park and Penry Road wellfields and surface water from the Olentangy River. Per the Army Corps of Engineers, the City is currently permitted to withdraw water when the river flow rate is above the minimum release rate of 3.2 MGD.

Over the past 20 years, the City has explored several additional options for a safe and secure source of water supply. Options included additional wellfields, raising Delaware Lake and the construction of an up-ground reservoir. The driving force for additional water supply is water quality and water quantity. The water quality of Delaware Lake and the river remain a concern during times when agricultural runoff negatively impacts the lake and river. The membrane water plant removes the pollutants below the maximum contaminant levels at an increase in operational and maintenance costs. The 2006 Water Master Plan concluded that “raising the summer pool level of Delaware Lake by 2 feet is not a viable alternative and that an up-ground reservoir is a necessary component of the City’s future water supply.” Therefore, the City should remain committed to the construction of a 450-million gallon reservoir on the 120-acre Horseshoe Road site, owned by the City. The engineering cost estimate for the final design and construction of the reservoir is \$18.4 million, which includes the river intake and pump station, transmission mains and the reservoir. The 2018-2022 CIP includes the design of the reservoir in 2020 (\$400,000) with construction estimated to commence in 2022 (\$18 million).

In 2017, the City completed an evaluation of alternatives for the development of preliminary alignments with construction costs for water and sanitary sewer mains along US Route 42 and Sawmill Parkway. The City is anticipating industrial and commercial growth in this area and the 2018 – 2022 CIP addresses future water capacity extensions for economic development sites in the Southwest Industrial Park corridor.

Additional water capacity projects included in the 2018-2022 CIP include the Olentangy Avenue Water Main Project, with a river crossing on Olentangy Avenue to provide water service to the Pollock/Armstrong Road area and to loop the water main with the construction of the water main for the Terra Alta development. The 2018 CIP also includes the extension of the 16-inch water main on Glenn Parkway to Berlin Station Road to coincide with the construction of Glenn Parkway. An additional project in the CIP is for the continued extension of a water main on Buttermilk Hill and Troy Roads within the City’s service area.

It is also recommended the City update its Water Master Plan in 2021. The last comprehensive plan was completed in 2006 and is becoming outdated as development occurs within the City’s existing service area. The plan will include updates for future water transmission and water storage requirements and also water rates and capacity fees.

**CAPITAL IMPROVEMENT PROGRAM
WATER FUND CAPACITY PROJECTS
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	5,339,547	3,661,852	3,040,541	2,877,073	2,869,805
REVENUES:					
Water Capacity Fees	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Water Debt Meter Fee Allocation	250,000	255,000	260,100	265,302	270,608
TOTAL REVENUES	1,450,000	1,455,000	1,460,100	1,465,302	1,470,608
EXPENDITURES:					
DEBT SERVICE					
Westside Trans Line (\$2,225,051, 25 yrs, 3.67%, 2036)	136,750	136,750	136,750	136,750	136,750
Penry Rd. Waterline (\$1,000,000, 25 yrs, 3.55%, 2037)	62,976	62,976	62,976	62,976	62,976
Kingman Hill Tower (\$3,545,000, 25 yrs, 4.51%, 2031)	210,355	213,971	211,228	210,230	212,256
Plant Expansion (\$9,600,000, 25yrs., 3.23%, 2039)	562,614	562,614	562,614	562,614	562,614
TOTAL DEBT SERVICE	972,695	976,311	973,568	972,570	974,596
WATER SYSTEM IMPROVMENTS					
Water Master Plan				250,000	
WATER SUPPLY PROJECTS					
Upground Reservoir Design			400,000		
Upground Reservoir Construction					18,000,000
DISTRIBUTION CAPACITY PROJECTS					
Crestview Dr. Water Line	55,000				
Olentangy Ave. River Crossing	650,000				
Buttermilk Rd./Troy Rd. Waterline		600,000			
Glenn Pkwy Water Line Extension	450,000				
New Line Oversizing/Extension	1,000,000	500,000	250,000	250,000	250,000
TOTAL WATER CAPACITY PROJECTS	2,155,000	1,100,000	650,000	500,000	18,250,000
ENDING FUND BALANCE	3,661,852	3,040,541	2,877,073	2,869,805	(14,884,183)

WATER MAINTENANCE FUND

The 2018-2022 Water Maintenance CIP provides a schedule for the design and construction of water rehabilitation and/or replacement infrastructure projects.

The City has experienced a high rate of residential, commercial and industrial growth over the past decade. As a result, there have been numerous additions and expansions to the City's distribution systems, which require additional maintenance. The City owns and operates a potable and fire suppression water distribution system consisting of 195 miles of water pipe ranging in size from 2 inches to 24 inches and over 1,950 fire hydrants. The majority of the City's water pipes are in good to fair condition with less than 5 percent of the system demonstrating some type of failure in the past 10 years. Water pipes that are currently in good to fair condition will move toward their replacement in the next 25 years. Water pipes in failed condition typically have had more than three failures, whereas pipes in poor condition have only experienced one to two failures. It is likely the water pipes in poor condition will experience additional failures and reach the end of their useful life. Most of the water pipes recommended for replacement are primarily cast iron pipes that were installed from 1940 to 1975. At this time, approximately 25% of the City's water pipes are cast iron pipe. In the last six years, the City has replaced approximately 7,000 linear feet of water pipe per year. In addition, the City has averaged 12 water pipe breaks per year or six per 100 miles of water pipe for the past six years.

The 2009 Water Distribution Master Plan identified water distribution replacement projects totaling over \$5 million. Many of the projects have been completed, including the construction of the Route 23 North, Curtis Street and Park Avenue water lines. The City has in place a Computerized Maintenance Management System (CMMS) that maps and inventories the existing and new water system components, identifies and prioritizes needed replacements or improvements, and serves as a tool for planning projects and maintaining funding for these improvements.

In 2017, the City will have completed the implementation of a city wide Advanced Metering Infrastructure (AMI) system. The AMI system has significantly improved meter reading and utility billing service levels for City customers by providing real-time water consumption data, eliminating estimated utility bills, monitoring water meter tampering and water conservation by allowing customers to set water usage alerts via a consumer web-portal.

The 2018-2022 CIP recommends funding for the maintenance of water plant equipment and the replacement of several water mains, including the Blymer Street water line in 2018 and the rehabilitation of the existing Public Utilities maintenance building on Cherry Street. The painting of the West water tank is scheduled for 2018 at the cost of \$550,000. The tank was last fully painted in 2002 after the tank raising project in 1997. The painting project will include rust repair to strengthen structural integrity.

**CAPITAL IMPROVEMENT PROGRAM
WATER FUND MAINTENANCE PROJECTS
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	1,473,069	879,216	519,082	306,100	45,714
REVENUES:					
Transfer from Water Fund	775,000	800,000	800,000	800,000	800,000
Water Debt Meter Fee Allocation	1,085,912	1,107,631	1,129,783	1,152,379	1,175,427
TOTAL REVENUES	1,860,912	1,907,631	1,929,783	1,952,379	1,975,427
EXPENDITURES:					
DEBT SERVICE					
Treatment Plant (\$22,400,000 - 25 yrs, 3.23%, 2039)	1,312,765	1,312,765	1,312,765	1,312,765	1,312,765
WATER PLANT MAINTENANCE					
Plant Maintenance	95,000	75,000	75,000	75,000	75,000
Lagoon Cleaning		250,000			
Pressure Filter Media Replacement					80,000
Well Screen Cleaning			95,000		
Nano and Ultra Filtration Membrane Replacement				600,000	
WATER DISTRIBUTION PROJECTS					
West Water Tank Painting	550,000				
Water Tank Maintenance			15,000		15,000
Large Meter Replacement	25,000		25,000		25,000
<i>Water Line Improvements:</i>					
Small Main/Service Replacement	50,000	50,000	50,000	50,000	50,000
Fire Flow Improvement	75,000	75,000	75,000	75,000	75,000
S. Washington St. Waterline					150,000
Blymer St. Waterline					150,000
Pennsylvania Ave. Waterline		475,000			
Lincoln Ave. Waterline			425,000		
East Winter Street Waterline	100,000				
Utilities Maintenance Bldg. Rehab	200,000				
Equipment Replacement	47,000	30,000	70,000	100,000	30,000
TOTAL WATER REPAIR AND MAINT.	2,454,765	2,267,765	2,142,765	2,212,765	1,962,765
ENDING FUND BALANCE	879,216	519,082	306,100	45,714	58,376

SEWER CAPACITY FUND

The City owns and operates the Upper Olentangy Water Reclamation Center for the wastewater treatment of all domestic and industrial wastewater from City customers. The UOWRC was expanded and upgraded in 2007 in two different phases, with a daily design flow of 10 MGD and a peak daily flow of 20 MGD. In 2017, the average daily flow has been 5.40 MGD with a peak of over 20 MGD. The plant's effluent discharges into the Olentangy River, a state designated scenic Ohio waterway with one of the most stringent permit limits in the State of Ohio. The NPDES permit includes an inorganic nitrogen limit of 6.3 mg/l in the summer and 8.1 mg/l in the winter, as well as a total phosphorus limit of 1.0 mg/l year-round. The capacity of the UOWRC should be sufficient for 15 years.

In addition to the expansion of the UOWRC, a major accomplishment for the City was the construction of the \$18 million dollar SE Highland sewer, which provides sanitary sewer service to the City's SE area from the plant to Peachblow Road. The construction of this sewer has enabled major residential growth to occur and provides for future commercial development in the City's SE quadrant. The City is able to recoup the cost of this sewer with capacity fees and a SE Highland sewer ERU fee as sewer permits are approved.

To better meet the future sanitary sewer needs of the City, an update to the City's 2000 sewer master plan was completed in 2017. The current capacities of all sewers 10 inches and larger was determined through flow monitoring to further define areas of the City with insufficient sewer capacity. In addition, tributary areas of the City not currently served by the City were defined for the expansion of sanitary sewer mains. A sewer capacity model has been populated by the engineering consultant and will be used to determine future capacity requirements of the City with real-time flow data. The sewer master plan details anticipated future CIP projects with estimated construction costs.

New sanitary sewer projects programmed in the 2018-2022 include funding for the final design and construction of sanitary sewers to support economic development project sites within the southwest industrial park area, including Sawmill Parkway and Route 42 south.

**CAPITAL IMPROVEMENT PROGRAM
SEWER FUND CAPACITY PROJECTS
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	1,698,137	421,573	267,014	263,145	295,194
REVENUES:					
Sewer Capacity Fees	1,250,000	1,150,000	1,150,000	1,150,000	1,150,000
SE Highland Sewer ERU Fees	225,000	200,000	200,000	200,000	200,000
Sewer Fees Transfer - 2007,2008,2009	1,631,020	1,663,640	1,696,913	1,730,851	1,765,468
TOTAL REVENUES	3,106,020	3,013,640	3,046,913	3,080,851	3,115,468
EXPENDITURES:					
DEBT SERVICE					
Land Armstrong Rd. (\$2,915,000 10 yrs. 1.49%, 2022)	324,400	328,500	302,400	301,700	300,900
23 North Sewer (\$1,000,000, 25 yrs, 4.51%), 2031	59,150	60,166	59,395	59,115	59,684
SE Highland Sewer (\$15,000,000, 25 yrs, 4.49%, 2037)	997,622	995,772	997,609	996,609	999,609
SE Highland Sewer (\$2,750,000, 20 yrs, 3.59%, 2026)	187,563	188,418	189,305	189,305	189,305
Plant Expansion (\$20,882,000, 20 yrs, 3.59%, 2026)	1,423,849	1,430,343	1,437,073	1,437,073	1,437,073
TOTAL DEBT SERVICE	2,992,584	3,003,199	2,985,782	2,983,802	2,986,571
SEWER SYSTEM IMPROVEMENTS					
COLLECTION CAPACITY PROJECTS					
SW New Pump Station					
Sewer Oversizing/Extension	1,000,000	100,000			
Riverby Sewer Extension	325,000				
Hills Miller Rd. Sewer Extension					250,000
Reimbursement for Cherry St. Maint. Facility	65,000	65,000	65,000	65,000	65,000
TOTAL SEWER CAPACITY PROJECTS	1,390,000	165,000	65,000	65,000	315,000
ENDING FUND BALANCE	421,573	267,014	263,145	295,194	109,091

SEWER MAINTENANCE FUND

The City's sanitary sewer collection system consists of 180 miles of sewer pipe and over 3,200 manholes. The system has over 16 major trunk sewers, 15-inch or larger, serving as the backbone of the system. The majority of the pipes within the system are concrete, clay or plastic, with the manholes composed of brick or concrete. The sizes of sanitary sewer pipe range from 8 inches to 66 inches. Included in the collection system is the operation and maintenance of 12 sanitary pump stations.

For the past 15 years the City has performed a closed circuit televising program to identify defects such as infiltration and inflow, root intrusion and failures in sewer pipe segments. In the past decade the City has funded nearly \$800,000 in an annual sliplining and grouting program of the sewer mains. This program has reduced the number of sanitary sewer overflows in the City to an average of less than two per year and reduced the amount of infiltration received at the wastewater treatment plant.

Significant CIP projects completed in 2017 include aeration system improvements at the wastewater treatment plant with the installation of two new direct drive turbo blowers and dissolved oxygen monitoring equipment. The new aeration system replaced the existing blowers that have been in operation since 1974 and 1987 and were prone to costly repairs and inefficiencies. These upgrades reduced overall electric costs at the plant with improved oxygen transfer and energy efficiency. In 2017 the City started the design and equipment selection of a new tertiary treatment process at the wastewater plant. The construction and installation of the new equipment will be completed by June of 2018. The new tertiary system will aid in the removal of suspended solids and phosphorus to achieve compliance with EPA regulations. In 2017 the City will also complete the annual sliplining and grouting of approximately 7,500 linear feet of sanitary sewer pipe for the continued reduction of inflow and infiltration in the sewer system.

The 2018 CIP includes funding requests for the rehabilitation of the existing public utilities maintenance building at 241 Cherry Street and funding for equipment replacement at the wastewater treatment plant. This includes a new 7.0 MGD influent pump and concrete repairs of the 3.0 MGD equalization basin.

**CAPITAL IMPROVEMENT PROGRAM
SEWER FUND MAINTENANCE PROJECTS
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	1,172,811	1,473,172	2,163,227	2,731,517	3,049,342
REVENUES:					
Transfer from Sewer Fund	1,419,363	1,447,750	1,476,705	1,506,239	1,536,364
TOTAL REVENUES	1,419,363	1,447,750	1,476,705	1,506,239	1,536,364
EXPENDITURES:					
DEBT SERVICE					
Plant Rehabilitation (\$2,230,000 20 yrs. 3.59%, 2026)	152,002	152,695	153,414	153,414	153,414
TOTAL DEBT SERVICE	152,002	152,695	153,414	153,414	153,414
WASTEWATER TREATMENT PROJECTS					
Tertiary Filtration System	150,000				
Belt Filter Press				500,000	
Plant Maintenance	75,000	75,000	75,000	75,000	75,000
Influent Pump Replacement	30,000		35,000		25,000
Settling Tank Upgrades					250,000
Concrete EQ Basin Repairs	75,000		250,000		
Electrical Transformers Upgrades					
WASTEWATER COLLECTION PROJECTS					
Large Meter Replacement	25,000		25,000		25,000
Inflow/Infiltration Remediation	175,000	175,000	175,000	175,000	175,000
Sanitary Sewer Replacement	75,000	75,000	100,000	100,000	100,000
Wesleyan Woods Sewer Rehab				150,000	
Hayes Colony Sewer Rehab		200,000			
South Central Sewer River Crossing Repair	35,000				
Pump Station Repair/Upgrade			25,000		25,000
Utilities Maint. Bldg Rehab	200,000				
Equipment Replacement	127,000	80,000	70,000	35,000	70,000
TOTAL SEWER REPAIR/MAINTENANCE	1,119,002	757,695	908,414	1,188,414	898,414
ENDING FUND BALANCE	1,473,172	2,163,227	2,731,517	3,049,342	3,687,292

STORM WATER MAINTENANCE FUND

In 2001, the City implemented a storm water utility fee for the maintenance, operation and expansion of the City's storm water system. The fund collects approximately \$800,000 annually based on a \$2.50 per month ERU fee for property owners. The City is also required by OEPA to complete on an annual basis, the requirements of our MS4 storm water permit to implement best management practices for the reduction and treatment of storm water prior to discharge into the Olentangy River.

The City has approximately 165 miles of 6-inch to 48-inch storm water pipe including over 80 storm water detention basins, 1,500 catch basins to maintain, and televises approximately 5 miles of storm water mains per year. The City is addressing street and yard flooding on a yearly basis, and has seen the number of flooding events decrease in the past several years as projects are completed.

Storm water projects completed in recent years to improve drainage and reduce flooding include Curtis Street/London Road, Berne/Kirkland/Spencer Streets, Pennsylvania Avenue, Joy Avenue, Troy Road, Fountain Avenue, South Sandusky Street, Pumphrey Terrace, West Lincoln Avenue and Olentangy Avenue.

Storm water projects completed in 2017 include phase one of the Bernard Avenue corridor project. Phase one was the lining and rehabilitation of the existing storm water pipe from South Sandusky Street to Route 23 through the OWU campus. The 2017 CIP also included funding for the design and construction of storm water improvements to an open ditch in the rear yards along Dogwood Drive. The current ditch slopes have worsened over the past several years from erosion and are now dangerous to maintain.

In 2017, storm water CIP projects included funding for repairs to storm water culverts under US 23 and Stratford Road. Both of these projects will be completed in 2017. It should be noted that the utilities department is actively inspecting all culverts for structural deterioration and funding may need to become available for emergency repairs similar to the US23/US42 culvert.

It is recommended that the City evaluate the initial storm water fee of \$2.50 per ERU that was established by Ordinance in 2001 and implemented in 2002. An increase in the fee may allow for the funding of curbs and gutters with the City's street resurfacing program.

**CAPITAL IMPROVEMENT PLAN
STORM WATER FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	868,534	597,039	354,653	344,521	211,785
REVENUES:					
Storm Water Fees	355,505	362,615	369,867	377,264	384,810
TOTAL REVENUE	355,505	362,615	369,867	377,264	384,810
EXPENDITURES:					
Storm Water System Financial Plan					
Storm Water Repair	125,000	125,000	125,000	125,000	125,000
Storm Water I&I Remediation	100,000		100,000		100,000
Bernard Avenue (Sandusky to Liberty St.)		400,000			
Vernon Ave.			135,000		
Birch Terrace	225,000				
Chamberlain/Channing St.				350,000	
Pittsburgh Drive					200,000
Utilities Maintenance Bldg Rehab	50,000				
Equipment Replacement	127,000	80,000	20,000	35,000	40,000
TOTAL EXPENDITURES	627,000	605,000	380,000	510,000	465,000
ENDING FUND BALANCE	597,039	354,653	344,521	211,785	131,595

**CAPITAL IMPROVEMENT PLAN
EQUIPMENT REPLACEMENT FUND
2018 - 2022**

	2018	2019	2020	2021	2022
REVENUES:					
Water Fund Allocation	47,000	30,000	70,000	100,000	30,000
Sewer Fund Allocation	127,000	80,000	70,000	35,000	70,000
Storm Water Fund Allocation	127,000	80,000	20,000	35,000	40,000
TOTAL REVENUE	301,000	190,000	160,000	170,000	140,000
EXPENDITURES:					
One Ton Dump Truck			50,000		
Sewer Camera Truck	230,000				
Backhoe		90,000			
One-ton Service Truck		70,000		70,000	
Utility Truck - Water			50,000	100,000	
Tank Vac Truck					80,000
Plate Truck			60,000		
Skid Steer	36,000				
Gator	15,000				
Tow Motor	20,000				
Pickup Truck - Water		30,000			30,000
Pickup Truck - Sewer					30,000
TOTAL PUBLIC UTILITIES EQUIPMENT	301,000	190,000	160,000	170,000	140,000

REFUSE FUND

Description

Refuse fees are utilized primarily for supporting the daily operation of the solid waste division of Public Works Department. The city currently provides weekly residential and commercial refuse collection service, recycling for fiber (newspaper and cardboard) and mixed materials (glass, plastic and aluminum), and seasonal yard waste collection for eight months of the year. In 2016, the city collected over 18,800 tons of combined solid waste, yard waste, and recyclable materials, representing a 2% increase over 2015 levels.

The refuse collection operation grows with the expansion of the community. The current fleet consists of six "Lodal" side load residential service vehicles, three commercial rear load trucks, and five recycling vehicles. These vehicles are replaced at the end of their respective service life averaging 7-8 years per vehicle. The transition to the residential tipcart "Toter" system in 2001 allows for the city to provide a high level of service to residents and businesses while maintaining low collection rates. In 2017 a comprehensive evaluation of the current refuse operation resulted in a minor adjustment in residential collection rates, as well as policy adjustments regarding multifamily collections utilizing dumpster service. The city refuse division continues to provide residents with efficient, high quality service at a value comparative with private refuse service. City costs, however, remain closely tied to the close proximity of the county owned and operated solid waste transfer station, which allows for minimal transportation time and expense when disposing of solid waste.

The city also manages two closed landfills at Cherry Street and Curve Road. Improvements have been completed at both to control leachate breakouts from entering adjacent waterways and drainage systems. The leachate collection system at Curve Road was modified in 2016 to connect directly to the public sanitary sewer, allowing for direct transport of leachate to the waste water treatment plant for processing.

In 2017, it is anticipated that a contract will be awarded for the construction of a 27,000 SF combined refuse equipment/recycling processing building to be constructed toward the northeast corner of the Public Works facility property. Once the refuse building is completed, the Parks and Natural Resources Dept. will be relocated from Ross Street to the Public Works Facility, and occupy the current refuse equipment building. The existing recycling facility on Cherry Street will be demolished and the site returned to natural open space.

Strategic Plan Theme/Goals

Safe City

SC2 – Provide safe and reliable drinking water, sewage and solid waste disposal.

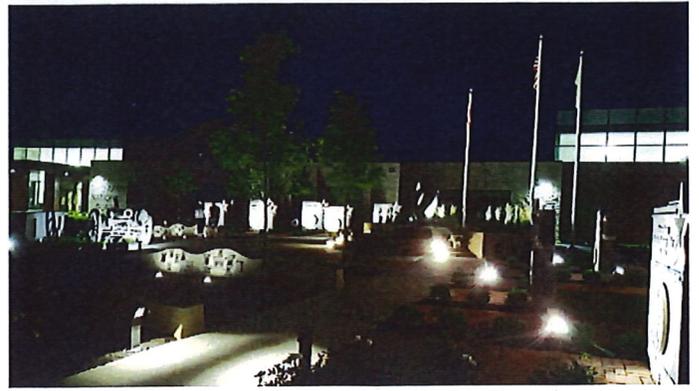
Master Planning Efforts

2017 – Refuse rate and service level review

2017 – Construction of new Refuse Vehicle/Recycling Building

**CAPITAL IMPROVEMENT PLAN
REFUSE FUND
2018 - 2022**

	2018	2019	2020	2021	2022
BALANCES FORWARD	0	165,437	292,677	485,917	595,642
REVENUES:					
Refuse Fees	612,000	624,240	624,240	636,725	636,725
Bond Revenue					
TOTAL REVENUE	612,000	624,240	624,240	636,725	636,725
EXPENDITURES:					
Debt Service					
Refuse Buildings (\$1.5m, 3%, 5 yrs. 2021)	0	0	0	0	0
Equipment					
Rear Load 20-Yard Packer - Commercial	169,500		179,000		184,000
Side Load Lease Payments (2 units. 5 yrs., 2.5%)	20,063				
Side Load Truck	237,000	245,000	252,000	260,000	267,000
Recycling Vehicle - Recycling		252,000		267,000	275,000
Grapple Bucket	20,000				
TOTAL EXPENDITURES	446,563	497,000	431,000	527,000	726,000
ENDING FUND BALANCE	165,437	292,677	485,917	595,642	506,367



City of Delaware Park Index 2016

Parks and Natural Resource

The following report examines the inventory of the existing facilities and compares them to national averages and future needs of Delaware. The analysis reviews the level of service and identifies recreational gaps in the community.

January 2017



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Introduction

Parks provide residents with space for recreation, quiet reflection, connection to nature, social networking and community participation. Providing adequate park space for residents is important to promoting a healthy community and continuing to make Delaware a place where people want to live. It is critical to index available recreational resources to assess and identify gaps in service. Subsequently, providing a comprehensive plan that can address these gaps that will enhance, preserve and promote quality parks. It is important to recognize that this report is not a substitute for a recreational comprehensive plan but only a component of that plan that inventories the current level of service.

What do we learn from the park index? The goal is to identify gaps in the recreational services that specifically realize recreational needs, access & distance to parks and future needs of the park system. The following outlines a summary of the general needs discovered in the park index:

- The overall area of parks in Delaware is adequate but there are missing gaps that should be addressed. Using the NRPA standards we are able to identify specific regions of city that could be supplemented with parks to serve existing residents.
- Community parks will need to grow amenities to serve the population in the future.
- Additional community parks to the south are needed. The continued growth in the southern portion of the city will be better served by a community park and as growth continues a second community park will likely be warranted.
- As pocket/neighborhood parks are developed, continue with the strategy of local homeowner association controlled playgrounds and courts but add plazas and gathering space as a standard amenity to promote community cohesiveness and provide a place for neighbors to interact.
- The trail network should be developed to promote a major arterial trail system connecting various regions of the city and to trails outside the city. Filling in gaps to the existing system can dramatically extend trail routes and address input from residents to create a trail network, identified in the Bike Plan.



The City of Delaware, Parks and Natural Resource Department (PNR) has developed the Park Index 2016 which creates a set of targets for parks and recreation growth. The targets are informed by existing park conditions, current policies, population projections and recreational trends. The Park Index will serve as a tool to evaluate existing parks and recreation facilities and compare them to national standards such as National Recreation and Park Association (NRPA) and assess current and future recreation needs in the City of Delaware.

Parks provide residents with space for recreation, connection with nature, social networking and civic engagement. The City must make certain that all neighborhoods have appropriate recreational and open space opportunities to promote healthy communities and plan for the expected growth in our community.

The following table provides a current inventory of park amenities.

PARKS	Location	Maintained by	Acres (developed)	Acres (total)	Beautification	Playground	Basketball court	Softball (Adults)	Pickleball Court	Tennis Courts	Softball (Youth)	Baseball (Youth)	Soccer fields	Football fields	Swimming/spray pad	Shelter	Skate Park	Restroom	Recreation Center	Dog park	Boat launch	Trails	Drinking Fountain
Pocket Parks																							
Belmont Place	Mcnamara Loop	HOA	1	1		1	0.5																
Bicentennial Park	Park Ave.	CoD	1	1	x											G							x
Braumiller	Maple Vista Dr.	HOA	4	4		1																	
Cheshire Crossing	199 Winding Valley Dr.	HOA	1	1		1																	
Kessle Brooke	Tabilore Loop	HOA	1	1	x	1																	
Lantern Chase	160 Stonhope Dr.	HOA	0.2	0.2		1																	
Lantern Chase	101 Millcroft Pl.	HOA	0.2	0.2	x																		
Lincoln Field	W. Lincoln Ave	CoD	0.2	0.2		1						1											
Locust Curve	Overtrick Dr	HOA	9	9	x																		x
Pulaski Park (Wslvn Wds)	76 Somerset Rd.	HOA	3	3	x		1		1	1													
Westfield Hills	490 Timbersmith Dr.	HOA	7	7																			x
Pocket Park Total			28	28		6	1.5	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	
Neighborhood Parks																							
Belle Avenue	205 Belle Ave.	CoD	2	2		1																	
Carson Farms Park	Canal St.	CoD	8	8	x	1	1			1			1										x
Cheshire Park	418 Cheshire Rd.	CoD	5	5	x	1																	x
Eastside Park	54 Rheem St.	CoD	4	4		1	1					1				1							x
Kensington Place Park	Ashburn Dr.	CoD	12	12	x	1	0.5																x
Lexington Glen Park	0 Providence Ln.	CoD	8	8		1																	
Locust Curve Park	Tar Heel Dr.	CoD	3	3	x	1																	x
Glenross Park	910 Ballater Dr.	CoD	7	7		1	0.5																x
Marvin Lane Park	70 Marvin Ln.	CoD	1	1	x	1											1						
Nottingham Park	699 Buehler Dr.	CoD	6	7		1	1						1										
Oakhurst Park	0 Bruce Rd.	CoD	3	4		1	1									G							
Ross Street Park	154 S. Liberty St.	CoD	1	3																			x x
Shelbourne Forest Park	0 Executive Blvd.	CoD	6	6																			x
Stratford Woods Park	318 Hawthorne Blvd.	CoD	15	15	x	1	0.5																x
Sunnyview PPG Park	289 Cobblestone Dr.	CoD	5	5		1	1						1										
Wetlands Park	840 Mill Run Xing	CoD	38	71	x																1	x	x
Neighborhood Park Total			124	161		13	6.5	0	0	1	0	1	3	0	0	2	0	0	0	0	1	0	
Community Parks																							
Blue Limestone	4 King Ave.	CoD	18	18		2			2							2		1					x
Mingo	Lincoln Ave.	CoD	55	61	x	2	2			4		6	15		1	2	1	3	1			2	x x
Smith	1302 Troy Rd	CoD	50	50		2	2	3		4			5	2		2		2					x x
Veterans	201 Veterans Dr.	CoD	28	60	x	1							5		1			1	1				x x
Community Park Total			151	189		7	4	3	2	8	0	6	25	2	2	6	1	7	2	0	2		
Total Parks			303	378		26	12	3	3	10	0	8	28	2	2	8	1	7	2	1	2		
Special Use																							
Hidden Valley GC			32	38												1		1					x
Oak Grove Cemetery			71	71																			
Total Special Use Areas			103	109																			
CoD- City of Delaware																							
HOA- Home Owners Association																							
1- Soccer fields at neighborhood parks are utilized for practice only																							

Pocket Parks

Pocket parks or Mini Parks serve a limited population area as recreational and beautification space. Pocket Parks typically serve an area populated within ¼ mile radius and are typically 1 acre or less in size although there are exceptions. Facilities can include a play area for young children, beautification areas, bike racks, benches and small picnic facilities, community gardens, or the site could potentially be used for hosting community activities or performing arts events. Beautification areas are landscaped areas along with natural areas and community gateways and plazas. Facilities and features typically not included are off-street parking or restrooms, exceptions can be made for larger sites.

NRPA Standard:

- Less than a ¼ mile service radius.
- 2,500 square feet up to one acre (the former NRPA standards listed pocket parks as having .25 acres per 1,000 residents).
- Typical size .25-1 acre.



Neighborhood Parks

Neighborhood parks serve as the recreational and social centers and remain the basic unit of a park system geared for drop-in use. Parks are generally designed to focus on informal and passive recreation needs of all ages within a given neighborhood. The park is primarily in a single-family residential area on level and open areas that are easily accessible. Potential offsets can include school grounds, state or county open spaces. Facilities can include playgrounds, information kiosks, areas for picnicking/neighborhood events, game fields or courts, walking trails, small natural areas, parking spaces, restrooms, shelters, bike racks, trail connections. Facilities and features typically not included are where permanent recreational activities would create impact with overuse or where full public access is not provided.

NRPA Standard:

- Serve an area within a ¼ mile to ½ mile service radius.
- 5-10 acres is considered optimal, particularly in medium and high-density neighborhoods (the former NRPA standards listed neighborhood parks as having 2.0 acres per 1,000 residents).
- Typical size 5-10 acres.

Community Parks

Community Parks serve a broader purpose than neighborhood or pocket parks by meeting community-based recreation, open space and public gathering needs. These parks may include off street parking, athletic facilities, recreation centers, natural areas, walking paths, picnic areas, shelters and information kiosks. Community Parks are generally accessed by arterial collector streets and are in proximity to community and regional trail networks. These parks serve multiple neighborhoods with special amenities serving the residents of the entire City.

NRPA Standard:

- Serve an area within a 1-3 mile radius.

- 25 + acres is considered optimal (the former NRPA standards listed community parks as having 5-8 developed acres per 1,000 residents)
- Typical size 30-50 acres (50% for passive recreation)

Regional Parks

Regional parks are typically very large sites, encompassing unique qualities that exemplify the natural features, diverse land formations, and the variety of vegetation and wildlife found in the region. These areas serve the city and beyond with passive and active recreation. Examples of the types of facilities provided include environmental centers, nature trails, swimming, camping, fishing, boating and picnicking. The City of Delaware has several regional parks in the area listed below:

Delaware State Park (Ohio Department of Natural Resources)- 2,016 acres

Alum Creek State Park (Ohio Department of Natural Resources)- 4,630 acres

Logan Parcel (future park- Preservation Parks)- 108 acres

Stratford Ecological Center- 193 acres

Gallant Woods/Farm (Preservation Parks)- 243 acres

NRPA Standard

- Serve an area within a 15 mile radius.
- The former NRPA standards listed regional parks as having 10 acres per 1,000 residents.
- Typically a minimum of 200 acres; up to 1,000 acres.

Regional parks are extremely abundant near the City of Delaware

- Delaware State Park -1.6 miles
- Alum Creek State- 1.8 miles
- Gallant Woods/Farm Preserve- 1.2 miles
- Stratford Woods – 0.2 miles
- Highbanks Metro Park – 6.0 miles

City is lacking pedestrian/ bike access.

The City of Delaware has over 7,000 acres of Regional Parks within 2 miles of the corporation limits. The City is well within the standards for regional parks and is abundant with regional parks in the area and well into the future. One goal would be to provide bike and pedestrian connections to the surrounding regional parks. The simple addition of relatively short trails and greenways to these areas would provide the residents with great recreational opportunities with minimal investment.



At the end of this report there are two pages showing a **Community Park Analysis** and a **Pocket & Neighborhood Park Analysis**. The plans compare existing parks and service area over layed on the municipal boundary to show gaps in the existing recreational level of service.

The **Community Park Analysis** plan shows a significant void in the southern portion of the city. As this area continues to grow, a single or multiple new community parks will be needed to meet the recreational needs. Preservation Parks has acquired a parcel of land between Pollock Road and Berlin Station Road and will implement a passive park in the next few years. There is an opportunity to partner with them to provide a comprehensive park that would benefit the community. The City would need to acquire additional lands adjacent to the parcel to add active recreational amenities. This comprehensive park could be linear in form but a connection to the Olentangy River would be a benefit. The immediate

need would be to focus efforts on a community park further south where the residential development has quickly grown.

The **Pocket & Neighborhood Parks Analysis** plan shows scattered voids but overall has an adequate coverage supplemented by Community Parks and schools. The western boundary of the city shows some voids west of Houk Road. New developments have stressed the recreational needs in this area and the need for additional neighborhood parks should be reviewed. The east side of city, at the Lake St. & Vernon Ave. vicinity has a need for a small neighborhood park to fill that recreational void. A local community survey could validate the need for a neighborhood park in this area.



As development continues the city will pursue pocket park development and maintenance to be funded by each development and local HOA. The city staff and Parks Board should review all proposed neighborhood and pocket parks to promote a unified park look that addresses the recreational needs of the community.

The following table compares the existing Level Of Service (LOS) with NRPA guidelines. The last set of guidelines published by the NRPA in 1996 encourages communities to develop their own standards. Each city must determine the appropriate LOS required to meet specific needs of its residents. The city of Delaware would need to complete a public survey to accurately project an appropriate LOS but for this report we have utilized Park Board and staff knowledge.

2017 PARKS AND RECREATION INVENTORY

	2017 Parks and Recreation Inventory										2016 Parks and Recreation Standards		2021 Parks and Recreation Standards	
	City of Delaware	YMCA National Guard	Delaware City Schools	Home Owners Assoc.	Total Inventory	Current Service Level based upon population	National Average Service Level	Recommended Service Levels; Revised for Local Service Area	Meets Standard/Need Exists	Additional Facilities/Amenities Needed	Meets Standard/Need Exists	Additional Facilities/Amenities Needed	Meets Standard/Need Exists	Additional Facilities/Amenities Needed
Parks (acres)														
Pocket Parks	1			27	28	0.72 acres per 1,000	0.50 acres per 1,000	0.50 acres per 1,000	1,000	Meets Standard	Acres (s)	Meets Standard	Acres (s)	
Neighborhood Parks	161				161	4.14 acres per 1,000	2.00 acres per 1,000	2.00 acres per 1,000	1,000	Meets Standard	Acres (s)	Meets Standard	Acres (s)	
Community Parks	189				189	4.86 acres per 1,000	5.00 acres per 1,000	4.00 acres per 1,000	1,000	Meets Standard	Acres (s)	Meets Standard	Acres (s)	
Regional Parks (others)					7,000	180.12 acres per 1,000	10.00 acres per 1,000	10.00 acres per 1,000	1,000	Meets Standard	Acres (s)	Meets Standard	Acres (s)	
Greenways					0	0.00 acres per 1,000	2.00 acres per 1,000	4.00 acres per 1,000	1,000	Need Exists	155	Need Exists	166.00	
Special Use Areas	109			27	109	2.80 acres per 1,000	2.00 acres per 1,000	2.00 acres per 1,000	1,000	Meets Standard	Acres (s)	Meets Standard	Acres (s)	
Total Park Acres	460			27	487	192.65 acres per 1,000	9.50 acres per 1,000	15.00 acres per 1,000	1,000	Need Exists	96	Need Exists	135.50	
Outdoor Amenities														
Shelter	8				8	1 site per 4,868	1 site per 2,000	1 site per 2,000	4,000	Need Exists	2	Need Exists	2	
Baseball (Youth)	8				10	1 field per 3,895	1 field per 6,500	1 field per 6,500	4,000	Meets Standard	0	Meets Standard	0	
Rectangular Field-Football/Lacrosse	2				5	1 field per 7,773	1 field per 25,000	1 field per 25,000	10,000	Meets Standard	Field(s)	Meets Standard	Field(s)	
Rectangular Field-Soccer	28				31	1 field per 1,254	1 field per 7,000	1 field per 7,000	2,000	Meets Standard	Field(s)	Meets Standard	Field(s)	
Rectangular Field-Cricket						NA field per	1 field per 200,000	1 field per 200,000	50,000	Meets Standard	Field(s)	Meets Standard	Field(s)	
Softball Fields (Youth)					3	1 field per 12,954	1 field per 10,000	1 field per 10,000	10,000	Need Exists	1	Need Exists	1	
Softball Fields (Adult)	3				3	1 field per 12,954	1 field per 12,000	1 field per 12,000	20,000	Meets Standard	Field(s)	Meets Standard	Field(s)	
Basketball Courts	10.5				25.5	1 court per 1,524	1 court per 7,000	1 court per 7,000	2,000	Meets Standard	Court(s)	Meets Standard	Court(s)	
Tennis Courts	9				18	1 court per 2,159	1 court per 4,000	1 court per 4,000	5,000	Meets Standard	Court(s)	Meets Standard	Court(s)	
Playgrounds (youth & tot)	21			4	29	1 site per 1,340	1 site per 3,500	1 site per 3,500	3,000	Meets Standard	Site(s)	Meets Standard	Site(s)	
Dog Parks					1	1 site per 38,863	1 site per 43,000	1 site per 43,000	50,000	Meets Standard	Site(s)	Meets Standard	Site(s)	
Volleyball Pit					0	0 site per	1 site per 20,000	1 site per 20,000	40,000	Need Exists	1	Need Exists	1	
Skate Park					1	1 site per 38,863	1 site per 50,000	1 site per 50,000	50,000	Meets Standard	Site(s)	Meets Standard	Site(s)	
Multi-Use Trails (all surface miles)	25				25	0.64 miles per 1,000	0.4 miles per 1,000	0.7 miles per 1,000	1,000	Need Exists	2	Need Exists	4	
Golf Courses	1				1	1 site per 38,863	1 site per 50,000	1 site per 50,000	100,000	Meets Standard	Site(s)	Meets Standard	Site(s)	
Outdoor Pools	1				1	1 site per 38,863	1 site per 35,000	1 site per 35,000	50,000	Meets Standard	Site(s)	Meets Standard	Site(s)	
Spray Park	1				1	1 site per 38,863	1 site per 25,000	1 site per 25,000	25,000	Need Exists	1	Need Exists	1	
Indoor Amenities														
Recreation Centers (Square Feet)	94,300	55,000			149,300	3.84 SF per person	1.5 SF per person	1.5 SF per person	person	Meets Standards	Square Ft	Meets Standard	Square Ft	
2015 estimated population	38,863													
2021 estimated population	41,500													

1. Special Use Area acres include Hidden Valley Golf Course and Oak Grove Cemetery

Athletic Fields

An evaluation of Delaware's athletic fields use is based on quantitative national and local standards. The table below summarizes the survey issued to the local athletic groups that utilize the fields. It is important to note that the demand may be greater than the National Standard. This is often the case for softball, baseball and soccer fields. However, the NRPA standards are generally an adequate approximation of the surpluses and shortages of various facilities. It is important to keep in mind that

the NRPA standards are general and are not specific for each community. The standards are guidelines only and each community should develop their own guidelines. The Parks and Recreation Advisory Board have been consulted to guide the Recommended Service Levels and provide appropriate standards for the city. It is also important to realize that the current demands do not show facilities associated with private schools and universities.

Figure 3 Outdoor Park and Recreation Facilities

Outdoor Facility	Agencies Offering this Facility	Median Number of Residents per Facility
Playgrounds	91%	3,560
Basketball courts	85%	7,000
Diamond fields: softball fields - adult	65%	12,463
Tennis courts (outdoor only)	61%	4,295
Diamond fields: softball fields - youth	59%	9,687
Diamond fields: baseball - youth	58%	6,599
Swimming pools (outdoor only)	54%	34,686
Rectangular fields: multipurpose	50%	8,060
Community gardens	47%	32,376
Tot lots	45%	12,112
Dog park	41%	43,183
Diamond fields: baseball - adult	39%	19,694
Rectangular fields: football field	38%	25,523
Rectangular fields: soccer field - youth	37%	6,671
Rectangular fields: soccer field - adult	34%	12,365
Diamond fields: tee-ball	28%	12,771
Multiuise courts -basketball, volleyball	25%	13,736
Ice rink (outdoor only)	21%	16,572
Rectangular fields: lacrosse field	7%	26,639
Rectangular fields: cricket field	6%	199,199
Multipurpose synthetic field	5%	34,915
Rectangular fields: field hockey field	3%	22,767
Overlay field	3%	7,257

The chart shows a need for

In addition a local survey included responses from the YMCA, St. Mary Athletic Association, Delaware Youth Athletic Association, Delaware Optimist Club (football), Delaware Hayes, and Delaware Lacrosse Club.

2016 National Recreation & Parks Association Field Report

The demand for soccer fields is maxing out the available fields and this sport is expected to see significant growth in the future. Additional soccer field space will be a priority to meet the current needs and to expected growth. Several fields in neighborhood parks (Nottingham, Lexington Glen, PPG/Sunnyview) have been utilized to meet current practice needs but future needs will require dedicated space to accommodate the growth.

The demand for soccer fields is maxing

Athletic Field User Group Needs								
	Delaware Hayes	Delaware Lacrosse Club	Delaware Optimist Club	Delaware Youth Athletic Assoc.	St. Mary Athletic Assoc.	YMCA	TOTAL	
2016 Needs								
Baseball					2	8	10	
Softball						3	3	
Soccer	2			27	2		31	
Lacrosse		2					2	
Football			1				1	
2021 Needs								
Baseball					4	8	12	
Softball						3	3	
Soccer	3			39	3		45	
Lacrosse		4					4	
Football			2				2	
								FUTURE INCREASE

The demand for youth baseball fields is expected to continue to grow. The current demand is supplemented by use of existing fields at local schools. The Parks and Natural Resource Department can continue to work with local schools to meet current demand but future needs will likely require an expansion of the youth baseball fields.

One important note is that southern portion of the city is experiencing great growth, particularly with the Olentangy Youth Athletic Association (OYAA). At the time of this report the city was just beginning discussions to explore their athletic field/court needs. Preliminary discussions indicate that the OYAA needs will be quite significant and as discussions continue we will need to address the needs of this organization as well. One initial view is a potential for sports complex that includes baseball/softball, soccer fields and indoor athletic courts for basketball/volleyball and training, in addition to multi-use athletic fields in a new community park. In 2017, the City of Delaware will need to make progress on determining potential sites for a new community park and engage the local community to adequately meet the current recreation needs and plan for future recreation needs.

Greenway Trails

The 25 miles of trails in the City of Delaware include asphalt and gravel trails, 95% of the trails are asphalt. Trails are the most popular recreational activity for residents and trail development remains a high priority for Parks and Natural Resources.

Greenways provide an important component of the overall park system and are very similar to natural areas with the primary difference being an emphasis on pedestrian trails found in the greenway system. The linear corridors contribute to the city's ability to preserve and protect natural areas, ecological features and historical assets. Greenways:

- Serve as alternative non-motorized transportation facilities.
- Provide links between parks, schools, neighborhoods, commercial areas and cultural destination points.
- Emphasize harmony with the natural environment.
- Provide safe pedestrian movement.
- Provide resource based outdoor recreational opportunities.
- Enhance adjacent property values.
- Provide linear parks and open spaces.
- Provide corridors that can naturally improve water quality and storm water infiltration.

New multi-use trails will be developed in accordance with the 2016 Bike Plan, with a goal of having an interconnected system of primary and secondary trails throughout the city as well as a variety of trails within all appropriate parks and greenspace.

There are currently no public greenways in the City of Delaware but there are many opportunities to develop greenways that would center around existing waterways. The Olentangy River offers a central spine that would be considered a great resource to the community that could also benefit to protecting watersheds and natural resources. Branching off the Olentangy River are the Delaware Run and Mill Run tributaries which would significantly enhance the greenway network. Trails and Greenways are great partners and should be considered jointly in these situations

In summary, the recreational needs of Delaware are currently meeting the needs of the community but with the surging population the recreational demands will grow concurrently so it will be important to plan for future growth. There are gaps in recreational service and addressing these gaps is important. Finally, there are tremendous recreational opportunities within and surrounding Delaware. The natural setting of the Olentangy River should be protected and opened to the public to provide a passive recreational space that connects various regions of the city. In addition, there are several regional parks surrounding the city which could be accessed, amplifying the recreational opportunities for residents.



FACT SHEET

AGENDA ITEM NO: 11

DATE: 10/09/2017

ORDINANCE NO: 17-61

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
October 23, 2017 at 7:25 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING THE NEGLECT OF COMPANION ANIMALS SECTION OF THE ANIMAL AND FOWL CHAPTER OF THE GENERAL OFFENSES CODE.

BACKGROUND:

Councilman Jones brought this issue forward and requested staff draft an ordinance, providing a bill that was proposed but not adopted in the state legislature as an example. In reviewing the City's existing animal neglect statute, staff identified areas in which it could be strengthened. The language proposed in this initial draft is geared towards enforceability while avoiding unintended consequences. It has been reviewed and approved by the City's Community Services Officer (CSO) and the County Dog Warden.

UPDATE 10/09/2017: Staff is working on potential amendments based on the comments from Council at the September 25th meeting and will be presented at the October 23 meeting.

UPDATE 9/25/2017: Based on discussion and testimony at the September 11 Council meeting the attached draft includes the following changes:

1. Detailed requirements for providing shelter (b) (1)
2. Defined requirements for shelter structure, detailed in (b) (3)

After the meeting Councilman Hellinger proposed a different approach in which the city would adopt animal neglect ordinance to apply to every animal kept within the city. Councilman Hellinger provided a sample law from Illinois and with some suggested additions (see attached email). Staff recommends discussing this potential approach prior to moving forward with a public hearing on the draft.

REASON WHY LEGISLATION IS NEEDED:

This legislation is geared towards providing additional protection for the welfare of companion animals and increasing the penalties for repeat offenders.

COMMITTEE RECOMMENDATION:

None

FISCAL IMPACT(S):

Any ordinance that adds new things that can be enforced could have an impact on police department staffing. As a complaint driven ordinance, the impact is difficult to predict.

POLICY CHANGES:

PRESENTER(S):

Darren Shulman, City Attorney

RECOMMENDATION:

ATTACHMENT(S)

ORDINANCE NO. 17-61

AN ORDINANCE AMENDING THE NEGLECT OF
COMPANION ANIMALS SECTION OF THE ANIMAL
AND FOWLS CHAPTER OF THE GENERAL OFFENSES
CODE.

WHEREAS, the City of Delaware has promoted numerous animal-related ordinances, designed to encourage responsible companion animal ownership and support the humane treatment of animals;

WHEREAS, the State of Ohio currently has no regulations on the tethering of companion animals; and,

WHEREAS, companion animals that are tethered outdoors can be subjected to serious physical harm from weather, other animals, or the tethers themselves; and,

WHEREAS, companion animals that are tethered can become lonely, bored, and anxious, which can lead to heightened aggression toward adults, children, and other animals.

NOW, THEREFORE, Be It Ordained by the Council of the City of Delaware, State of Ohio:

SECTION 1. The Neglect of Companion Animals Section is amended as follows:

505.25 - Neglect of companion animals.

(a) **Definitions**

For purposes of this section,

(1) "neglect" shall mean any act or omission which fails to provide appropriate care for, or attention to, any companion animal; or which has caused or may cause injury or unnecessary suffering to any companion animal.

(2) "Tether" means a rope, chain, cord, dog run or pulley, or similar restraint for holding an animal in place that allows a radius in which the animal can move about.

(3) "Serious physical harm" shall have the same meaning as O.R.C. 951.31.

(b)

No person ~~having charge of any companion animal shall neglect it.~~ **who confines or who is the custodian or caretaker of a companion animal shall negligently do any of the following:**

(c)

~~The following are guidelines to appropriate care or attention:~~

(1)

No person who shelters an animal from the elements by means of an animal shelter, cage, or pen, shall fail to conform it to the following requirements:

(A) The shelter, cage, or pen, shall be appropriate to the companion animal's size, weight, and other characteristics, with sufficient space to allow the animal to turn about freely and lie in a normal position;

(B) The shelter, cage, or pen, shall provide sufficient shade to allow the animal to escape the direct rays of the sun at all times;

(C) The shelter, cage, or pen shall be regularly cleaned and sanitized and free of insect or rodent infestation. ~~Fail to provide shelter for the companion animal~~ must be provided which is dry, sanitary, and of suitable size.

(2)

Fail to provide food and drink ~~must be provided~~ which is clean, of sufficient quantity and appropriately available to the animal when unattended.

(3)

Fail to provide shelter from the elements including heat, cold, wind, rain, snow, or excessive direct sunlight. If the companion animal is housed outside, a structure for shelter and protection must be provided that is suitable for the species, age, condition, size, and type of that animal. The structure must be enclosed and insulated, having a single entrance/exit. The structure shall be moisture-resistant, wind-resistant, and of suitable size and type to allow the companion animal to stand, turn about freely, and lie in a normal position. The structure shall be made of a durable material with a solid, moisture-proof floor raised at least two (2) inches from the ground. Suitable drainage shall be provided so the animal has access to a dry area at all times. Space shall be provided which allows for reasonable movement and exercise; which

~~is free of mud, standing water, fecal matter, , or other filth; and which allows for access to shelter and light in reasonable amounts.~~

(4)

Fail to obtain ~~Companion animals must have~~ reasonably necessary veterinary care **for the companion animal**, including but not limited to immunizations against parvovirus, leukemia, and rabies.

(5)

(c)

~~Restraints~~ **Tethers** of unattended companion animals **must be of a sufficient length to allow reasonable freedom of movement, without allowing** ~~not allow~~ the animal to leave the harborer's property and the area of restraint must be free of entangling objects. ~~(6) Restraint devices~~ **Tethers** must be of suitable size and secured to the animal in such a manner that the animal will not be injured **or choked**. ~~Restraints of unattended companion animals must be of sufficient length to allow reasonable freedom of movement.~~ **Strict liability is intended for enforcement of this section.**

(d)

Violation of this section is a minor misdemeanor punishable by a fine of up to one hundred fifty dollars (\$150.00) on a first offense and a second degree misdemeanor for a second offense within one year. **However, if a companion animal experiences serious physical harm as a result of a violation of this section, violation that section is a misdemeanor of the first degree.**

(e)

~~For purposes of enforcement of this section, unless specifically stated otherwise, strict liability is intended.~~

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.

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 12

DATE: 10/09/2017

ORDINANCE NO:

RESOLUTION NO: 17-57

READING: SECOND

PUBLIC HEARING: YES
October 9, 2017 at 7:30 p.m.

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 CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN DELAWARE AND ENACTING REGULATIONS.

BACKGROUND:

Effective 4/30/17, the City of Delaware is eligible to create a DORA under Ohio Revised Code 4301.82. The City can only have one district and it cannot exceed 150 contiguous acres. This application must have the following elements:

1. Map/survey of the area
2. General statement of the nature and types of establishments that will be located in the area
3. A statement that the area will have at least 4 qualified liquor permit holders
4. Evidence that the uses of land in the area are in accordance with the zoning plan.
5. Proposed requirements for ensuring public health and safety in the area, which includes:
 - a. Signage designating the area, hours of operation
 - b. Personnel needed to ensure public safety
 - c. Sanitation plan
 - d. Requirement that alcohol only be sold in plastic bottles or containers.

At Council's request, staff has drafted an application which includes the required elements.

REASON WHY LEGISLATION IS NEEDED:

Legislation is required pursuant to the process established in the Ohio Revised Code for creating a DORA.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

Based on Council's decision to limit the DORA to special events, the fiscal impact will be lower than if the DORA was established all of the time. Potential impacts include the cost of signage, cups/stickers, and increased staffing for refuse and police.

POLICY CHANGES:

PRESENTER(S):

Jackie Walker, Assistant City Manager

RECOMMENDATION:

ATTACHMENT(S)

DORA Application
Main Street Delaware Letter
Public Input Received

RESOLUTION NO. 17-57

A RESOLUTION CREATING A DESIGNATED
OUTDOOR REFRESHMENT AREA (DORA) FOR
DOWNTOWN DELAWARE AND ENACTING
REGULATIONS.

WHEREAS, effective April 30, 2017, a municipality with a population of less than thirty-five thousand is permitted to create a designated outdoor refreshment area (“DORA”) pursuant to the provisions of Ohio Revised Code §4301.82; and

WHEREAS, on September 25, 2017 at Council’s request, the City Manager submitted an application to City Council for approval of a DORA in a specified section of Downton Delaware (the “DORA Application”); and

WHEREAS, pursuant to §4301.82(C), notice of the filing of the DORA Application and the date of a public hearing thereon was published in a newspaper of general circulation in the City on September 25, 2017 and October 2, 2017; and

WHEREAS, the public testimony on the application was held on October 9, 2017 during which public testimony was held; and

WHEREAS, §4301.82(F)(1) requires the City to establish requirements that the City determines necessary to ensure public health and safety in the area; and

WHEREAS, the DORA Application as submitted and attached to this resolution as Exhibit A, meets the requirements of §4301.82(B)(1-5), it being further clarified that the boundary of the DORA includes the premises of the permit holders located at the street addresses listed in the application; and

WHEREAS, approval of the Designated Outdoor Refreshment Area will enhance the experience of patrons of business establishments during special events within the Downtown Delaware area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO:

SECTION 1. City Council approves the DORA Application as having met the requirements of ORC §4301.82(B)(1-5) and approves the establishment of a Downtown Delaware Designated Outdoor Refreshment Area comprised of the area as depicted on Exhibit “A”, attached hereto and made a part hereof, such area to include and encompass the premises of the permit holders located at



**APPLICATION TO THE DELAWARE CITY
COUNCIL:
DOWNTOWN DELAWARE DESIGNATED
OUTDOOR REFRESHMENT AREA**

O.R.C. 4301.82



The Office of the City Manager of the City of Delaware, Ohio, respectfully submits the following application to the Delaware City Council to approve and enact the Downtown Delaware Designated Outdoor Refreshment Area, in accordance to O.R.C. 4301.82.

Submitted

By: _____

R. Thomas Homan, City Manager

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I. INTRODUCTION AND SUBMITTAL OF APPLICATION

Effective April 30, 2017, Section 4301.82 of the Ohio Revised Code authorizes municipalities under 35,000 in population to create Designated Outdoor Refreshment Areas or “DORA’s”. In order to consider creation of DORA, the City Manager must file an application with the City of Delaware City Council which meet certain statutory requirements. The application filing must be advertised once per week for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days after the initial publication of the notice, City Council may approve or disapprove of the application by ordinance or resolution.

At its meeting on May 22, 2017, members of City Council directed staff to prepare the application for a DORA for downtown Delaware that includes Sandusky Street from Spring Street to Central Avenue and on William and Winter Streets from Franklin Street to Union Street that it could be brought before City Council for formal action.

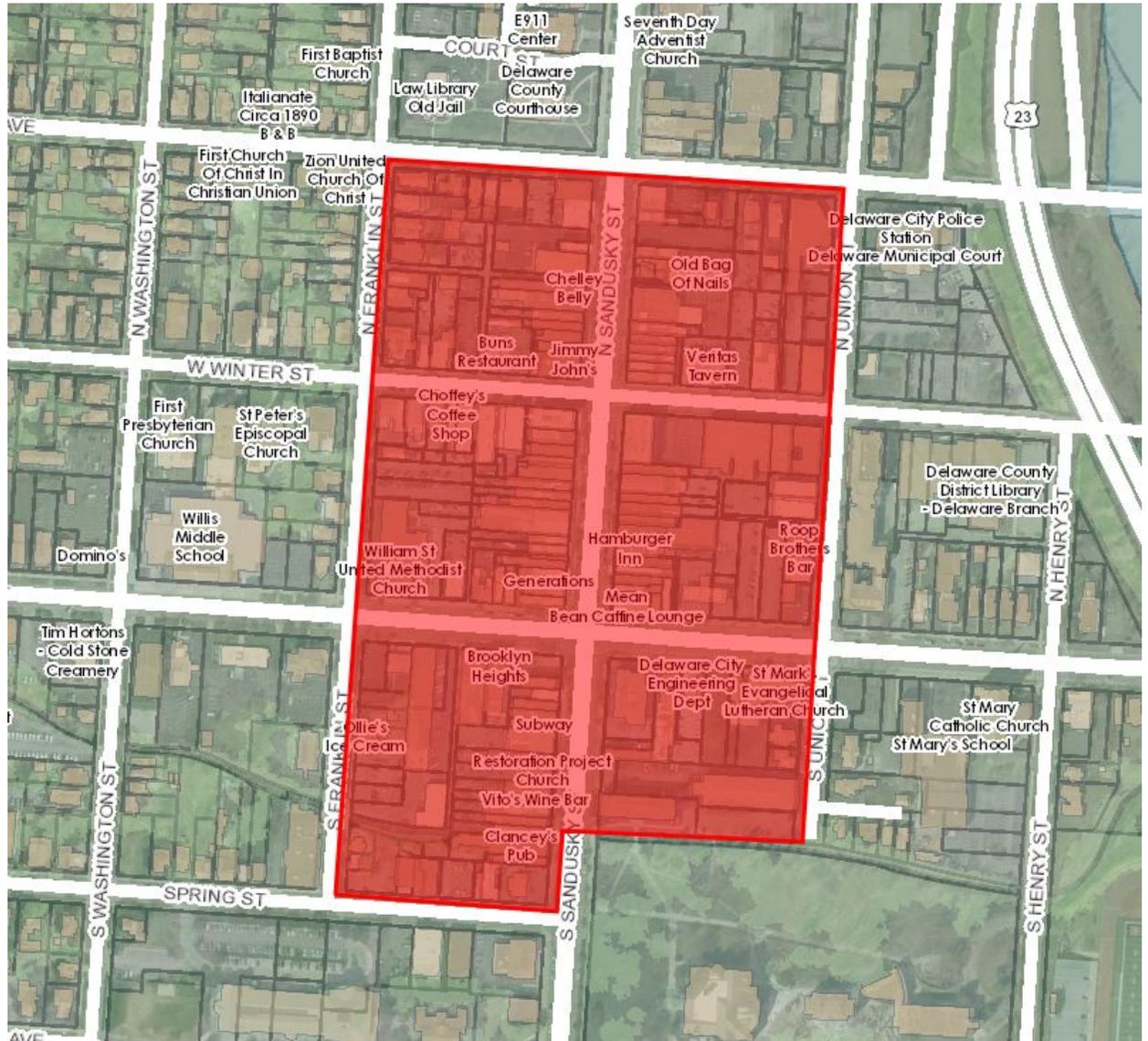
Therefore, the following application is being respectfully submitted to City Council for their consideration. The application is for special events only. Host entities of the various Special Events in the downtown will have to apply for a permit to hold an event downtown and then their plan for the DORA, Health and Safety will be reviewed and approved by staff.

The application includes the following:

- Section II.** A creation of a DORA on Sandusky Street from Spring Street to Central Avenue and on William and Winter Streets from Franklin Street to Union Street.
- Section III.** A comprehensive list of all first floor businesses located in the proposed DORA district and a general description of their business
- Section IV.** A list of all liquor permit holders in the proposed DORA district. The ORC requires a minimum of four. Staff has identified 21 in the proposed DORA district.
- Section V.** A land use and zoning map of the proposed DORA district.
- Section VI.** The Public Health and Safety Plan that will be implemented in the DORA district.
- Section VII.** A list of Special Events that have taken place in the proposed DORA district that are to be considered by City Council to determine if the DORA district will be permitted to be used by the host entities.
- Section VIII.** A preliminary design of the signs that will be placed at the DORA district boundaries during times the DORA is enacted.

II. BOUNDARIES

In accordance to O.R.C. 4301.82(B)(1)(b), the boundaries of the DORA are depicted below:



The proposed DORA district is north/ south Sandusky Street from Spring Street (the north side of Spring Street only) to Central Avenue and east/ west William and Winter Streets from Franklin Street to Union Street.

III. NATURE OF ESTABLISHMENTS

In accordance with O.R.C. 4301.82(B)(2), the nature and types of establishments that will be located within the DORA are listed below.

The types of establishments located within or adjacent to the DORA district are primarily businesses in the retail, dining, entertainment or services sectors.

Examples of businesses on the first floor include:

Establishment Name	Address
Retail	
Olivina Taproom	44 S. Sandusky St.
Real Big Puppy	28B S. Sandusky St.
Roys Toys	26 S. Sandusky St.
The Stash House	24 S. Sandusky St.
Breakaway Cycling	17 W. William St.
Sherwin Williams	27 W. William St.
DPS Antiques	17 N. Sandusky St.
Edwin Loy Home/Stone & Sparrow Apparel	27 N. Sandusky St.
The Beauty Lab	37 N. Sandusky St.
Pat's Endangered Species Records	11 W. Winter St.
Pure-n-Simple	23 W. Winter St.
Gibson the Florist	19 W. Winter St.
Fundamentals	25 W. Winter St.
Secret Identity Comics	34 N. Franklin St.
Neuhart Carts & Sports Collectibles	26 W. Winter St.
Coffeeology	43 N. Sandusky St.
Delaware Diamonds	49 N. Sandusky St.
Gameplay Unlimited & More	77 N. Sandusky St.
BP	17 E. William St.
Virgin/Boost Mobile	46 E. Winter St.
Woodland Cigar Company	46 N. Sandusky St.
Sandusky Street Antiques	30 N. Sandusky St.
Second Sole Athletic Shoes	28 N. Sandusky St.
Delaware Antique Mall	18 N. Sandusky St.
The Greater Gouda	12 N. Sandusky St.
The Bare Bowl	6 N. Sandusky St.
Toujours	8 N. Sandusky St.
Choffey's Coffee & Confections	17 W. Winter St.
Dining and Adult Beverages	
Vito's Wine Bar	30 S. Sandusky St.
Clancey's	40 S. Sandusky St.
Opa Pub & Grill	18 S. Sandusky St.
Flying Pig Alehouse	12 S. Sandusky St.

Subway	16 S. Sandusky St.
The Backstretch	14 S. Sandusky St.
Amato's Woodfired Pizza	6 S. Sandusky St.
12 West	12 W. William St.
Barley Hopsters	1 N. Sandusky St.
J. Gumbo's	9 N. Sandusky St.
Mohio Pizza	23 N. Sandusky St.
Whit's Frozen Custard	31 N. Sandusky St.
Staas Brewing Company	31 W. Winter St.
Son of Thurman	5 N. Sandusky St.
Restoration Brew Worx	25 N. Sandusky St.
Bun's	14 W. Winter St.
Jimmy John's	47 N. Sandusky St.
Chelley Belly	59 N. Sandusky St.
Roops Brothers Bar	17 N. Union St.
1808 American Bistro	29 E. Winter St.
Mi Cerrito	19 E. Winter St.
Veritas	15 E. Winter St.
Old Bag of Nails	66 N. Sandusky St.
Fresh Start Café & Bakery	24 N. Sandusky St.
Hamburger Inn	16 N. Sandusky St.
Typhoon Asian Fusion Bistro	10 N. Sandusky St.
Solar Saloon*	2 N. Sandusky St.
Home Slice's Bakery & Café	2 N. Sandusky St.
Services	
Ace Cash Express	19 S. Sandusky St.
Sandusky Street Barber	28 S. Sandusky St. #A
The Upper Cut Barber Shop	9 E. William St.
Woody's Head Shed	10 S. Sandusky St.
1820 Collective	18 W. William St.
Lawrence Law Office	24 W. William St.
St. Mark's Lutheran Church	28 E. William St.
RE/MAX Allegiance	11 N. Sandusky St.
Workman Law Firm	35 N. Sandusky St.
Delaware General Health District	3 W. Winter St.
Periwinkle Photography	15 ½ W. Winter St.
Firestone Brehm Hanson Wolf Real Estate Attorneys	15 W. Winter St.
Edward Jones Investments	15 N. Sandusky St.
Title First Agency	13 N. Sandusky St.
Delaware County Board of Realtors	21 N. Sandusky St.
The Hair Studio	33 N. Sandusky St.
The Law Office of Brian Jones	35 N. Sandusky St.
Workman Law Firm	35 N. Sandusky St.

First Commonwealth Bank	41 N. Sandusky St.
Cross Strings	11 ½ W. Winter St.
Back Door Hair Designs	11 W. Winter St.
Robinson Funeral Home	32 W. Winter St.
Martin Shoe Repair	28 W. Winter St.
Allstate Insurance	51 N. Sandusky St.
Chase Bank	61 N. Sandusky St.
iforce Staffing	67 N. Sandusky St.
Emergency Bail Bonds	73 N. Sandusky St.
Kendrick Law Office	79 N. Sandusky St.
Fifth Third Securities	15 W. Central Ave. #105
Vatsures & Vatsures Attorneys at Law	15 W. Central Ave. #205
McCoy Law	25 W. Central Ave.
Gordon Law Office	82 N. Franklin St.
Northpoint Financial	4 W. Winter St.
Evolve Bank & Trust	51 N. Sandusky St.
Smudz Insurance Group	55 N. Sandusky St.
Razor's Edge Barber Shop	71 N. Sandusky St.
Jontaar Creative Studios LLC	81 N. Sandusky St.
Equity Resources	15 W. Central Ave. #101
PVS Corporation	15 W. Central Ave. #203
Delaware Counseling Services	21 W. Central Ave.
Barnes & Co. Certified Public Accountants	15 W. Central Ave. #201
Massage Therapy Innovation, LLC	58 N. Franklin St.
Spa retreat	56 N. Franklin St.
Law Office of Douglas W. Warnock Co.	20 E. Central Ave.
Law office of Agee, Clymer, Mitchell & Laret	20 E. Central Ave.
Leroy's Service Center	40 E. Central Ave.
Tiger Lee's Martial Arts Studio	53 N. Union St.
Amanda Plumbing Sewer & Drain	39 E. William St.
Adecco Staffing	45 E. Winter St.
American Family Insurance	44 E. Winter St.
Dumbaugh Insurance	13 E. Winter St.
State Farm Insurance	7 E. Winter St.
PNC Bank	40 N. Sandusky St.
Pyramid Health Services	9 E. Winter St.
Hilborn Insurance	42 N. Sandusky St.
OneMain Financial	44 N. Sandusky St.
Owens Law Office	46 N. Sandusky St.
Manos, Martin & Pergram Co., LPA	50 N. Sandusky St.
Howard Hanna	52 N Sandusky St.
Fidelity Federal Savings & Loan	60 N. Sandusky St.

Price Realty	68 N. Sandusky St.
Delaware Vision Care	34 N. Sandusky St.
Green Door Salon	4 N. Sandusky St.
Entertainment	
The Strand Theatre	28 E. Winter St.
Other	
Delaware City Hall	1 S. Sandusky St.
Colony House	21 S. Sandusky St.
Delaware County Convention & Visitors Bureau	34 S. Sandusky St.
Delaware Area Chamber of Commerce	32 S. Sandusky St.
William Street Methodist Church	28 W. William St.
Sunrise Dwellings II Inc.	30 N. Franklin St.
Knights of Pythias	9 W. Winter St.
Creative Foundations	57 N. Sandusky St.
Delaware Moose Lodge 1167	80 N. Sandusky St.
Central Ohio Symphony	24 E. Winter St.
Gallery 22	22 E. Winter St.
Main Street Delaware, Inc.	20 E. Winter St.
Delaware County Republican Headquarters	48 N. Sandusky St.
St. Mark's Evangelical Lutheran Church	28 E. William St.

*The Solar Saloon is the only second floor establishment listed because it has a liquor permit

IV. QUALIFYING PERMIT HOLDERS

In accordance to O.R.C. 4301.82(B)(3), the DORA will encompass not fewer than four qualified permit holders.

Delaware has identified 21 qualified permit holders that will likely be included in the DORA:

Permit Number	Business Name	DBA	Class	Street Address
04510260001	BARLEY HOPSTERS LLC	Barley Hopsters & Patio	D5	1 N. Sandusky St.
9133496	TYPHOON ASIAN FUSION BISTRO INC	Typhoon Asian Bistro	D5, D6	10 N. Sandusky St. Unit 100 BSMT & Patio
2791900	FLYING PIG ALE HOUSE LLC	The Flying Pig Alehouse	D5	12 S. Sandusky St.
0264226	ARKASA INC	Bun's Restaurant & Bakery	D5, D6	12-14 W. Winter St. & Patio
6272704	MEYERS STRETCH INC	The Backstretch and Patio	D1, D2, D3, D3A	14 S. Sandusky St.
3746533	EVA LLC	Vina Veritas Tavern	D5, D6	15 E. Winter St.
5531553	MARIA FOOD SERVICE LLC	Opa Pub & Grill	D1, D2, D3	18 S. Sandusky St.
4949246	LA CABANA MEXICAN RESTAURANT LLC	Mi Cerrito Mexican Restaurant	D5, D6 (pending)	19 E. Winter St. 1st FLR ONLY
9115185	12 WEST LLC	12 West	D5, D6	12 W. William St.
8837576	DONALD C TEMPLE	Solar Saloon	D5, D6 (Pending)	2 1/2 N. Sandusky St.
6082470	MOHIO PIZZA CO LLC	Mohio Pizza	D5	23 N. Sandusky St.
2847816	FOUR FAT BS LLC	Restoration Brew Worx	A1A, A1C, D6	25 N. Sandusky St. & Patio
8633304	STRAND THEATRE & CULTURAL ARTS ASSN INC	Strand Theatre	D1, D3	26-28 E. Winter St.

1890265	DELSTEAK LLC	1808 American Bistro & Patio	D1, D2, D3, D3A, D6	29 E. Winter St. 1 st FL & BSMT
9289273	VITOS WINE BAR LLC	Vito's Wine Bar, LLC	D1, D2, D3	30 S. Sandusky St.
8371348	SOLZA INC	Clancy's Pub		40 S. Sandusky St.
6539109	OLIVINA TAPROOM LLC	Olivina Taproom	C2, D6 (pending)	44 S. Sandusky St.
2111192	DEVOL HOLDINGS LLC	Son of Thurman	D1, D2, D3, D6 (pending)	5 N. Sandusky St.
71155910020	MICHAEL R PURDUM	Old Bag of Nails	D5, D6	66 N. Sandusky St. & Patio
8003650	740 GROUP LLC	Amato's Woodfired Pizza	D1, D2, D3, D6 (pending)	6-8 S. Sandusky St. 1 st FL & Patio ONLY
52849751167	LOOM LODGE1167 DELAWARE	Moose Lodge	D4, D6	80 N. Sandusky St.

In accordance with O.R.C. 4301.82(F)(1)©, the hours of operation for the DORA district are:

Day	Start Time	End Time
Monday	9:00 a.m.	10:00 p.m.
Tuesday	9:00 a.m.	10:00 p.m.
Wednesday	9:00 a.m.	10:00 p.m.
Thursday	9:00 a.m.	10:00 p.m.
Friday	9:00 a.m.	11:00 p.m.
Saturday	9:00 a.m.	11:00 p.m.
Sunday	Noon	10:00 p.m.

V. LAND USE & ZONING

In accordance to O.R.C. 4301.82(B)(4), the uses of land within DORA are zoned B-2 (Central Business District) or B-3 (Community Business District) and are in accord with the City of Delaware's master zoning plan:

Zoning Districts

	R-3 One-Family Residential District
	R-4 Medium Density Residential District
	R-5 Multi-Family Residential District
	R-6 Multi-Family Residential District
	R-7 Multi-Family Residential District
	R-8 Multi-Family Residential District
	PO/I Planned Office / Institutional District
	O Office District
	B-1 Neighborhood Business District
	B-2 Central Business District
	B-3 Community Business District
	B-4 General Business District
	B-5 Commercial Recreational District
	B-6 Motorists Service District



VI. PUBLIC HEALTH & SAFETY

The City of Delaware seeks to use a DORA district in its historic downtown for special events only. All host entities for special events are required to develop and submit for approval a public health and safety plan along with their special event application. The proposed plan is reviewed by City staff and others with interest along with the host entity. Only once the plan is agreed upon and all stipulations met, will a permit be issued.

City staff will ensure that adequate sanitation, signage and public safety requirements are met for each unique event. The necessity for portable bathrooms, handicap accessibility, pedestrian mobility, police fire and emergency ingress and egress, crowd control, DORA boundary management and sanitation management will be addressed. Event organizers will be required to pay for special duty officers or overtime for public service or safety workers if necessary to ensure adequate health, public and safety requirements.

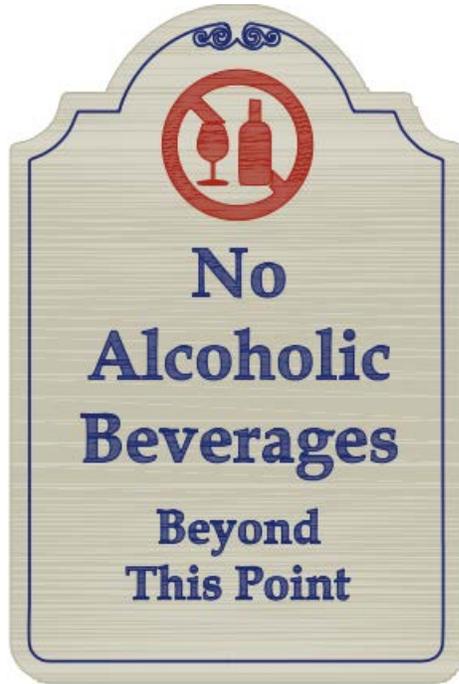
It is the City's intent that only wine and beer may be carried through a DORA quadrant.

The Chief of Police will dictate at DORA events the need for additional police officers, at the expense of the host entity and what containers and their markings will be for anyone serving during a DORA event.

VII. SIGNAGE

In order to clearly mark the boundaries of the DORA district, signs similar to the design below will be placed at the boundaries for the special event. The location and number of signs will be determined by the City Staff through the Special Events permitting process.

Signage Example:



VIII. QUALIFYING SPECIAL EVENTS

DORA district Special Events may include, but are not limited to the following:

Special Event	Date	Host	Host Response
New Moon Half Marathon	May	Greenswell	Yes
Classic Car Show	July	Performance Auto	Maybe in 2018

*Inclusion as an eligible DORA event does not necessitate participation. Each host organization will have the opportunity to decide if the event will participate in the DORA process. The decision of whether or not to participate will be made at the time of completing the Special Events Application.

The City of Delaware staff may consider approval of additional events on a continual basis. Additional events will be subject to local permitting processes and regulated by the approved boundaries and hours of operation established in this ordinance.



Executive Summary

Designated Outdoor Refreshment Areas “DORA”

- In April of 2017, the ORC allowed municipalities under a population of 35,000 to apply to the State to create a DORA.
- At the City Council meeting on May 22, 2017, Council directed staff to complete a DORA application per Section 4301.82 of the ORC.
- The filing of the application must be advertised once per week for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days after the initial publication of the notice, City Council may approve or disapprove of the application by ordinance or resolution.

Therefore, staff has proposed the following conditions for the DORA application:

- 1) The boundaries for the DORA would be Sandusky Street from Spring Street to Central Avenue and on William and Winter Streets from Franklin Street to Union Street.
- 2) It can only be implemented during a properly permitted Special Event which would include:
 - a. Specific times for the DORA to be in effect not to exceed the application limitations
 - b. City ratified public safety and sanitation plans, which will be event specific
 - i. This includes costs that will be passed onto the event hosts, based on necessity
- 3) Specially marked cups will be used by the qualifying liquor permit holders
 - a. The design of these cups will be determined by the City
 - b. Only wine and beer may be served in the cups to leave the establishment
 - c. Participation in the DORA program is optional to the liquor permit holders
- 4) Each special event host organization will have the option to participate in the DORA. The decision of whether or not to participate will be made at the time of completing the Special Events Application.
 - a. The City of Delaware staff may consider approval of additional events on a continual basis. Additional events will be subject to local permitting processes and regulated by the approved boundaries and hours of operation established by the DORA application.
- 5) Alcohol service must take place in the liquor permit holders establishment. If a host organizer decides to include a beer truck or any conveyance of that fashion, then the host must follow the regulations as it pertains to that conveyance (i.e. proper fencing)

Susie Bibler

Executive Director

director@mainstreetdelaware.com

O: 740-362-6050

Mainstreetdelaware.com

September 22, 2017

BOARD MEMBERS

Chip Gregory, Chair

Aaron Cook, Vice Chair

Barb Walters, Treasurer

Jason Allison

Joe Diamond

Judy Domire

Nicole Fowles

Cole Hatcher

Sean Hughes

Jenna Jackson

Roger Koch

Elaine McCloskey

Kathleen Miller

Susie Stromberg

Dear Council Members,

Main Street Delaware appreciates its strong partnership with the City of Delaware in our combined efforts to preserve, promote, and protect the historic downtown.

In a recent survey of our membership, we discovered that a majority of the downtown businesses favored a DORA during certain special events. Additionally, in an open poll to the community that is currently ongoing, 57% of responses say they would attend an event that utilized DORA and was sponsored by Main Street Delaware.

Main Street Delaware is still exploring how and when we may use the DORA, but we support the City's proactive effort to enact an event-specific DORA to provide this opportunity to qualified community groups.

Much appreciation,

The Main Street Board of Directors

-Giving People a Vibrant Downtown Experience-

From: [Kim Gepper](#) on behalf of [R Thomas Homan](#)
To: [Elaine McCloskey](#)
Subject: FW: PanDORA's box?
Date: Monday, June 26, 2017 11:01:03 AM

Kim Gepper

Executive Assistant
City Managers Office
City of Delaware
1 S. Sandusky St.
Delaware, OH 43015
Phone: (740) 203-1011

From: George Hellinger
Sent: Wednesday, June 21, 2017 11:37 AM
To: R Thomas Homan <rthoman@delawareohio.net>
Subject: Fwd: PanDORA's box?

Begin forwarded message:

From: Deborah Guebert <math.tutor.delaware@gmail.com>
Subject: PanDORA's box?
Date: June 17, 2017 at 7:43:45 AM EDT
To: George Hellinger <GHellinger@delawareohio.net>, Chris Jones <CJones@delawareohio.net>, Lisa Keller <LKeller@delawareohio.net>, "Jim Browning" <jbrowning@delawareohio.net>, Kyle Rohrer <krohrer@delawareohio.net>, Carolyn Riggle <CRiggle@delawareohio.net>, "Kent Shafer" <KShafer@delawareohio.net>

Dear Members of the Delaware City Council,

Please find below a letter that I have just sent to the Gazette. I think this is a decision not to be taken lightly, and hope that my thoughts will add something to your discussion on the question of allowing a moveable bar scene to intrude into our hometown atmosphere.

Sincerely,
Deborah K. Guebert

To the Editor of the Delaware Gazette:

Should we be opening a PanDORA's box? (DORA is the acronym chosen to describe the downtown area open drinking concept - Designated Outdoor Refreshment Area.)

Ohio is in the grip of an enormous opioid addiction crisis - but our city council is considering opening our downtown doors (literally) wider to another often abused and potentially addictive substance. As is clear from the police report section, our local officers are already regularly called upon to deal with public intoxication or underage drinking.

For one thing, we are a college town. A friend with two young daughters, who lives near the university on Spring Street, one of the proposed boundaries for this open drinking zone, is already distressed with street drunkenness outside her home.

Whatever the supposed benefits to the businesses who anticipate making more money by pushing their clientele out the door more quickly, the further damage to a unique hometown atmosphere makes that profit hard to justify. We have already given up significant sidewalk space to enclosed outdoor seating areas where alcoholic beverages can be consumed. Even this generosity with public space could be questioned, when one considers what this emphasis on alcohol could look like to a child passing by with his/her family.

The next meeting of our Delaware City Council members is on Monday June 26th from 6.30pm. at City Hall. I hope to see many of you there to express your concerns about opening this PanDORA's box.

George A. Hellinger
At-Large Council Representative
City of Delaware, Ohio
740-972-1750
ghellinger@delawareohio.net
www.delawareohio.net

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.

AUG 14 2017

August 10, 2017

Delaware City Council

Subject: DORA consideration.

We have followed the discussions of this DORA (should this not be DODA for Designated Open Drinking Areas?) proposal with interest since first hearing of it through the Delaware Gazette. We attended the last two meetings where the matter was discussed and since it continues to be a matter the council is considering adopting we wish to express our views on the matter. As relatively new residents of Delaware we have generally looked with favor on the revitalization of our downtown area. It is a pleasure to go downtown and see families from our communities truly enjoying everything from a dinner out, to a wine tasting, to a Whit's ice cream. The council should take pride in their contributions over the years in encouraging this growth. However, as with most matters that address the objective of improving both the economical vitality of our town's many businesses as well as providing a vibrant "family friendly" environment for our citizens there always seems to be a propensity to take more and more actions to improve on something but going beyond what is necessary and introducing negative outcomes. We believe this may be a potential example where no further action is required. Sometimes doing more of the same will not continue to produce the same positive results! We believe that is the distinct likelihood with respect to DORA.

We all want our businesses (both bars and restaurants as well as the many diverse ones in our town) to thrive but not at the potential expense of our communities family atmosphere and values. As many have pointed out, at recent counsel meetings, we have mostly families, and likely predominantly local residents gathering in the downtown area most evenings especially in the summer. The Friday evening program has to some extent expanded that attendance to out of towners but that is also important to help local business grow. We certainly want to share the vibrancy of our city with others. However, as the restaurants and bars in our community have grown in number the potential for seeing a change in the type of audience, from families, to a more party environment clearly increases. That is only natural, but at the present, it appears the mix is a fairly good one with all our merchants being responsible and all guests enjoying their visit downtown. People who desire alcoholic beverages have full freedom to engage as long as they are doing so on the premises of one or more of the many downtown facilities. However, once you allow folks to carry their alcohol on the streets from place to place you open a Pandora's box in our judgment. It invites far less supervision by the restaurants and bars in town as well as other authorities simply because it is no longer contained and under direct control and supervision. We are facing serious problems with drugs and alcohol in all our communities. Does that mean we ban alcohol and drugs? No, first because that is almost impossible in today's environment, but it does seem that we might give very careful consideration to proposals that have even a modest potential for aggravating the situation.

We have many young people in our town, many because of the college, however freedom to drink on the streets will, in our judgment, be a definite draw to other teens local and otherwise to join the party in downtown Delaware, bringing your own six packs in the car avoiding even the need to buy it at the local establishments. Because we all were young once we understand that kids want a party, however in many ways it is unfair to assume it will only be young folk who will present the potential problem. If you have been to Bourbon Street in New Orleans, or similar locals the potential for adverse consequences can be attributed to all age groups, especially when they are not local resident. Some

argued at a recent meeting that people sways say there is going to be a problem with alcohol but there never is. One sited the introduction of alcohol at Ohio State games which he says produced nothing adverse. I confess never having been at such a game but I recall, when living in Baltimore, Maryland I had to cease taking my young kids to Orioles games because of the obnoxious and foul behavior and language of the many irresponsible drinkers who could not be easily monitored, and I assume it is likely the same at Ohio State. Maybe not.

We urge the Council to give very serious consideration to this proposal and its potential adverse impact on our town. We would urge erring on the side of what some might call a very cautious and protective approach. In any event we thank you for consideration of our thoughts on this important matter.

Sincerely,

Philip & Marion Jos
24 Spencer Street
Delaware, Ohio 43015

From: [Jackie Walker](#)
To: [Elaine McCloskey](#)
Subject: Comments on DORA for Council
Date: Monday, October 02, 2017 11:23:41 AM

Hello Council-member Jones,

I am writing to express my concern over DORA. I feel that the open-container law will make our town less family-friendly and is insensitive to those who suffer from alcoholism, as well as being generally unnecessary.

As a family who enjoys exploring downtown, including during festivals and First Fridays, I think that the practice of open containers will make the environment less amenable to my young family and I. It's no secret that those who consume alcohol often lose a bit of their social filter, leading to choices in language and behavior that would make my children confused and my family uncomfortable. It would deter us from going downtown, I am sure.

Additionally, I think that we need to consider that a larger presence of alcohol at these events only encourages drinking. And while drinking, in itself, is not a "bad" thing, it does create problems for those who suffer from alcoholism. Let us support those among us who suffer from alcoholism by keeping this small barrier between downtown activities and consuming alcohol by limiting drinking to restaurants and bars. This will give those who want to stay away from it a clear boundary to observe.

Finally, given the abundance of restaurants and bars that serve alcohol downtown, I do not feel that we need to provide more places for people to drink alcohol. Out of curiosity, what is the number of already existing places serving alcohol in (or in close proximity) to the DORA area? Using a Google Map to look at the downtown area, I counted 17 establishments that serve alcohol, with multiple places existing on one block. If this is correct, then we already provide plenty of opportunities for people to drink alcohol in the downtown area; we do not need more.

So, I ask you, as my council representative, to oppose DORA in support of my family and our neighbors. Let's keep Delaware's family-friendly status in tact!

Please keep me posted on how you intend to vote.

Regards,
Stacy Blankenship,
resident, 943 Executive Blvd

Jacqueline M Walker
Assistant City Manager
City of Delaware
740-203-1010
jwalker@delawareohio.net



CITY OF DELAWARE
LIVING WELL
Power Your Health, Power For Life

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.

From: [Kim Gepper](#)
To: [City Council Email](#)
Cc: [R Thomas Homan](#); [Jackie Walker](#); [Dean Stelzer](#); [David M. Efland](#); [Darren Shulman](#)
Subject: FW: DORA FB Message
Date: Friday, September 29, 2017 10:10:00 AM

All:

Please see the message regarding the DORA that Kelsey found on facebook this morning.

Good morning CMO!

Hope you're enjoying your morning. Since I'm playing Lee for the week, I wanted to pass along a message we got from who I'm assuming is a resident regarding DORA. I promised her I'd send it to you!



Kathi Snyder Paullin[View Profile](#)

[Actions](#)

WED 10:20AM



DORA is NOT a good idea. For one thing, policing it to enforce times and boundaries is impossible. (i.e., keeping cyclists off downtown sidewalks is not working). But MORE important is the example it sets for our children! The only ones who benefit from DORA are those who sell liquor. People will attend these big events without needing a drink in hand! PLEASE consider the message DORA sends to our youth!!!!

THU 7:04PM

City of Delaware, Ohio - Government

Hi Kathi, we appreciate your message. We will be sure to pass along your comment to the City Manager's office as well as City Council. Have a great evening!

Sent by [Kelsey Miller Scott](#)



Please do!!!! Thank you!

Have a fabulous Friday,

Kelsey

Kelsey Scott
Economic Development Specialist
and Business Concierge
City of Delaware

www.delawaremeansbusiness.com

740-203-1018

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FACT SHEET

AGENDA ITEM NO: 13

DATE: 10/09/2017

ORDINANCE NO: 17-62

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Mayor Carolyn Kay Riggle

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER.

BACKGROUND:

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

Increase included in the 2017 Budget

POLICY CHANGES:

N/A

PRESENTER(S):

Mayor Carolyn Kay Riggle

RECOMMENDATION:

ATTACHMENT(S)

Draft agreement

ORDINANCE NO. 17-62

AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER.

WHEREAS, the employment agreement with the City Manager provides that the compensation of the City Manager shall be reviewed, and

WHEREAS, the Council has reviewed the salary and benefits of the City Manager and has made the necessary changes to the employment agreement (attached).

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

SECTION 1. An employment agreement reflecting the agreed upon changes is authorized to be executed by the City Manager and the Mayor, representing City Council.

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: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

EMPLOYMENT AGREEMENT

The Council of the City of Delaware, Ohio, hereinafter referred to as "City" or "City Council" has offered the position of City Manager to R. Thomas Homan, and Mr. Homan, hereinafter referred to as "Manager" or "Mr. Homan" has accepted the offer of employment under the following terms agreeable to both parties.

1. Beginning with the date of employment, the City will compensated Mr. Homan as City Manager of Delaware and Mr. Homan will execute all the duties and responsibilities of City Manager set forth in the Delaware City Charter, Code of Ordinances and requirements of the City Council.
2. The Manager's salary will be at the hourly rate of ~~\$66.22~~ **\$68.20** effective February 2, ~~2016~~ **2017**. This represents an increase of approximately ~~2~~ **3**% over the ~~2015~~ **2016** salary.
3. The Council and Mr. Homan will establish annual performance goals and objectives. Any pay increases during Mr. Homan's tenure with the City will be based upon performance evaluations. Evaluations are anticipated every six months following Mr. Homan's date of employment. One six-month evaluation may be primarily for discussion of the City Manager's past performance and performance planning, while the alternate evaluation may be concerned primarily with matters of compensation for the City Manager. The method of evaluation will be formulated by the Council and Mr. Homan and conducted by the Council.
4. Mr. Homan will serve as City Manager at the will of the City Council and nothing herein will be taken to suggest or imply guaranteed tenure.
5. In the event the City terminates the services of Mr. Homan or requests his resignation at any time without cause, the City will pay to Mr. Homan a lump sum severance payment equal to ninety (90) days base salary and benefits, payable not later than the next regular pay date. No such lump sum severance payment will be paid upon a termination for cause. All accrued vacation, holiday, compensatory time, one-half the value of sick leave, other accrued benefits, retirement and group health insurance benefits will be paid to Mr. Homan at the same time, calculated at the rate of pay or benefit in effect upon notice of termination. The Manager will provide the City not less than 30 days written notice of his intent to resign his position wholly voluntarily, whereupon the Manager understands that he will not receive the lump sum severance payment equal to ninety (90) days base salary and benefits described above. All accrued vacation, holiday, compensatory time, one-half the value of sick leave, other accrued benefits, retirement and group health insurance

benefits will be paid to the date of termination and calculated at the rate of pay or benefit in effect upon notice of termination.

6. The Manager will remain a resident of the City during employment.
7. The City will pay to the Manager an automobile allowance of \$600.00 per month for the use of the Manager's personal vehicle for City business, without requiring mileage records or expense receipts. In the event the City Manager uses a city vehicle for travel, the automobile allowance for the following month will be prorated based on the number of days a city vehicle is used. It is the City Manager's responsibility to track this information. The allowance will be paid on the same schedule as payroll for other City employees. Mileage may be reimbursed to the Manager for travel on behalf of the City beyond a 100-mile radius of Delaware. The City manager may elect to convert the automobile allowance into the base pay in a cost neutral manner.
8. The City will pay the expense of a mobile telephone for the Manager.
9. The City will provide the Manager paid coverage for health, dental and prescription benefits in terms and amounts provided other employees of the City generally, effective upon the first day of the month following his date of employment.
10. The City will provide the Manager paid annual vacation earned at the rate of 25 working days per year. Any use of vacation leave credits by the Manager will be following written notice to the Council. The City will pay for all accrued and unused vacation days to Mr. Homan upon separation from the City employment, for any reason, at his then current rate of pay.
11. The Manager will be permitted to engage in occasional teaching, writing, speaking or consulting performed on his time off, even if outside compensation is provided for such services, provided that, in no case, is any activity permitted which would present a conflict of interest with the City of Delaware. In the event that over night travel is required for such non-City business, the City Council will be notified in advance.
12. The City will provide Mr. Homan four (4) personal days per anniversary year for personal business, credited at the beginning of each subsequent year. Upon termination from the City for any reason, accrued personal days will not be compensated.
13. The City will provide Mr. Homan paid sick leave in the amounts earned at a rate of 4.6 hours for each completed 80 hours of service. The City will pay for one-half the value of unused sick leave to Mr. Homan upon

separation from the City employment for any reason, at his then current rate of pay.

14. The City will provide fully paid coverage for Mr. Homan of workers compensation and unemployment compensation insurance from his first date of employment.
15. The City will afford Mr. Homan paid funeral leave in the amounts provided for all other City employees generally, upon his attendance at the funeral or memorial observance of any member of his family in the first degree of sanguinity, and of his spouse and parents-in-law.
16. The City will provide Mr. Homan group life insurance from his date of employment in the amount of \$125,000 with double indemnity for accidental death or dismemberment.
17. The City will pay Mr. Homan the monthly amount of \$131.67 toward the premium expense for long term disability insurance.
18. The City will provide Mr. Homan paid holiday leave on the same annual schedule as that provided for other City employees generally.
19. The City will pay the expense of Mr. Homan's membership in ICMA and OCMA and for his attendance at national and state conferences, within an amount budgeted each year.
20. The City will anticipate a recommendation from Mr. Homan for inclusion in each annual budget amounts to be used at Mr. Homan's discretion for:
 - a. Educational courses, conferences and workshops directly related to Mr. Homan's work as City Manager, including expenses directly related to his attendance at such educational programs.
 - b. Membership dues and subscriptions for Mr. Homan's involvement in professional organizations that are directly in the interest of the City and Mr. Homan's performance on behalf of the City.
 - c. Routine business expenses of the City Manager directly related to his performance of official duties. The City Manager's membership in Rotary requires him to purchase lunches at meetings, and his salary has been increased (already reflected in wages) to reflect that expense.
21. Effective December 21, 2011, the City increased Mr. Homan's base salary by 7.3% to reflect the fact that the City no longer pays the City Manager's share of the PERS premium.

22. On the pay period that includes February 2, 201~~6~~**7**, the City will contribute the sum of 5.5% of the base salary earned from February 2, 201~~5~~**6** to February 2, 201~~6~~**7**, the City will contribute the sum of 5.5% of Mr. Homan's base salary earned during the prior year (February 2, 201~~5~~**6** to February 2, 201~~6~~**7**) to the ICMA-RC investment program. In the event the City Manager separates from service before the year is complete, this contribution will be prorated to reflect the period of employment of the City Manager and made upon separation.
23. The City will indemnify and hold harmless Mr. Homan from liability for any claims, demands or judgments arising out of an act or omission occurring in the lawful performance of his duties as City Manager. The City will pay the cost of any fidelity or other bonds required of Mr. Homan by the City Charter, City Ordinances or Ohio statutes.
24. All other provisions of City ordinances, regulations or rules relating to personnel matters of non-union employees of the City and terms of the Management Pay Plan, not contrary to the terms listed in this memorandum or to the City Charter, will also apply to Mr. Homan during his employment as City Manager.
25. Mr. Homan's initial date of employment is February 2, 1999. **Starting with 2018, the effective date for Mr. Homan's compensation will coincide with the effective date of the Management Pay Plan.**
26. Any portion of this memorandum in conflict with the City Charter or any State, or Federal law, will be considered null and void. The remaining provisions of this agreement will remain in full force and effect. The law of the State of Ohio will govern the interpretation of this agreement.
27. The City and Mr. Homan agree that this Agreement accurately reflects the terms of employment for the City Manager position offered by the City and accepted by Mr. Homan.
28. Unless otherwise stated, the terms of this Agreement shall be retroactive to February 2, 201~~6~~**7**.

The parties have evidenced their agreement by affixing their signatures below this _____ day of _____, 2017~~6~~.

Council of the City of Delaware, Ohio

City Manager

Carolyn Kay Riggle, Mayor

R. Thomas Homan

Approved as to form:

Darren Shulman
City Attorney



FACT SHEET

AGENDA ITEM NO: 14

DATE: 10/09/2017

ORDINANCE NO:

RESOLUTION NO: 17-59

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA:

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION OF COMMITMENT TO SUSTAINABLE2050.

BACKGROUND:

Sustainable2050 is the successor the Green Pact, which the City has been a member of since July 2011. In June of 2017, the MORPC Commission approved the new format of the Program. Sustainable2050 will have its debut at the Summit on Sustainability on November 14th.

REASON WHY LEGISLATION IS NEEDED:

The resolution authorizes the city to be part of MORPC Sustainable2050 program. In order for all of the existing Green Pact members to be featured in the Summit on Sustainability presentation a formal commitment is needed to be made to Sustainable2050 through the adoption of the resolution.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

None

POLICY CHANGES:

PRESENTER(S):

Caroline Cicerchi, Watershed/Sustainability Coordinator

RECOMMENDATION:

Approval

ATTACHMENT(S)

RESOLUTION NO. 17-59

A RESOLUTION OF COMMITMENT TO
SUSTAINABLE2050.

WHEREAS, the Mid-Ohio Regional Planning Commission (MORPC) is a voluntary association of Central Ohio governments and regional organizations that provides valuable community services related to transportation, housing, policy, and sustainability; and

WHEREAS, the City of Delaware is a member of MORPC and represented on its Commission; and

WHEREAS, MORPC's top level Sustainability Advisory Committee has developed the Regional Sustainability Agenda which provides a framework for members and regional partners to work toward common goals; and

WHEREAS, the City of Delaware has been a Green Pact member and worked cooperatively with Central Ohio communities since July 2011 to carry out the initiatives identified in the Green Pact and its associated principles; and

WHEREAS, the City of Delaware is committed to protecting and preserving its natural resources and pursuing initiatives that will have positive impact on its environment; and

WHEREAS, the City of Delaware recognizes its ability as a local government to lead and influence sustainable practices within the community in a way that is both fiscally and environmentally responsible; and

WHEREAS, the City of Delaware understands that MORPC is committed to providing additional technical and programmatic support to those committed to the Sustainable2050 program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO:

SECTION 1. The City of Delaware commits to Sustainable2050 ("Program") and will pursue the objectives and initiatives outlined in the Program.

SECTION 2. The City of Delaware will designate a local champion to ensure public awareness of, and active participation in, the Program.

SECTION 3. The City of Delaware will assign a representative to participate in Program meetings.



FACT SHEET

AGENDA ITEM NO: 15

DATE: 10/09/2017

ORDINANCE NO: 17-64

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
October 23, 2017 at 7:20 p.m.

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 THE AMENDMENT TO PETITION FOR EXPANSION OF THE NORTHERN NEW COMMUNITY AUTHORITY AND MAKE RELATED FINDINGS, PROVIDE THE METHOD OF SELECTING THE BOARD OF TRUSTEES OF THE NEW COMMUNITY AUTHORITY, AND DEFINE THE BOUNDARY OF THE EXPANDED NEW COMMUNITY DISTRICT.

BACKGROUND:

The North New Community Authority (North NCA), is existing and consists of the Glennwood Commons Shopping Center and the developing apartments. The purpose of the North NCA is to first and foremost pay for the Glenn Road improvements existing and potentially envisioned down to Curve Rd. The developers of the Quail Pass Apartments (aka Redwood) have previously consented to joining the North NCA via execution of a formal Declaration to do so. This enabled the Authority to charge and collect the 7.5 Mills required and allowed by Ohio Revised Code (ORC) and the enabling legislation for the North NCA. NCA counsel, and the North NCA Board of which the City is a part, has advised that ORC requires taking the final formal steps in the amendment process to formally amend the original NCA to include the entirety of the apartment area. This is in accordance with the original vision for the North NCA area. ORC requires a number of formal and prescribed steps in this process including accepting the determination of sufficiency herein, advertising at proscribed intervals for the pending amendment, a public hearing for the

amendment, and finally adoption of the amendment itself. While Staff takes care of much as this process, City Council is charged with reviewing and approving the Sufficiency Ordinance followed by the Amendment. Without passage of these items, technically the North NCA will not be able to include the land originally envisioned and could impact the funding related to Glenn Road as a result. City Council passed at the September 25 meeting the Sufficiency Ordinance and established the formal Amendment hearing for October 23, 2017.

REASON WHY LEGISLATION IS NEEDED:

This follows the prescribed steps as given in the Ohio Revised Code to complete the inclusion of the proposed area into the North NCA for the primary purpose of funding Glenn Road improvements.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

Amendment to Petition For Organization of a New Community Authority
Attachment A-1 Map

ORDINANCE NO. 17-64

AN ORDINANCE APPROVING THE AMENDMENT TO PETITION FOR EXPANSION OF THE NORTHERN NEW COMMUNITY AUTHORITY AND MAKE RELATED FINDINGS, PROVIDE THE METHOD OF SELECTING THE BOARD OF TRUSTEES OF THE NEW COMMUNITY AUTHORITY, AND DEFINE THE BOUNDARY OF THE EXPANDED NEW COMMUNITY DISTRICT.

WHEREAS, pursuant to Chapter 349 of the Ohio Revised Code, on October 22, 2007, Zaremba Group, LLC (the “Original Developer”) filed a petition (the “Original Petition”) for the establishment of the Northern New Community Authority (the “Authority”) with this City Council; and

WHEREAS, this City Council, as the “organizational board of commissioners” as that term is defined in Section 349.01(F) of the Ohio Revised Code, passed its Ordinance No. 07-98 on November 12, 2007, determining that the Original Petition complied as to form and substance with the requirements of Section 349.03(A) of the Ohio Revised Code and fixing the time and place for a hearing on the establishment of the Authority; and

WHEREAS, this City Council passed Ordinance No. 07-103 on December 10, 2007, determining that the Delaware South New Community District (the “District”) would be conducive to the public health, safety, convenience and welfare and that it was intended to result in the development of a new community as described in Chapter 349 of the Ohio Revised Code, and declaring the Authority organized as a body corporate and politic in the State of Ohio; and

WHEREAS, Section 349.03(B) of the Ohio Revised Code authorizes the amendment of the Original Petition by filing an application to add land to the District at any time after the creation of the Authority, and upon the filing of such an application City Council, as the organizational board of commissioners, shall follow the same procedure to approve the amendment as required by Section 349.03 in relation to the Original Petition; and

WHEREAS, Delaware Preserve, LLC (the “Developer”) filed an amendment to the Petition with the Clerk of this City Council to expand the territory of the District as required by Chapter 349.03 of the Ohio Revised Code (the “Amendment to Petition”); and

WHEREAS, this City Council, as the organizational board of commissioners, passed Ordinance No. 17-63 on September 25, 2017,

determining that the Amendment to Petition complied as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code and fixing the time and place for a hearing on the Amendment to Petition; and

WHEREAS, this City Council, as the organizational board of commissioners, held a public hearing on the Amendment to Petition on October 23, 2017, after public notice was duly published in accordance with Section 349.03(A) of the Ohio Revised Code;

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

Section 1. This City Council finds and determines pursuant to Section 349.03 of the Ohio Revised Code that the expansion of the District as contemplated by the Amendment to Petition will be conducive to the public health, safety, convenience and welfare, and will be consistent with the development of the new community, will not jeopardize the plan of the new community, and is intended to result in the development of the new community.

Section 2. The Amendment to Petition is hereby accepted and shall be recorded, along with this Ordinance, in the journal of the City Council, as the organizational board of commissioners, pursuant to Section 349.03 of the Ohio Revised Code.

Section 3. The District shall be expanded to include the property identified in the Amendment to Petition.

Section 4. That the Board of Trustees of the Authority shall be composed of seven (7) members selected, with three of those members to be citizen members appointed by this Council, three members to be appointed by the Original Developer, and one member to be appointed by this Council to serve as a representative of local government. No elections will be held for electing successor Board members. If the Original Developer does not appoint a member for a Board member position within 30 days of written request for such appointment by the City, this Council may appoint a Board member to fill that position.

Section 5. This City Council finds and determines that all formal actions of the City Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Council and that all deliberations of this City Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 6. This Ordinance is declared to be in full force and effect from and after the earliest period allowed by law.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

AMENDMENT TO PETITION FOR ORGANIZATION
OF A NEW COMMUNITY AUTHORITY

TO THE CITY COUNCIL
OF THE CITY OF DELAWARE, OHIO:

Pursuant to Chapter 349 of the Ohio Revised Code, Delaware Preserve LLC and Delaware Preserve Two LLC (together the "Developer") applies to amend the Petition for Organization of a New Community Authority (the "Petition") for The Northern New Community Authority (the "Authority"). The Developer states as follows:

1. The Delaware City Council enacted Ordinance No. 07-93 on October 22, 2007, directing the City Clerk to execute the Petition behalf of the City of Delaware (the "City") pursuant to Chapter 349 of the Ohio Revised Code, and that Petition was signed by the City Clerk to indicate the approval of the Petition by the City as the sole "proximate city" as that term is defined in Section 349.01(M) of the Ohio Revised Code.

2. The Petition was filed in the office of the Clerk of the Delaware County Board of County Commissioners and in the office of the City Clerk as required by Section 349.03(A) of the Ohio Revised Code.

3. The Delaware City Council, as the "organizational board of commissioners" as that term is defined in Section 349.01(F) of the Ohio Revised Code, enacted Ordinance No. 07-98 on November 12, 2007, determining that the Petition complied as to form and substance with the requirements of Section 349.03(A) of the Ohio Revised Code and fixing the time and place for a hearing on the establishment of the Authority.

4. The Delaware City Council, as the organizational board of commissioners, held a hearing on the Petition on December 10, 2007, after public notice was duly published in accordance with Section 349.03(A) of the Ohio Revised Code.

5. The Delaware City Council, as the organizational board of commissioners, enacted Ordinance No. 07-103 on December 10, 2007, determining that the "new community district" would be conducive to the public health, safety, convenience and welfare and was intended to result in the development of a "new community," as those terms are defined in Section 349.01 of the Ohio Revised Code, and declaring the Authority organized and a body politic and corporate.

6. Section 349.03(B) of the Ohio Revised Code authorizes the amendment of the Petition by filing an application to add land to the new community district (the "District") at any time after the creation of the Authority, and upon the filing of such an application with Delaware City Council, as the organizational board of commissioners, shall follow the same procedure to approve the amendment as required by that Section 349.03 of the Ohio Revised Code in relation to the Petition.

7. The Developer, as the "developer" for the Additional Property within the meaning of Section 349.01(E) of the Ohio Revised Code, desires to amend the Petition in order

to add certain parcels of real property (collectively, the "Additional Property") to the District, with legal descriptions of the Additional Property attached hereto as Exhibit A.

8. The Developer declares that the addition of the Additional Property to the District will be conducive to the public health, safety, convenience and welfare, and will be consistent with the development of the new community, and will not jeopardize the plan of the new community.

9. All of the Additional Property to be included in the District is owned or controlled (within the meaning of Section 349.01(E) of the Ohio Revised Code) by the Developer.

10. The Developer requests that the Delaware City Council, as the organizational board of commissioners, determine that this amendment complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and the Developer further requests that Delaware City Council fix the time and place of a hearing on this amendment, which hearing, pursuant to Section 349.03(A) of the Ohio Revised Code, must be held not less than thirty nor more than forty-five days after the filing of this amendment.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Developer has caused this amendment to be duly executed as of this 21st day of September, 2017.

DELAWARE PRESERVE LLC,

By: [Signature]

Print Name: David Conwill

Title: Managing Member

STATE OF OHIO
COUNTY OF DELAWARE, SS:

The foregoing instrument was acknowledged before me this 21 day of September, 2017, by David Conwill, the MANAGING MEMBER of Delaware Preserve LLC, on behalf of the limited liability company.

[Signature]
Notary Public

Commission Expiration: 1/22/18



IN WITNESS WHEREOF, the Developer has caused this amendment to be duly executed as of this 21 day of September, 2017.

DELAWARE PRESERVE TWO LLC,

By: [Signature]

Print Name: DAVID CORWILL

Title: Managing Member

STATE OF OHIO
COUNTY OF DELAWARE, SS:

The foregoing instrument was acknowledged before me this 21 day of September, 2017, by DAVID CORWILL, the Managing Member of Delaware Preserve Two LLC, on behalf of the limited liability company.

[Signature]
Notary Public

Commission Expiration: 1/22/18



JOHN LATEULERE III
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
January 22, 2018
Recorded in
Geauga County

ACKNOWLEDGEMENT AND CONSENT OF ORIGINAL DEVELOPER

The undersigned, as original Developer and signatory to the Petition, hereby acknowledges and consents to this Amendment to the Petition, dated 21st September, 2017.

By: ZarCal, LLC, a Delaware limited liability company
By: Zaremba Shopping Centers, LLC, a Delaware limited liability company

ZARCAL DELAWARE, a Delaware limited liability company
~~ZAREMBA GROUP, LLC,~~
~~an Ohio limited liability company~~

By: 
Name: Ah Sajib
Title: CEO



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • DETROIT, MI.
INDIANAPOLIS, IN. • NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

PARCEL "A"
PROPOSED 7.952 ACRES
QUAIL PASS DEVELOPMENT

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot 29, Quarter Township 4, Township 5, Range 19, United States Military Lands, being a part of an 8.451 acre tract in the name of Del-36, Ltd., as described in Deed Book 599, Page 31 and being more generally described as follows:

Beginning at a found 1/2" iron pin at the northeasterly corner of Lot 10279 as delineated on the plat of Glenwood Commons Subdivision recorded in O.R. 814, Page 229, Recorder's Office, Delaware County, Ohio, being in the southerly line of Mill Run Crossing as shown in Official Record 814, Page 229 and the northwesterly corner of said 8.451 acre tract, and the true Point of Beginning;

Thence with the northerly line of Del-36, Ltd.'s 8.451 acre tract and the southerly line of Mill Run Crossing the following courses:

1. South 63°33'21" East, 41.32 feet to a found 1/4" iron pin;
2. Southeasterly along a curve to the right, having a radius of 50.00 feet, an arc length of 70.29 feet, a delta of 80°32'36", a chord which bears South 23°17'03" E, and a chord length of 64.64 feet, to a found 1/2" iron pin;
3. South 16°59'15" West, 33.53 feet to a found 1/4" iron pin;
4. South 67°27'19" East, 58.00 feet to a found 1/2" iron pin;
5. North 30°54'28" East, 21.92 feet to a found 1/2" iron pin;
6. Northeasterly along a curve to the right, having a radius of 80.00 feet, an arc length of 113.99 feet, a delta of 81°38'13", a chord which bears North 71°43'34" East, and a chord length of 104.59 feet, to found 1/2" iron pipe;
7. South 67°27'19" East, 440.04 feet to a found 1/2" iron pin;
8. Southeasterly along a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears South 22°26'48" East, and a chord length of 21.21 feet to a set 5/8" iron pin;
9. South 22°32'41" West, 3.25 feet to a found 1/2" iron pin;
10. South 67°27'19" East, 47.26 feet to a found 1/2" iron pin at the northeasterly corner of said 8.451 acre tract and the northwesterly corner of a 4.643 acre tract in the name of Georgia Ann Manos, Trustee (1/2 Interest) as described in Official Record 664, Page 2221 and in the name of Diane C. Manos M.D. (1/4 Interest) as described in Deed Book 553, Page 361 and Deed Book 556, Page 351, and in the name of Joni M. Brown (1/4 Interest) as described in Deed Book 553, Page 364 and Deed Book 556, Page 355;

Thence South 03°47'23" West, 21.78 feet with the easterly line of said 8.451 acre tract and the westerly line of said 4.643 acre tract, to a set 5/8" iron pin;

Thence into and through said 8.451 acre tract the following courses:

1. South 73°41'57" West, 6.91 feet to a set 5/8" iron pin;
2. South 36°16'04" West, 7.58 feet to a set 5/8" iron pin;
3. South 22°35'18" West, 72.40 feet to a set 5/8" iron pin;

4. Southeasterly along a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of $90^{\circ}00'00''$; a chord which bears South $22^{\circ}24'42''$ East, and a chord length of 21.21 feet to a set 5/8" iron pin;
5. South $22^{\circ}35'19''$ West, 24.00 feet to a set 5/8" iron pin;
6. Southwesterly along a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of $90^{\circ}00'00''$; a chord which bears South $67^{\circ}35'18''$ West, and a chord length of 21.21 feet to a set 5/8" iron pin;
7. South $22^{\circ}35'18''$ West, 59.96 feet to a set 5/8" iron pin;
8. Southwesterly along a curve to the left, having a radius of 483.00 feet, an arc length of 160.41 feet, a delta of $19^{\circ}01'41''$; a chord which bears South $13^{\circ}04'28''$ West, and a chord length of 159.67 feet to a set 5/8" iron pin;
9. South $03^{\circ}33'37''$ West; 11.54 feet to a 5/8" iron pin set on the southerly line of said Farm Lot 29 and the northerly line of a 36.785 acre tract in the name of Georgia Ann Manos, Trustee as described in Official Record 664, Page 2221 and in the name of Diane C. Manos M.D. & Joni M. Brown as described in Deed Book 553, Page 364 and Deed Book 556, Page 355, also being the northerly line of Farm Lot H, Quarter Township 1, Township 4, Range 19, United States Military Lands;

Thence North $86^{\circ}29'26''$ West, 527.93 feet with the southerly line of said Farm Lot 29; also being the northerly line of said Farm Lot H and the northerly line of said 36.785 acre tract, to a 1/4" iron pin found at the northwesterly corner of said 36.781 acre tract, the southwesterly corner of said 8.451 acre tract, also being a point on the easterly line of said Lot 10279;

Thence with easterly line of said Lot 10279 and the westerly line of said 8.451 acre tract the following courses:

1. Northwesterly along a curve to the left, having a radius of 1000.00 feet, an arc length of 22.26 feet, a delta of $01^{\circ}16'31''$; a chord which bears North $17^{\circ}23'21''$ West, and a chord length of 22.26 feet to a found 1/2" iron pin;
2. Northwesterly along a curve to the right, having a radius of 273.00 feet, an arc length of 250.00 feet, a delta of $52^{\circ}28'07''$; a chord which bears North $16^{\circ}46'25''$ West, and a chord length of 241.36 feet to a found 1/2" iron pin;
3. North $67^{\circ}21'15''$ West, 97.56 feet to a found 1/2" iron pin;
4. North $22^{\circ}38'45''$ East, 364.76 feet to the True Point of Beginning.

Containing 7.952 acres, more or less. Subject to all easements, restrictions and right-of-ways of record.

Iron pins set are 5/8" rebar, 30" long; with a yellow cap stamped "CBC COR".

The basis of bearings for this description are based on the location of boundary evidence referenced to a Grid Meridian of South $67^{\circ}27'19''$ East along the southerly right-of-way line of Mill Run Crossing between found monumentation of observed using ODOT's "Virtual Reference System" (VRS) - Ohio State Plane, Ohio North Zone, NAD 83 (2007 Adjustment).

Civil & Environmental Consultants, Inc.

Jeffrey A. Miller 8-26-13
 Jeffrey A. Miller Date
 Registered Land Surveyor No. 7211



DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	RPC Approval Required
<input checked="" type="checkbox"/>	Municipal Approval Required
Delaware County Engineer <i>CS</i>	
REG. E-MAIL	

APPROVED BY PLANNING COMMISSION
 CITY OF DELAWARE, OHIO
 NO PLAT REQUIRED
 BY *[Signature]* DATE 8/26/13



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INDIANAPOLIS, IN • NASHVILLE, TN • PITTSBURGH, PA. • ST. LOUIS, MO

PARCEL "B"
PROPOSED 7.741 ACRES
QUAIL PASS DEVELOPMENT

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot H, Quarter Township 1, Township 4, Range 19, United States Military Lands, also being a part of a 36.781 acre tract in the name of Georgia Ann Manos, Trustee (1/2 Interest) as described in Official Record 664, Page 2221 and in the name of Diane C. Manos M.D. (1/4 Interest) as described in Deed Book 553, Page 361 and Deed Book 556, Page 351, and in the name of Joni M. Brown (1/4 Interest) as described in Deed Book 553, Page 364 and Deed Book 556, Page 355 and being more generally described as follows:

Beginning a found 1/4" iron pin at the northwesterly corner of said 36.785 acre tract the southwesterly corner of a 8.451 acre tract in the name of Del-36, LTD, as described in Deed Book 599, Page 31, being a point on the easterly line of Lot 10279 as delineated on the plat of Glenwood Commons Subdivision recorded in O.R. 814, Page 229, Recorder's Office, Delaware County, Ohio, the northerly line of said Farm Lot H and the southerly line of Farm Lot 29, Quarter Township 4, Township 5, Range 19, United States Military Lands, and the True Point of Beginning;

Thence South 86°29'26" E, 527.93 feet with the southerly line of said 8.451 acre tract being the northerly line of said 36.785 acre tract; the northerly line of said Farm Lot H and the southerly line of said Farm Lot 29, to a set 5/8" iron pin;

Thence into and through said 36.781 acre tract the following courses:

1. South 03°33'37" West, 81.17 feet to a set 5/8" iron pin;
2. Southeasterly with a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears South 41°26'23" East, and a chord length of 21.21 feet, to a set 5/8" iron pin set;
3. South 86°26'23" East, 3.00 feet to a set 5/8" iron pin;
4. South 03°33'37" West, 172.63 feet to a set 5/8" iron pin;
5. North 86°26'23" West, 3.00 feet to a set 5/8" iron pin;
6. Southwesterly with a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears South 48°33'37" West, and a chord length of 21.21 feet, to a set 5/8" iron pin;
7. South 03°33'37" West, 197.04 feet to a set 5/8" iron pin;
8. Southeasterly along a curve to the left, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears South 41°26'23" East, and a chord length of 21.21 feet to a set 5/8" iron pin;
9. South 03°33'37" West, 24.00 feet to a set 5/8" iron pin;
10. Southwesterly with a curve to the left, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears South 48°33'37" West, and a chord length of 21.21 feet to a set 5/8" iron pin;
11. South 03°33'37" West, 179.59 feet to a set 5/8" iron pin;

12. North 86°07'26" West, 459.23 feet to a 5/8" iron pin set on the westerly line of said 36.785 acre tract and the easterly line of said Lot 10279;

Thence with the westerly line of said 36.785 acre tract and the easterly line of said Lot 10279 the following courses:

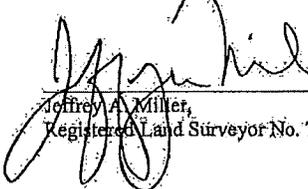
1. North 03°49'43" East, 549.22 feet to a set 5/8" iron pin;
2. North 54°10'10" West, 35.60 feet to a set 5/8" iron pin;
3. Northwesterly with a curve to the left, having a radius of 1000.00 feet, a delta of 08°32'43", an arc length of 149.14 feet, a chord which bears North 12°28'50" West, and a chord length of 149.01 feet to the True Point of Beginning;

Containing 7.741 acres, more or less. Subject to all easements, restrictions and right-of-ways of record.

Iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "CEC COR".

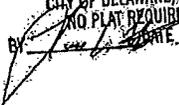
The basis of bearings for this description are based on the location of boundary evidence referenced to a Grid Meridian of South 67°27'19" East along the southerly right-of-way line of Mill Run Crossing between found monumentation of observed using ODOT's "Virtual Reference System" (VRS) - Ohio State Plane, Ohio North Zone, NAD 83 (2007 Adjustment).

Civil & Environmental Consultants, Inc.


Jeffrey A. Miller,
Registered Land Surveyor No. 7211



DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	RPC Approval Required
<input checked="" type="checkbox"/>	Municipal Approval Required
Delaware County Engineer	
Per E-Mail	

APPROVED BY PLANNING COMMISSION
CITY OF DELAWARE, OHIO
NO PLAT REQUIRED
BY  DATE 2/20/13



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 INDIANAPOLIS, IN • NASHVILLE, TN • PITTSBURGH, PA • ST. LOUIS, MO.

PARCEL "C"
 PROPOSED 0.006 ACRES
 QUAIL PASS DEVELOPMENT

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot 29, Quarter Township 4, Township 5, Range 19, United States Military Lands, being a part of a 4.643 acre tract in the name of Georgia Anni Manos, Trustee (1/2 Interest) as described in Official Record 664, Page 2221 and in the name of Diane C. Manos M.D. (1/4 Interest) as described in Deed Book 553, Page 361 and Deed Book 556, Page 351, and in the name of Joni M. Brown (1/4 Interest) as described in Deed Book 553, Page 364 and Deed Book 556, Page 355 and being more generally described as follows:

Beginning at 1/2" iron pin found at the northwesterly corner of said 4.643 acre tract, the northeasterly corner of a 8.451 acre tract in the name of Del-36, LTD. as described in Deed Book 599, Page 31, and being a point on the southerly line Mill Run Crossing as shown in Official Record 814, Page 229, being the True Point of Beginning;

Thence South 67°27'19" East, 12.74 feet to a set 5/8" iron pin in the southerly right-of-way of Mill Run Crossing; and the northerly line of said 4.643 acre tract;

Thence into and through said 4.643 acre tract the following courses:

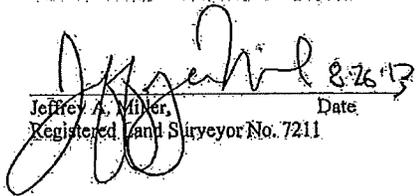
1. South 67°27'19" East, 8.00 feet to a set 5/8" iron pin;
2. South 51°39'23" West, 11.12 feet to set 5/8" iron pin;
3. South 73°41'57" West, 15.38 feet to a 5/8" iron pin set on the easterly line of said 4.643 acre tract also being the westerly line of said 8.451 acre tract;

Thence North 03°47'23" East, 21.78 feet with the westerly line of said 4.643 acre tract also being the easterly line of said 8.451 acre tract to the True Point of Beginning. Containing 0.006 acres, more or less. Subject to all easements, restrictions and right-of-ways of record.

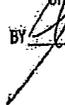
All iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "CEC COR".

The basis of bearings for this description are based on the location of boundary evidence referenced to a Grid Meridian of South 67°27'19" East along the southerly right-of-way line of Mill Run Crossing between found monumentation of observed using ODOT's "Virtual Reference System" (VRS) - Ohio State Plane, Ohio North Zone, NAD 83 (2007 Adjustment).

Civil & Environmental Consultants, Inc.


 Jeffrey A. Miller, Date 8/26/13
 Registered Land Surveyor No. 7211



APPROVED BY PLANNING COMMISSION
 CITY OF DELAWARE, OHIO
 NO PLAT REQUIRED
 BY  DATE 8/26/13

DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	RPC Approval Required
<input checked="" type="checkbox"/>	Municipal Approval Required
<input checked="" type="checkbox"/>	Delaware County Engineer



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PARCEL "D"
PROPOSED 0.499 ACRES
QUAIL PASS DEVELOPMENT

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot 29, Quarter Township 4, Township 5, Range 19, United States Military Lands, being part of a 8.451 acre tract in the name of Del-36, LTD as described in Deed Book 599, Page 31, and being more generally described as follows:

Beginning for Reference at 1/4" iron pin found at the northeasterly corner of said 8.451 acre tract and the northwesterly corner of a 4.643 acre tract in the name of Georgia Ann Manos, Trustee (1/2 Interest) as described in Official Record 664, Page 2221 and in the name of Diane C. Manos M.D. (1/4 Interest) as described in Deed Book 553, Page 361 and Deed Book 556, Page 351, and in the name of Joni M. Brown (1/4 Interest) as described in Deed Book 553, Page 364 and Deed Book 556, Page 355, and being a point on the southerly line Mill Run Crossing as shown in Official Record 814, Page 229;

Thence South 03°47'23" West, 21.78 feet with the easterly line of said 8.451 acre tract and the westerly line of said 4.643 acre tract, to a 5/8" iron pin set at the True Point of Beginning;

Thence South 03°47'23" West, 353.84 feet with the easterly line of said 8.451 acre tract and the westerly line of said 4.643 acre tract to a found 1/2" iron pin on the southerly line of said Farm Lot 29 and the northerly line of Farm Lot H, Quarter Township 1, Township 4, Range 19, United States Military Lands;

Thence North 86°29'26" West, 96.33 feet to a set 5/8" iron pin;

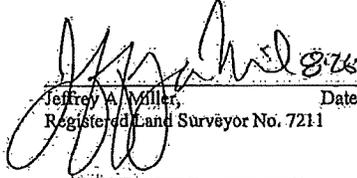
Thence into and through said 8.451 acre tract the following courses:

1. North 03°33'37" East, 11.54 feet to a set 5/8" iron pin;
2. Northeasterly with a curve to the right, having a radius of 483.00 feet, an arc length of 160.41 feet, a delta of 19°01'41", a chord which bears North 13°04'28" East, and a chord length of 159.67 feet, to a set 5/8" iron pin;
3. North 22°35'18" East, 59.96 feet to a set 5/8" iron pin;
4. Northeasterly with a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 67°35'18" East, and a chord length of 21.21 feet, to a set 5/8" iron pin;
5. North 22°35'19" East, 24.00 feet to a set 5/8" iron pin;
6. Northwesterly with a curve to the left, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 22°24'42" West, and a chord length of 21.21 feet, to a set 5/8" iron pin;
7. North 22°35'18" East, 72.40 feet to a set 5/8" iron pin;
8. North 36°16'04" East, 7.58 feet to a set 5/8" iron pin;
9. North 73°41'57" East, 6.91 feet to the True Point of Beginning, containing 0.499 acres, more or less. Subject to all easements, restrictions and right-of-ways of record.

All iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "CEC-COR".

The basis of bearings for this description are based on the location of boundary evidence referenced to a Grid Meridian of South 67°27'19" East along the southerly right-of-way line of Mill Run Crossing between found monumentation of observed using ODOT's "Virtual Reference System" (VRS) - Ohio State Plane, Ohio North Zone, NAD 83 (2007 Adjustment).

Civil & Environmental Consultants, Inc.

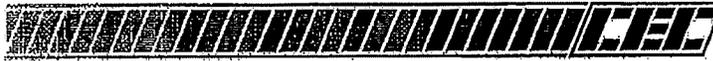

Jeffrey A. Miller, Date
Registered Land Surveyor No. 7211



DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	APC Approval Required <i>2/24/15</i>
<input checked="" type="checkbox"/>	Municipal Approval Required
<input checked="" type="checkbox"/>	Delaware County Engineer <i>(S)</i>

PER: E-MAT

APPROVED BY PLANNING COMMISSION
CITY OF DELAWARE, OHIO
NO PLAN REQUIRED
BY  DATE *2/24/15*



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PARCEL "E"
PROPOSED 39.621 ACRES
QUAIL PASS DEVELOPMENT

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot 29, Quarter Township 4, Township 5, Range 19 and part of Farm Lot H, Quarter Township 1, Township 4, Range 19, and part of Farm Lots 28 & 29, Quarter Township 2, Township 4, Range 18, United States Military Lands, being a part of a 4.643 acre tract, a 5.465 acre tract and a 36.785 acre tract in the name of Georgia Ann Manos, Trustee (1/2 Interest) as described in Official Record 664, Page 2221 and in the name of Diane C. Manos M.D. (1/4 Interest) as described in Deed Book 553, Page 361 and Deed Book 556, Page 351, and in the name of Joni M. Brown (1/4 Interest) as described in Deed Book 553, Page 364 and Deed Book 556, Page 355 and being more generally described as follows:

Beginning for Reference at 1/4" iron pin found at the northwesterly corner of said 4.643 acre tract, the northeasterly corner of a 8.451 acre tract in the name of Del-36, LTD. as described in Deed Book 599, Page 31, and being a point on the southerly line Mill Run Crossing as shown in Official Record 814, Page 229;

Thence South 67°27'19" East, 12.74 feet with the southerly right-of-way of Mill Run Crossing and the northerly line of said 4.643 acre tract to a set 5/8" iron pin, being the True Point of Beginning for the tract herein being described;

Thence with the southerly line of said Mill Run Crossing and the northerly line of said 4.643 acre tract the following courses:

1. North 22°32'41" East, 3.25 feet to a set 5/8" iron pin;
2. Northeasterly along a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 67°32'41" East, and a chord length of 21.21 feet, to a set 5/8" iron pin;
3. South 67°27'19" East, 783.20 feet, to set 5/8" iron pin at the northeasterly corner of said 4.643 acre tract and the northwesterly corner of a 0.260 acre tract in the name of Zareal Delaware, LLC as described in Deed Book 814, Page 162, also being the easterly line of said Farm Lot 29, and the westerly line of Farm Lot 18, Quarter Township 3, Township 5, Range 19;

Thence South 03°30'42" West, 128.56 feet with the easterly line of said 4.643 acre tract, the westerly line of said 0.260 acre tract and the common line between said Farm Lots 29 and 18 to a found 1/4" iron pipe at the southeasterly corner of said 4.643 acre tract, the southwesterly corner of said 0.260 acre tract, the northeasterly corner of said 36.785 acre tract, and the northwesterly corner of a 33.683 acre tract in the name of Nutter Farms, Inc. as described in Deed Book 636, Page 808, being the common corner of said Farm Lot 29, said Farm Lot 18, and said Farm Lot H, and the northwesterly corner of Farm Lot 29, Quarter Township 2, Township 4, Range 18;

Thence South 03°30'42" West, 1075.43 feet with the easterly line of said 36.785 acre tract and the westerly line of said 33.683 acre tract to a set 5/8" iron pin;

Thence South 86°19'20" East, 483.50 feet with the southerly line of said 33.683 acre tract and the northerly line of said 5.465 acre tract to a found railroad spike in the centerline of Glen Road, passing a set 5/8" iron pin at 453.03 feet;

Thence with the centerline of Glenn Road the following courses:

1. South 14°54'37" West, 573.35 feet to found railroad spike at the intersection with the common line between Farm Lots 29 and 28, Quarter Township 2, Township 4, Range 18;

2. South 15°32'36" West, 150.25 feet to a railroad spike on the northerly line of CSX Transportation Railway;

Thence North 56°12'58" West, 1933.62 feet with the northerly line of CSX Transportation Railway, to a 5/8" iron pin set at the southeast corner of Lot 10279 as delineated on the plat of Glenwood Commons Subdivision recorded in O.R. 814, Page 229, Recorder's Office, Delaware County, Ohio, passing a found 3/4" iron pipe at 30.91 feet;

Thence North 03°49'43" East, 99.72 feet with the easterly line of said Lot 10279 and the westerly line of said 36.785 acre tract, to a set 5/8" iron pin;

Thence into and through said 36.785 acre tract the following courses:

1. South 86°07'26" East, 459.23 feet to a set 5/8" iron pin;
2. North 03°33'37" East, 179.59 feet to a set 5/8" iron pin;
3. Northeasterly with a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 48°33'37" East, and a chord length of 21.21 feet to a set 5/8" iron pin;
4. North 03°33'37" East, 24.00 feet to a set 5/8" iron pin;
5. Northwestery along a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 41°26'22" West, and a chord length of 21.21 feet to a set 5/8" iron pin;
6. North 03°33'37" East, 197.04 feet to a set 5/8" iron pin;
7. Northeasterly with a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 48°33'37" East, and a chord length of 21.21 feet, to a set 5/8" iron pin;
8. South 86°26'23" East, 3.00 feet to a set 5/8" iron pin;
9. North 03°33'37" East, 172.63 feet to a set 5/8" iron pin;
10. North 86°26'23" West, 3.00 feet to a set 5/8" iron pin;
11. Northwestery with a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 41°26'23" West, and a chord length of 21.21 feet, to a 5/8" iron pin set;
12. North 03°33'37" East, 81.17 feet to a 5/8" iron pin set on the southerly line of said Farm Lot H and the northerly line of said Farm Lot 29;

Thence South 86°29'26" East, 96.33 feet with the southerly line of said Farm Lot 29 and the northerly line of said Farm Lot H to a found 3/4" iron pin on the northerly line of said 36.785 acre tract, the southeasterly corner of said 8.451 acre tract and the southwestery corner of said 4.643 acre tract;

Thence North 05°47'23" East, 353.84 feet with the easterly line of said 8.451 acre tract and the westerly line of said 4.643 acre tract to a set 5/8" iron pin;

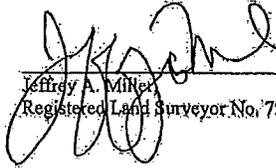
Thence into and through said 4.643 acre tract the following courses:

1. North 73°41'57" East, 15.38 feet to a set 5/8" iron pin;
2. North 31°39'23" East, 11.12 feet to a set 5/8" iron pin;
3. North 67°27'19" West, 8.00 feet to the True Point of Beginning, containing 39.621 acres, more or less. Subject to all easements, restrictions and right-of-ways of record.

All iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "CEC COR".

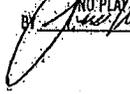
The basis of bearings for this description are based on the location of boundary evidence referenced to a Grid Meridian of South 67°27'19" East along the southerly right-of-way line of Mill Run Crossing between found monumentation of observed using ODOT's "Virtual Reference System" (VRS) - Ohio State Plane, Ohio North Zone, NAD 83 (2007 Adjustment).

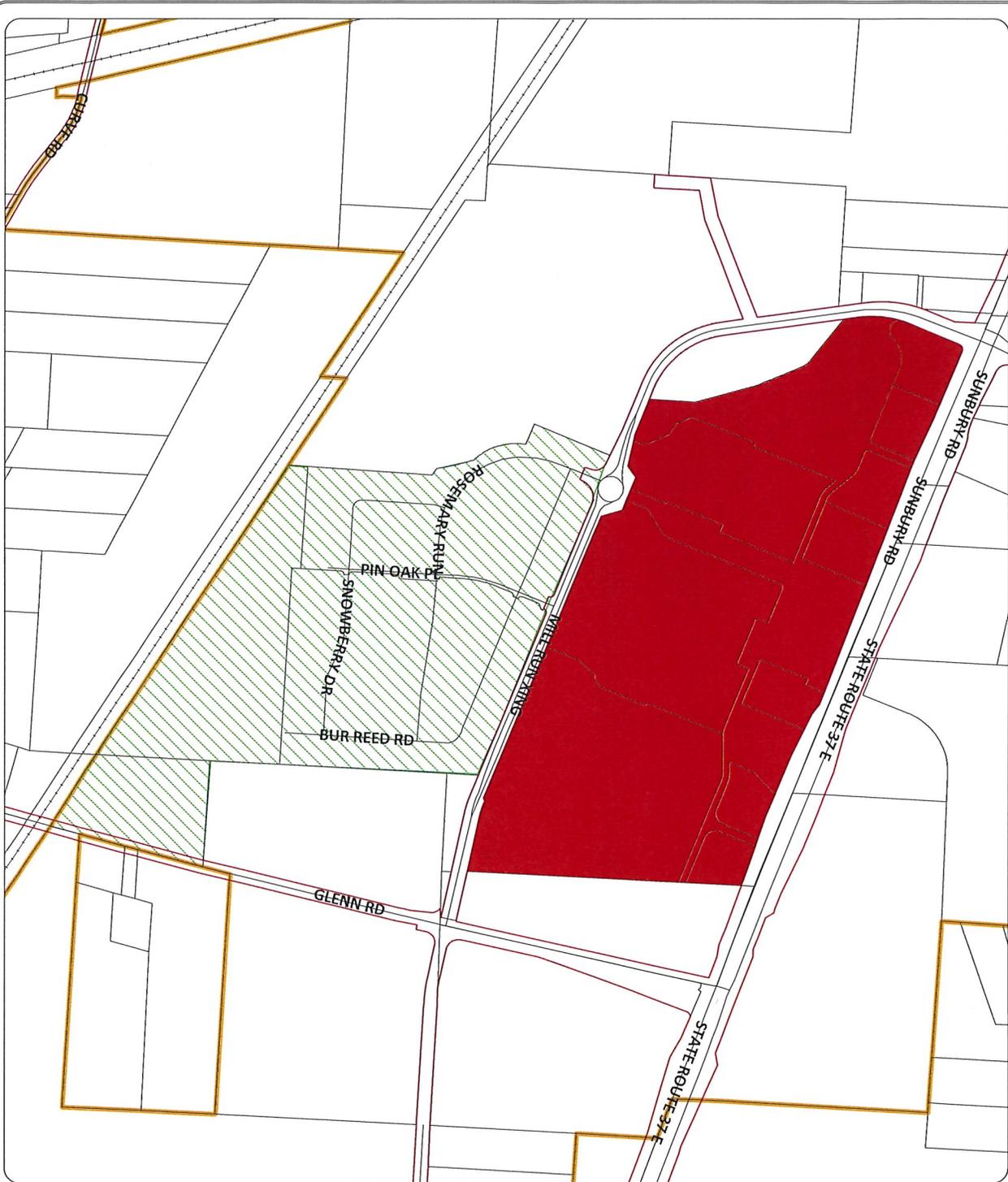
Civil & Environmental Consultants, Inc.


Jeffrey A. Miller Date 8-26
Registered Land Surveyor No. 7211



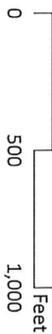
DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	RPO Approval Required
<input checked="" type="checkbox"/>	Municipal Approval Required
<input checked="" type="checkbox"/>	Delaware County Engineer

APPROVED BY PLANNING COMMISSION
CITY OF DELAWARE, OHIO
NO PLAN REQUIRED
BY  DATE 8/26/13



ATTACHMENT A-1

- ROW
- Railroad
- Road Centerline
- Parcel Boundary
- Original Glenwood Commons Shopping Center
- Quail Pass Apartments Addition ~56A
- Delaware South NCA
- Municipal Boundary



Source: Delaware County Auditor's Office DAUS Project and City of Delaware, August 2016.



Delaware North New Community Authority

1 South Sandusky Street Delaware, Ohio 43015 (740) 206-1600 tel (740) 203-1699 fax www.delawareohio.net



FACT SHEET

AGENDA ITEM NO: 16

DATE: 10/09/2017

ORDINANCE NO: 17-65

RESOLUTION NO:

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:

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH KB42, LTD., DELAWARE CITY SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A BUILDING AT 42 NORTH SANDUSKY STREET AND DECLARING AN EMERGENCY.

BACKGROUND:

We are requesting City Council's approval for the City Manager to enter into a Community Reinvestment Area (CRA) Tax Incentive Agreement and School Compensation Agreement with KB42, LTD., DELAWARE CITY SCHOOLS, DELAWARE AREA CAREER CENTER for an \$80,000 investment in the second floor of 42 North Sandusky St. on Parcel 51943108023000.

Denny Bolton, Managing Partner of KB42, LTD. has submitted application for the Community Reinvestment Area Tax Abatement.

The company will be renovating the second floor of the building they purchased at 42 N. Sandusky St. to house Bolton Insurance Agency. The company has committed to hiring 10 FTEs with a payroll of \$600,000 within three years of activation of the abatement.

REASON WHY LEGISLATION IS NEEDED:

We calculated a 100%/15 year CRA tax abatement would an approximate \$29,166.06 in gross tax savings after 15 years on their \$80,000 investment. Due to the abatement

being for a new payroll of \$600,000, a School Compensation Agreement is not required. The schools do not necessarily need to approve the CRA even though it is over 50% because the total proposed school compensation on improvements combined with existing taxes on the building is greater than 50% (in this case, 78%). However, they, as part of the Tax Incentive Negotiation Committee, have voted to recommend this incentive. They also have waived their notification period of 45 days.

The Tax Incentive Negotiation Committee and Staff are recommending a 100%/15 year CRA to assist the company with a company paid School Pilot Payment Agreement equaling \$483.08 per year or \$4,162.50 after 15 years. These pilot payments would be divided between DCS and DACC in accordance with their respective tax rates. With the recommendations as made, this project would achieve a 659.53% ROI for the City with \$166,500 in income taxes after 15 years. The schools would achieve a 30% ROI, but also would retain the taxes they currently receive on the unimproved building of \$3,895.20 per year or \$58,428 after 15 years. With this project, the schools receive 12.4% more in tax revenues on the project than they did without the building renovations.

This proposed incentive package provides an opportunity to spur considerable investment and continue the upward progress of investment and new businesses in our historic downtown.

COMMITTEE RECOMMENDATION:

Tax Incentive Review Council, 9/19/17

VOTE: Approval

FISCAL IMPACT(S):

COST: N/A

FUND SOURCES: N/A

BUDGETED: NO

DEPARTMENTS IMPACTED: Economic Development

POLICY CHANGES:

N/A

PRESENTER(S):

Sean Hughes, Economic Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

CRA School Notification Letters

Incentives Application

CRA Agreement

School Compensation Agreement

Map Exhibit of Building Location

ORDINANCE NO. 17-65

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH KB42, LTD, DELAWARE CITY SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A BUILDING AT 42 NORTH SANDUSKY STREET AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has encouraged development of and investment in real property in the area designated as Community Reinvestment Area 141-1135-1 pursuant to ORC 3735; and

WHEREAS, the City of Delaware by Resolution Number 01-52, resolved to review and approve all Community Reinvestment Area Agreements which meet the statutory guidelines; and

WHEREAS, the City of Delaware partners with impacted school districts to ensure mutual benefit from economic development projects; and

WHEREAS, the Council of the City of Delaware established an economic development fund to attract, incentive and assist high return on investment projects in the City of Delaware; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO, that:

SECTION 1. The Community Reinvestment Area Agreement by and between the City of Delaware and KB42, LTD meets all of the guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 2. The School Compensation Agreement by and between the City of Delaware, Delaware City School District and KB42, LTD meets all of the school compensation guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 3. That the City Council of the City of Delaware hereby authorizes the execution of said agreements by the City Manager to implement the Community Reinvestment Area Program and School Compensation Agreement for this project.

SECTION 4. 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.

SECTION 5. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize negotiations, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

VOTE ON EMERGENCY CLAUSE:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____

CITY CLERK

MAYOR



Sept. 22, 2017

Mary Beth Freeman
Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, OH 43015

Paul Craft
Superintendent
Delaware City Schools
74 W. William St.
Delaware, OH 43015

RE: KB42, Ltd. Community Reinvestment Area Request for Tax Incentives and School Compensation Agreement

Dear Superintendents Craft and Freeman:

In an effort to attract KB42, Ltd. and their office tenant to the City of Delaware, the City of Delaware's Incentive Negotiation Committee, that includes the superintendents and treasurers from the impacted school districts, negotiated a 100% for 15 year CRA tax abatement for their potential 2nd floor building renovation at 42 N. Sandusky St. on Parcel #51943108023000. As part of the CRA abatement, the company has agreed to a School Compensation Agreement with an annual payments to the school districts equaling 30% of what the school districts would have seen without the abatement on building improvements. The total of payments to both Delaware City Schools and Delaware Area Career Center would be \$483.08/year for a total of \$7,246.25 after fifteen years.

All incentives are based on KB42, Ltd.'s commitment to the creation of 10 new full-time equivalent jobs to the City of Delaware with an annual payroll minimum of \$600,000 within 3 years of the completion of their project. A copy of their application for tax incentives is attached.

CRA (ORC 3735.65-70) guidelines require that Boards of Education be informed of amendments, notice requirements, review rights, meeting requests, revenue sharing requirements, and/or program participation. Since the CRA legislation and company agreements contain many legal requirements, you may want to review Ohio Revised Code references (please see: <http://onlinedocs.andersonpublishing.com/>).

The City of Delaware is requesting a waiver of the required 45 business day notice period so that Delaware City Council will be able to consider these requests at our regularly scheduled Council meeting on June 12, 2017, held at Delaware City Hall, 1 South Sandusky Street, Delaware, at 7:00 P.M. A second reading and public hearing may be scheduled for June 26, 2017, but may not be needed if Council chooses to take action on the first reading for economic development purposes. School Board Members, staff and the public are welcome to attend these meetings. Please let me know if you require any further assistance. I can be reached at 740.203.1016 or shughes@delawareohio.net. Please email me with confirmation of receipt of this notification so that I can send it with our petition to the Ohio Development Services Agency.

Yours Sincerely,
Sean Hughes
Economic Development Director

xc: Honorable George Kaitsa, Auditor
 R. Thomas Homan, City Manager
 Dean Stelzer Finance Director
 Melissa Lee , Treasurer, Delaware City School District
 Chris Bell, Treasurer, Delaware Area Career Center
 Bob Lamb, Delaware County Economic Development Director

Attached:

1. ORC 3735.671
2. KB42, Ltd. application for tax incentives

3735.671 Written agreement where commercial or industrial property is to be exempted.

(A) If construction or remodeling of commercial or industrial property is to be exempted from taxation pursuant to section [3735.67](#) of the Revised Code, the legislative authority and the owner of the property, prior to the commencement of construction or remodeling, shall enter into a written agreement, binding on both parties for a period of time that does not end prior to the end of the period of the exemption, that includes all of the information and statements prescribed by this section. Agreements may include terms not prescribed by this section, but such terms shall in no way derogate from the information and statements prescribed by this section.

(1) Except as otherwise provided in division (A)(2) or (3) of this section, an agreement entered into under this section shall not be approved by the legislative authority unless the board of education of the city, local, or exempted village school district within the territory of which the property is or will be located approves the agreement. For the purpose of obtaining such approval, the legislative authority shall certify a copy of the agreement to the board of education not later than forty-five days prior to approving the agreement, excluding Saturday, Sunday, and a legal holiday as defined in section [1.14](#) of the Revised Code. The board of education, by resolution adopted by a majority of the board, shall approve or disapprove the agreement and certify a copy of the resolution to the legislative authority not later than fourteen days prior to the date stipulated by the legislative authority as the date upon which approval of the agreement is to be formally considered by the legislative authority. The board of education may include in the resolution conditions under which the board would approve the agreement. The legislative authority may approve an agreement at any time after the board of education certifies its resolution approving the agreement to the legislative authority, or, if the board approves the agreement conditionally, at any time after the conditions are agreed to by the board and the legislative authority.

(2) Approval of an agreement by the board of education is not required under division (A)(1) of this section if, for each tax year the real property is exempted from taxation, the sum of the following quantities, as estimated at or prior to the time the agreement is formally approved by the legislative authority, equals or exceeds fifty per cent of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation:

(a) The amount of taxes charged and payable on any portion of the assessed valuation of the new structure or remodeling that will not be exempted from taxation under the agreement;

(b) The amount of taxes charged and payable on tangible personal property located on the premises of the new structure or of the structure to be remodeled under the agreement, whether payable by the owner of the structure or by a related member, as defined in section [5733.042](#) of the Revised Code without regard to division (B) of that section.

(c) The amount of any cash payment by the owner of the new structure or structure to be remodeled to the school district, the dollar value, as mutually agreed to by the owner and the board of education, of any property or services provided by the owner of the property to the school district, whether by gift, loan, or otherwise, and any payment by the legislative authority to the school district pursuant to section [5709.82](#) of the Revised Code.

The estimates of quantities used for purposes of division (A)(2) of this section shall be estimated by the legislative authority. The legislative authority shall certify to the board of education that the estimates have been made in good faith. Departures of the actual quantities from the estimates subsequent to approval of the agreement by the board of education do not invalidate the agreement.

(3) If a board of education has adopted a resolution waiving its right to approve agreements and the resolution remains in effect, approval of an agreement by the board is not required under this division. If a board of education has adopted a resolution allowing a legislative authority to deliver the notice required under this division fewer than forty-five business days prior to the legislative authority's execution of the agreement, the legislative authority shall deliver the notice to the board not later than the number of days prior to such execution as prescribed by the board in its resolution. If a board of education adopts a resolution waiving its right to approve agreements or shortening the notification period, the board shall certify a copy of the resolution to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority.

(B) Each agreement shall include the following information:

(1) The names of all parties to the agreement;

(2) A description of the remodeling or construction, whether or not to be exempted from taxation, including existing or new structure size and cost thereof; the value of machinery, equipment, furniture, and fixtures, including an itemization of the value of machinery, equipment, furniture, and fixtures used at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of machinery, equipment, furniture, and fixtures at the facility prior to the execution of the agreement; the value of inventory at the property, including an itemization of the value of inventory held at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of inventory held at the property prior to the execution of the agreement;

(3) The scheduled starting and completion dates of remodeling or construction of real property or of investments made in machinery, equipment, furniture, fixtures, and inventory;

(4) Estimates of the number of employee positions to be created each year of the agreement and of the number of employee positions retained by the owner due to the remodeling or construction, itemized as to the number of full-time, part-time, permanent, and temporary positions;

(5) Estimates of the dollar amount of payroll attributable to the positions set forth in division (B)(4) of this section, similarly itemized;

(6) The number of employee positions, if any, at the property and at any other location in this state at the time the agreement is executed, itemized as to the number of full-time, part-time, permanent, and temporary positions.

(C) Each agreement shall set forth the following information and incorporate the following statements:

(1) A description of real property to be exempted from taxation under the agreement, the percentage of the assessed valuation of the real property exempted from taxation, and the period for which the exemption is granted,

accompanied by the statement: "The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after (insert date) nor extend beyond (insert date)."

(2) "..... (insert name of owner) shall pay such real property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If (insert name of owner) fails to pay such taxes or file such returns and reports, exemptions from taxation granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter."

(3) "..... (insert name of owner) hereby certifies that at the time this agreement is executed, (insert name of owner) does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which (insert name of owner) is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, (insert name of owner) currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101 , et seq., or such a petition has been filed against (insert name of owner). For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes."

(4) "..... (insert name of municipal corporation or county) shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions."

(5) "If for any reason (insert name of municipal corporation or county) revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless (insert name of owner) materially fails to fulfill its obligations under this agreement and (insert name of municipal corporation or county) terminates or modifies the exemptions from taxation pursuant to this agreement."

(6) "If (insert name of owner) materially fails to fulfill its obligations under this agreement, or if (insert name of municipal corporation or county) determines that the certification as to delinquent taxes required by this agreement is fraudulent, (insert name of municipal corporation or county) may terminate or modify the exemptions from taxation granted under this agreement."

(7) "..... (insert name of owner) shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the applicant's compliance with the agreement, including returns filed pursuant to section [5711.02](#) of the Ohio Revised Code if requested by the council."

(8) "This agreement is not transferable or assignable without the express, written approval of (insert name of municipal corporation or county)."

(9) "Exemptions from taxation granted under this agreement shall be revoked if it is determined that (insert name of owner), any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section [5709.62](#) or [5709.63](#) of the Ohio Revised Code prior to the time prescribed by that division or either of those sections."

(10) "..... (insert name of owner) and (insert name of municipal corporation or county) acknowledge that this agreement must be approved by formal action of the legislative authority of (insert name of municipal corporation or county) as a condition for the agreement to take effect. This agreement takes effect upon such approval."

The statement described in division (C)(6) of this section may include the following statement, appended at the end of the statement: ", and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement." If the agreement includes a statement requiring repayment of exempted taxes, it also may authorize the legislative authority to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

(D) Except as otherwise provided in this division, an agreement entered into under this section shall require that the owner pay an annual fee equal to the greater of one per cent of the amount of taxes exempted under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars. The fee shall be payable to the legislative authority once per year for each year the agreement is effective on the days and in the form specified in the agreement. Fees paid shall be deposited in a special fund created for such purpose by the legislative authority and shall be used by the legislative authority exclusively for the purpose of complying with section [3735.672](#) of the Revised Code and by the tax incentive review council created under section [5709.85](#) of the Revised Code exclusively for the purposes of performing the duties prescribed under that section. The legislative authority may waive or reduce the amount of the fee, but such waiver or reduction does not affect the obligations of the legislative authority or the tax incentive review council to comply with section [3735.672](#) or [5709.85](#) of the Revised Code.

(E) If any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or section [5709.62](#), [5709.63](#), or [5709.632](#) of the Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, "successor" means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial nonrecognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. "Related member" has the same meaning as defined in section [5733.042](#) of the Revised Code without regard to division (B) of that section.

The director of development shall review all agreements submitted to the director under division (F) of this section for the purpose of enforcing this division. If the director determines there has been a violation of this division, the

director shall notify the legislative authority of such violation, and the legislative authority immediately shall revoke the exemption granted under the agreement.

(F) When an agreement is entered into under this section, the legislative authority authorizing the agreement shall forward a copy of the agreement to the director of development within fifteen days after the agreement is entered into.

Effective Date: 09-26-2003; 03-23-2005

relocation of employment positions or assets:

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes__ No x

b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes__ No x

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes__ No x

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: Renovating 2nd floor for office space

7. Project will begin 11/15/17 ,2017and be completed 1/15 ,2018provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary): 10

b. State the time frame of this projected hiring: 3 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): NA

9. a. Estimate the amount of annual payroll such new employees will add \$400,000(new annual payroll must be itemized by full- and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$200,000

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings: \$ 462,500

B. Additions/New Construction:	\$
C. Improvements to existing buildings:	\$ 80,000
D. Machinery & Equipment:	\$
E. Furniture & Fixtures:	\$ 5,000
F. Inventory:	\$
 Total New Project Investment:	 \$85,000

11. a. Business requests the following incentives:

100%/15 year Community Reinvestment Area tax abatement on building improvements

b. Business's reasons for requesting incentives (be quantitatively specific as possible):

The costs of architectural services has put the project into a situation where our pro forma on completing the building does not work. Financial assistance is needed.

Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item# 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner ^{King B Realty} Dennis Bolton and Kreg King Date 9/1/17

Signature  Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Incentives Agreements as Exhibit A

COMMUNITY REINVESTMENT AREA AGREEMENT
CITY OF DELAWARE, KB42, LTD.

This agreement made and entered into by and between the City of Delaware, Ohio, a municipal government, with its main offices located at 1 South Sandusky Street, Delaware, Ohio 43015, KB42, LTD, PO Box 308 Lewis Center, Ohio 43035, WITNESSETH;

WHEREAS, the City of Delaware has encouraged the development of real property and the acquisition of personal property located in the area designated as Community Reinvestment Area 141-1135-01; and

WHEREAS, KB42, LTD. (building owner) desires to renovate an historic building for retail use by an office user (tenant and job creator) within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Delaware, Ohio, by Resolution No. 17-52 adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

WHEREAS, the City of Delaware, having the appropriate authority for the stated type of project desires to provide KB42, LTD. with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, KB42, LTD. has submitted a proposed agreement application (herein attached as Exhibit A) to the City of Delaware (hereinafter referred to as "APPLICATION"); and

WHEREAS, KB42, LTD. has remitted the required state application fee of \$750.00 made payable to the Ohio Department of Development with the APPLICATION to be forwarded to said department with a copy of the final agreement; and

WHEREAS, the Tax Incentive Negotiating Committee of the City of Delaware investigated the APPLICATION of KB42, LTD. on September 19, 2017, and recommended approval to the Council of the City of Delaware on the basis that KB42, LTD. is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City of Delaware; and

WHEREAS, the project site as proposed by KB42, LTD. is located in the Delaware City School District and effective November 26, 2001, a Delaware City School District Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the September 19, 2017 Tax Incentive Negotiating Committee document the Superintendent's approval, and the boards of education have been notified in accordance with Section 5709.83 and been given a copy of the APPLICATION; and

WHEREAS, the project site as proposed by KB42, LTD. is located in the Delaware Area School District and effective April 15, 2004, a Delaware City School District Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the September 19, 2017 Tax Incentive Negotiating Committee document the Superintendent's approval, and the boards of education have been notified in accordance with Section 5709.83 and been given a copy of the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. KB42, LTD. shall renovate the second floor of an historic downtown building located at 42 N. Sandusky Street on Parcel 51943108023000, as the same is known and designated on the Auditor's revised list of lots in Delaware, Ohio.

The PROJECT will involve a total on-site infrastructure investment by KB42, LTD. of EIGHTY THOUSAND DOLLARS (\$80,000), plus or minus 10%, at the PROJECT site according to the following:

Real Property	
New Building Construction	\$0
On-Site Infrastructure	\$80,000
Sub Total Real Property	\$80,000
Building Acquisition	\$462,500
Total Real Property	\$542,500
Personal Property	
Equipment	\$0
F&F	\$5,000
Inventory	\$0
Total Investment	\$547,500

No tax incentives are available for the Personal Property.

The PROJECT will begin by Nov. 1, 2017 and all acquisition, construction and construction will be completed by April 1, 2018.

2. KB42, LTD. shall create or cause to be hired within a time period not exceeding 36 months after the completion of construction and subsequent occupancy of the aforesaid facility, the equivalent of 10 new full-time equivalent (FTE) permanent job opportunities at the PROJECT site.

The job creation period begins April 1, 2018 and all jobs will be in place by April 1, 2021 (3 years or 36 months after the completion of the PROJECT per ORC3735B4).

KB42, LTD. currently has 0 full-time temporary employees, and 0 part-time temporary employees at the project site.

KB42, LTD. have 0 employees at other sites in Ohio or the US.

This increase in the number of employees shall result in at least SIX HUNDRED THOUSAND DOLLARS (\$600,000) in total annual payroll generated at the PROJECT site by April 1, 2021.

Based on new job and payroll creation levels, the City of Delaware estimates an annual new employee income tax revenue amount of \$11,100 (\$600,000 payroll times the current income tax rate of 1.85%) for the PROJECT. If in any year of this Agreement after the first three years, the level of new and retained payroll does not reach or falls below levels established by this Agreement, KB42, LTD. agree to reimburse the City of Delaware for lost employee income taxes. Should the City's income tax rates change, these figures are adjusted accordingly.

3. KB42, LTD. shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the property owner's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council (ORC3735.671C7).

ADDITIONAL REQUIREMENTS:

- a. KB42, LTD. shall make the following payments totaling \$7,246.25 to Delaware City School District and Delaware Area Career Center (Split between districts based on current tax rate percentage split.) to benefit the districts' educational initiatives. This payment shall be subject to the terms and conditions of a separate School Compensation Agreement between KB42, LTD., DELAWARE CITY SCHOOLS, DELAWARE AREA CAREER CENTER and the CITY OF DELAWARE. The companies will make these payments directly to the school districts upon receipt of invoices from the Delaware City Schools and Delaware Area Career Center for the amounts established in the School Compensation Agreement issued at the following times.

<u>School Compensation Payment #</u>	<u>Payment Due Date</u>	<u>Amount</u>
Payment #1	9/30/19	\$483.08
Payment #2	9/30/20	\$483.08
Payment #3	9/30/21	\$483.08
Payment #4	9/30/22	\$483.08
Payment #5	9/30/23	\$483.08
Payment #6	9/30/24	\$483.08
Payment #7	9/30/25	\$483.08
Payment #8	9/30/26	\$483.08
Payment #9	9/30/27	\$483.08
Payment #10	9/30/28	\$483.08
Payment #11	9/30/29	\$483.08
Payment #12	9/30/30	\$483.08

Payment #13	9/30/31	\$483.08
Payment #14	9/30/32	\$483.08
Payment #15	9/30/33	\$483.08

- b. KB42, LTD. or its shall maintain a membership in the MAINSTREET DELAWARE, INC.
 - c. KB42, LTD. shall contact the Superintendent, Delaware Area Career Center for information on adult education and training services.
4. City of Delaware hereby grants KB42, LTD. a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be for fifteen (15) years in the following amounts:

<u>Year of Tax Exemption</u>	<u>Tax Exemption Amount</u>
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	100%
Year 7	100%
Year 8	100%
Year 9	100%
Year 10	100%
Year 11	100%
Year 12	100%
Year 13	100%
Year 14	100%
Year 15	100%

The exemption commences the first full taxable year the facility is 100% complete. No exemption shall commence before December 31, 2018, nor extend beyond December 31, 2033. Said exemption shall be based on the increase on the assessed value of real property attributed to the real property improvements at the PROJECT site. KB42, LTD. and/or its tenant(s) must file the appropriate tax forms (DTE 23) with the County Auditor to effect and maintain the exemptions covered in the agreement.

- 5. A. The City of Delaware **waives** the annual fee equal to the greater of one percent of the dollar value of incentives offered under the agreement or five hundred dollars (ORC3735.671D).
- 6. KB42, LTD. shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If KB42, LTD. fails to pay such taxes or file such returns and reports after written notification, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter (ORC3735.671C2).
- 7. City of Delaware shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this

agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions (ORC3735.671C4).

8. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Department Services Agency revokes certification of the area, or the City of Delaware revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless KB42, LTD. materially fails to fulfill its obligations under this agreement and the City of Delaware terminates or modifies the exemptions from taxation granted under this agreement (ORC3735.671C5).
9. If KB42, LTD. materially fails to fulfill its obligations under this agreement, or if the City of Delaware determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement (ORC3735.671C6).
10. KB42, LTD. hereby certify that at the time this agreement is executed, KB42, LTD. does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which KB42, LTD. is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, KB42, LTD. currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against KB42, LTD. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes (ORC3735.671C3).
11. KB42, LTD. affirmatively covenants that KB42, LTD. does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.
12. KB42, LTD. and the CITY OF DELAWARE acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Delaware and approval and execution of this agreement by KB42, LTD. as a condition for the agreement to take effect (ORC3735.671C10).
13. The City of Delaware has developed a policy to ensure recipients of a Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, KB42, LTD. is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that KB42, LTD., any successor property owner, or any related member (as

those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections (ORC3735.671C9).

15. KB42, LTD. affirmatively covenants that it has made no false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives. If any representative of KB42, LTD. has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, KB42, LTD. shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant ORC Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13~~A3(D)(1)~~, which is punishable by a fine of not more than \$100 and/or a term of imprisonment of not more than six months.
16. KB42, LTD. acknowledge that this agreement is not transferable or assignable without the express, written approval of the City of Delaware (ORC3735.671C8).
17. KB42, LTD. acknowledge that if any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or sections 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, 'successor' means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. 'Related member' has the same meaning as defined in section 5733.042 of the Ohio Revised Code without regard to Division (B) of that section (ORC3735.671E).
18. KB42, LTD. hereby represent that it has full authority to act, negotiate, and execute this agreement.

IN WITNESS WHEREOF, the City of Delaware, Ohio, by R. Thomas Homan, its City Manager, and pursuant to Ordinance 17-__ adopted on June 12, 2017, has caused this instrument to be executed this _____ day of _____ 2017, KB42, LTD. has caused this instrument to be executed on this _____ day of _____ 2017.

CITY OF DELAWARE

By: _____
R. Thomas Homan, City Manager

KB42, LTD.

Denny Bolton, Managing Partner

Kreg King, Managing Partner

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney

School Compensation Agreement
KB42, LTD
Community Reinvestment Area #141-1135-01

This agreement between the **City of Delaware**, a municipal corporation, with its offices at 1 South Sandusky Street, Delaware, Ohio 43015; **Delaware City School District Board of Education**, a public school district, with its principal offices at 74 West William St., Delaware, Ohio 43015; **Delaware Area Career Center Board of Education**, a public school district with its principal offices at 4565 Columbus Pike, Delaware, OH 43015, and KB42, LTD., PO Box 308 Lewis Center, Ohio 43035, specifies the manner in which and procedures to be used pursuant to Ohio Revised Code 3735 authorizing general compensation relating to the Community Reinvestment Area tax abatement for the renovation of a building at 38 E. Winter St. in Delaware's Community Reinvestment Area #141-1135-01.

WHEREAS, the Community Reinvestment Program, pursuant to Chapter 3735 of the Ohio Revised Code authorizes cities and counties to grant real property tax exemptions on eligible new investments; and

WHEREAS, the Council of the City Council of Delaware, Ohio, by Resolution No. 01-52, adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

Whereas, effective November 26, 2001, a Delaware City School District Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the September 19, 2017 Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, effective April 15, 2004, a Delaware Area Career Center Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the September 19, 2017, Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, the City of Delaware within **Ordinance Number 17-__** adopted on _____, 2017, has acted pursuant to ORC 3735 to grant a tax exemption to **KB42, LTD.**, and entered into a formal Community Reinvestment Area abatement agreement on _____, **2017**; and

Whereas, Item 3(a) of the Community Reinvestment Area Agreement relating to the aforementioned project requires compensation to the Delaware City School District and Delaware Area Career Center for the sole benefit of educational initiatives.

Now therefore, in consideration of the foregoing and of the mutual promises, covenants, and agreements hereinafter set forth by the City of Delaware, Delaware City School District, Delaware Area Career Center and KB42, LTD., agree as follows:

Section 1. KB42, LTD or its tenant, shall pay FOUR HUNDRED EIGHTY-THREE DOLLARS AND EIGHT CENTS (\$483.08) per year for fifteen (15) years to the Delaware City School District and Delaware Area Career Center in accordance with the terms and conditions set forth in Item 3(a) of the Community Reinvestment Area Agreement for the referenced project. This payment shall be made upon receipt of invoices per the instructions set forth in Item 3(a) of the Community Reinvestment Area Agreement relating to the aforementioned project, and the first payment shall be due September 30, 2019 and dispersed per Section 2 of this agreement.

Section 2. The cash payments made by KB42, LTD. or its tenant(s) to the Delaware City School District and Delaware Area Career Center **satisfies ORC Section 5709.82C(2) (School Compensation Agreement is mutually acceptable)** and shall be used for educational initiatives for the sole benefit of the Delaware City Schools and the Delaware Area Career Center, as follows:

a.	Delaware City School District	\$463.42
b.	Delaware Area Career Center	\$19.66
c.	Total	\$483.08

Section 3. This agreement may be amended or modified by the parties, only in writing, signed by all parties to the agreement or by applicable law changes.

Note: All parties agree that if Ohio tax reform results in no net tax incentive benefits (if the sum of tax incentives offered through the Community Reinvestment Area Agreement minus the school compensation payment is negative), KB42, LTD. may request that the City of Delaware Tax Incentive Review Council recommend agreement modification or termination. No School Compensation payment is required if there is no net tax benefit to KB42, LTD. or its tenant(s).

Section 4. This agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussions, agreements, and undertakings of every kind between the parties with respect to the subject matter of this agreement.

Section 5. All payments, certificates, reports, and notices which are required to or may be given pursuant to the provisions of this agreement shall be sent by regular mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

R. Thomas Homan, City Manager
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Paul A. Craft, PhD, Superintendent
Delaware City School District
74 W. William St.
Delaware, Ohio 43015

Mary Beth Freeman, Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, Ohio 43015

Denny Bolton, Managing Partner
KB42, LTD.
PO BOX 308
Lewis Center, OH 43035

Kreg King, Managing Partner
KB42, LTD.
PO BOX 308
Lewis Center, OH 43035

Any party may change its contact or mailing address for receiving notices and reports by giving written notice of such change to the other parties.

Section 7. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

In witness whereof, the parties have caused this Agreement to be executed as of this **__ day of ____ 2017.**

CITY OF DELAWARE

R. Thomas Homan

DELAWARE CITY SCHOOL DISTRICT

Paul A. Craft, Superintendent

DELAWARE AREA CAREER CENTER

Mary Beth Freeman, Superintendent

KB42, LTD.

Denny Bolton, Managing Partner

Kreg King, Managing Partner

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney



42 N. Sandusky - CRA Exhibit

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us. Prepared by: Delaware County Auditor's GIS Office



Delaware County Auditor
George Kaitsa





FACT SHEET

AGENDA ITEM NO: 17

DATE: 10/09/2017

ORDINANCE NO: 17-66

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
October 23, 2017 at 7:45 p.m.

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 FOR THE CITY OF DELAWARE FOR APPROVAL OF A REZONING AMENDMENT FOR FIRE STATION 304 ON 4.102 ACRES TO A-1 (AGRICULTURAL DISTRICT) AND LOCATED AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

Per Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on October 4, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-66

AN ORDINANCE FOR THE CITY OF DELAWARE FOR APPROVAL OF A REZONING AMENDMENT FOR FIRE STATION 304 ON 4.102 ACRES TO A-1 (AGRICULTURAL DISTRICT) AND LOCATED AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY.

WHEREAS, the Planning Commission at its meeting on October 4, 2017 recommended approval of a Rezoning Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway (2017-2359).

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

SECTION 1. That the Rezoning Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway, is hereby confirmed, approved, and accepted.

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: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____

CITY CLERK

MAYOR

CASE NUMBER: 2017-2359-2361
REQUEST: Multiple Requests
PROJECT: Fire Station 304
MEETING DATE: October 4, 2017

APPLICANT/OWNER

The Kleingers Group
350 Worthington Road, Suite B
Westerville, Ohio 43082

City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

REQUEST

2017-2359: A request by the City of Delaware for approval of a Rezoning Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.

2017-2360: A request by the City of Delaware for approval of a Conditional Use Request for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.

2017-2361: A request by the City of Delaware for approval of a Combined Preliminary and Final Development Plan for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.

PROPERTY LOCATION & DESCRIPTION

The subject properties are located on the north side of Cheshire Road just west of Glenn Parkway and northwest of the Cheshire Road/Glenn Parkway roundabout. The subject site encompasses four parcels with the western two parcels (2.856 acres) being annexed into the City in March 2017 (Ordinance 17-18) while the eastern two parcels are located in the City from when Glenn Parkway was constructed. The site is currently zoned A-1 (Agricultural District) per Section 1131.04 of the City Zoning Code after being annexed into the City. This code section automatically applies the A-1 zoning district to a parcel that has not undergone a formal rezoning. It is prudent to formalize the A-1 zoning for the entire site through the public hearing process to ensure conformity and the highest level of defensibility. The zoning to the north is R-2 (One Family Residential District), the zoning to the south is PO/I (Planned Office/Institutional District) and the zoning to the east is R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District). The property to the west is located in Liberty Township and zoned FR1 (Farm Residential).

BACKGROUND

The City electorate passed a fire levy in 2010 to construct and staff additional fire stations to accommodate the City's growth. In 2012 the City constructed Fire Station 303 on West Central Avenue and now the City is proposing to construct Fire Station 304 on Cheshire Road as long planned which would be the fourth fire station in the City. As mentioned above, the western parcel was annexed in the City in March 2017 and the City recently razed the house on the subject property. The City is proposing to construct a 9,149 square foot Fire Station with curb cuts on Cheshire Road and Glenn Parkway accessing a twelve space parking lot.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Very Low Density Single Family for the subject parcels in the Cheshire subarea. Because a Fire Station is a Conditional Use in the A-1 zoning district (and in all residential districts in the City) and the A-1 district requires very low density, the proposed use would achieve compliance with the land use designation if all the Conditional Use Permit requirements are met. Furthermore, the City has identified the southeastern portion of the City as being underserved from a fire station perspective.
- **ZONING:** As previously mentioned, the proposed zoning for the subject property is A-1. Under the proposed zoning, a fire station (public safety and service facility) requires a Conditional Use Permit approved by the Planning Commission and City Council. Also, the Rezoning Amendment and Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** 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.

- **ROADS AND ACCESS:** The subject site is located just northwest of the existing Cheshire Road/Glenn Parkway roundabout and would have access from Cheshire Road and Glenn Parkway. The Cheshire Road access would be full movement for the public and fire vehicles while the Glenn Parkway access would be full movement with a cut in the Glenn Parkway median for fire related vehicles only. The Cheshire Road curb cut would access the twelve space parking lot for the public vehicles and the east overhead doors and an access road that would connect the Cheshire Road and Glenn Parkway curb cuts for fire vehicles only.
- **PEDESTRIAN CONNECTIVITY:** The 2017 adopted Bicycle and Pedestrian Plan does not identify a bike or multi-use connection through the subject property. However, a sidewalk fronting Cheshire Road and Glenn Parkway would be constructed on the subject site extending to the western and northern property lines respectively that achieve compliance with minimum engineering requirements. This would connect the sidewalks to the Braumiller Woods subdivision to the north along Glenn Parkway.
- **SITE CONFIGURATION:** The proposed 9,149 square foot building is designed with four sided architecture of high quality and would be oriented on a 45 degree angle facing the Cheshire Road/Glenn Road roundabout. The 12 space public parking lot located in the front of the building would be accessed by the full movement curb cut on Cheshire Road. The Cheshire Road curb cut would also access the south overhead doors on the building and would connect to the Glenn Parkway curb cut. The Glenn Parkway full movement curb cut would access the north overhead doors. A trash and recyclables area concrete pad would be located on the south elevation screened by a 6 foot high fiber cement fence painted to match the building. Because the fire station would use tip carts, a dumpster would not be required and a fence screening the tip carts would be sufficient. A retention basin would be located north of the building along Glenn Parkway. The site is well buffered by from the residential properties to the north and west by the existing tree line. The City is exploring the option of potentially installing ground mounted solar panels which would be located in the grass area between the building and the two internal access roads fronting Cheshire Road (see attached exhibit). If the City determines this option is feasible, there would be a maximum of 260 ground mounted solar panels installed in the aforementioned area.
- **BUILDING DESIGN:** As mentioned above, the building would have four sided architecture with the main entrance on the east elevation facing the parking lot and the Cheshire Road/Glenn Parkway roundabout. The east elevation is single story in height with a main entrance on the northern half of the elevation with two columns wrapped in limestone anchoring the porch. The entrance and secondary gable has a round architectural vent accent feature. The northern portion of the elevation would be limestone and the southern portion of the elevation would have a limestone wainscoting with monarch red face brick rounding out the elevation. The roof would be pitched with asphalt shingles. Finally a cupola would complete the elevation. There would be a single three bay window, two-two bay windows and a single window on this elevation. The rear (west) elevation would have a limestone wainscoting with monarch red face brick above with a pitched roof with asphalt shingles. Five small windows and a man door are located on the rear elevation. The north elevation facing Glenn Parkway would have a limestone wainscoting the entire length of the elevation with a monarch red face brick rounding out the elevation with a pitch roof with asphalt shingles. The northern portion of the elevation would have two white overhead doors while the southern elevation would have two individual windows and a six window bay. The south elevation fronting Cheshire Road would have a limestone wainscoting extending the length of elevation with monarch red face brick rounding out the elevation with a pitched roof with asphalt shingles. The northern portion of the elevation would have two white overhead doors while the southern elevation would have four individual windows with a man door. Staff requires that the limestone on the building be Delaware blue vein or equivalent. All building appurtenances (coping, downspouts, etc.) appear to be painted to match the adjacent building colors.
- **TREE REMOVAL & REPLACEMENT:** Technically because trees and forest products are allowed uses (including their removal obviously), the A-1 zoning district allows for the removal trees without replacing but if staff incorporated a PMU (Planned Mixed Use Overlay District) zoning designation with its own removal and replanting schedule or any other straight letter zoning district the tree preservation regulations would be activated. The applicant is removing three deciduous trees that equal 66 caliper inches and five evergreen trees that equal 66 feet high (evergreen conversion to caliper inches is 1 inch for every 2 feet in height) which

yields 99 caliper inches being removed for the development. However, the applicant is planting twenty five 8 foot tall evergreen trees (a minimum 8 foot tall at installation) along the western property line in a soldier course alignment to supplement the screening to the resident to the west as well as replacing caliper inches of trees. The twenty five 8 foot tall evergreen trees would convert to 100 caliper inches of trees to meet the tree replacement requirements in Chapter 1165 regardless. Also, the heavily treed area to the north and northwest of the building would be preserved which equals approximately 49 trees that yields 816 caliper inches preserved. Therefore, the subject development would more than achieve compliance with Chapter 1165 even if the site was zoned with a PMU zoning designation or any other non A-1 straight letter zoning district.

- **LANDSCAPING & SCREENING:** The required landscaping would be separated into internal landscaping, landscaping along the two street frontages (Cheshire Road and Glenn Parkway) and perimeter landscaping along the western property line. The internal landscaping appears to achieve compliance in the parking lot and around the foundation of the building. The trees required along the street frontages would be 2 along Cheshire Road and 5 trees along Glenn Parkway. There are existing street trees along Glenn Parkway and two street trees are being planted along Cheshire Road. Also, the site would require 15 front yard trees and the applicant requested that the trees be located throughout the site instead of the front yard to enhance the visibility of the fire station to the public for safety reasons. In addition, the 25 evergreen trees a minimum 8 foot high would be planted along the western property line to screen the resident to the west. With the preservation of wooded areas to the north and west and the planting of evergreen trees along the western property line, the residential properties to the north and west would be significantly screened.
- **SIGNS:** The applicant is proposing building and ground signage. The building sign would be on the north elevation facing Glenn Parkway. The building sign is non-illuminated individual letters and the fire logo mounted to the building. The ground sign would be located just southeast of the parking lot fronting the roundabout. The sign area would encompass approximately 38 square feet on a limestone base. The overall height of the sign is 6.66 feet high with a limestone base that is approximately 1.5 feet high. The aluminum panel would be Delaware Blue with white vinyl letters with a Delaware logo. Also, the limestone base shall be constructed of Delaware blue vein limestone or equivalent. Overall, this sign is in conformance with the Gateway & Corridor Plan and Zoning Code requirements for Public Purpose / Safety Signs. The signage achieves compliance with the City's branding and wayfinding plans and regulations.
- **LIGHTING:** The applicant is proposing 7 light poles throughout the parking lot and access drives and 8 wall packs to illuminate the site. The light poles shall be black and shall not exceed 25 feet in height and the fixtures shall be cut-off style. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official.
- **CONDITIONAL USE:** As noted, a fire station is considered a public safety and service facility which requires approval of a Conditions Use Permit in the A-1 zoning district. The proposal achieves compliance with the standards and the two regulations for public safety and service facilities which are:
 - 1 Facilities shall be limited to structures that are essential for the distribution of services to the local area.
 2. Structures, storage areas and parking of fleet vehicles shall be suitably screened from the view of adjacent public streets and residential uses. This may be accomplished through the use of fences, walls, evergreen landscaping, landscaped berms or any combination thereof, as approved by the Planning Commission.

Overall Staff has reviewed these criteria and finds that all applicable criteria are met for approval of the Conditional Use Permit.

STAFF RECOMMENDATION (2017-2359 – REZONING)

Staff recommends approval of a request by the City of Delaware of a Rezoning Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.

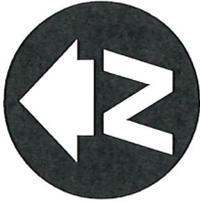
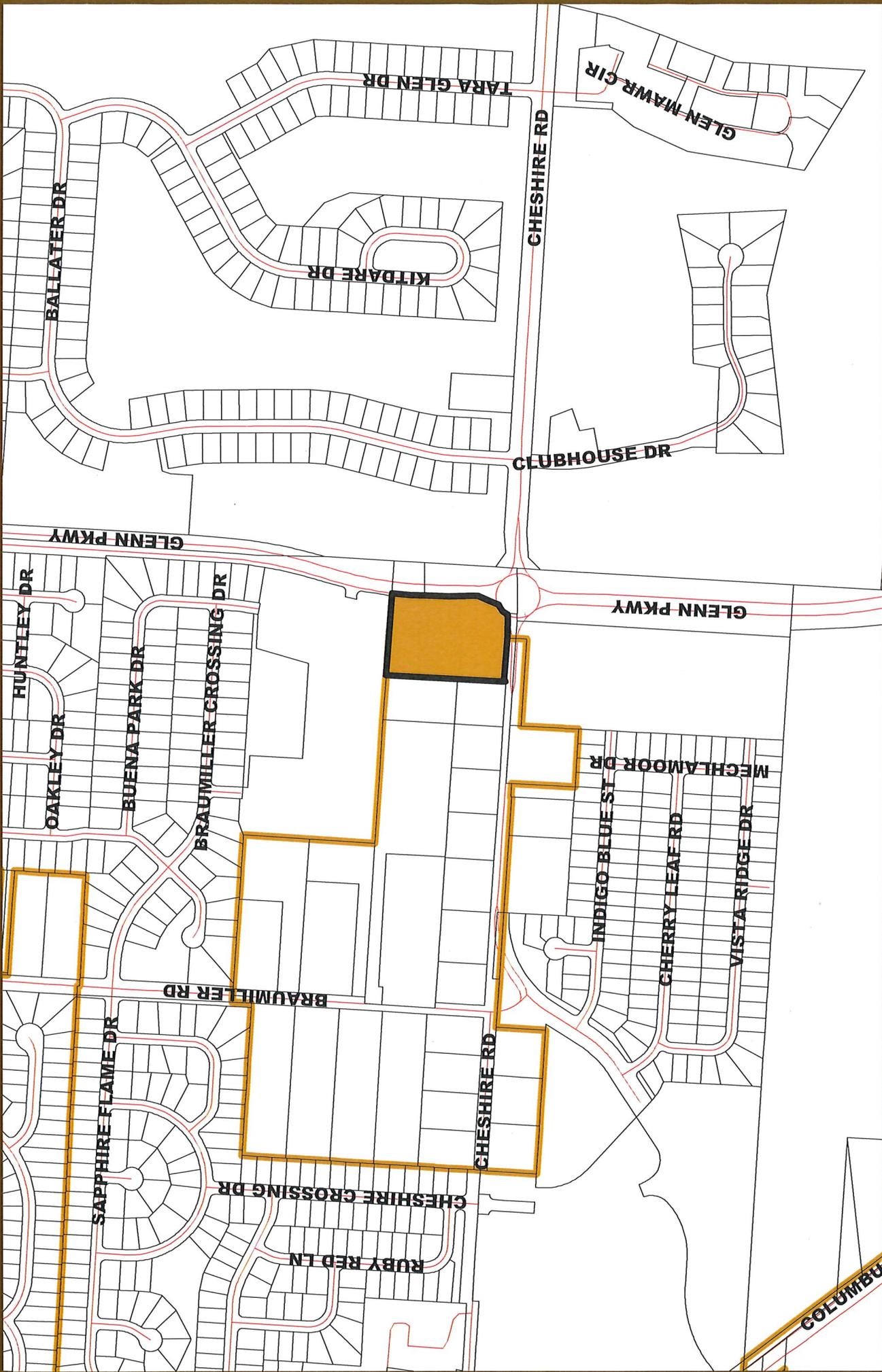
STAFF RECOMMENDATION (2017-2360 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by the City of Delaware of a Conditional Use Request for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway.

STAFF RECOMMENDATION (2017-2361 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)

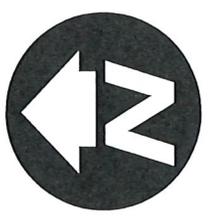
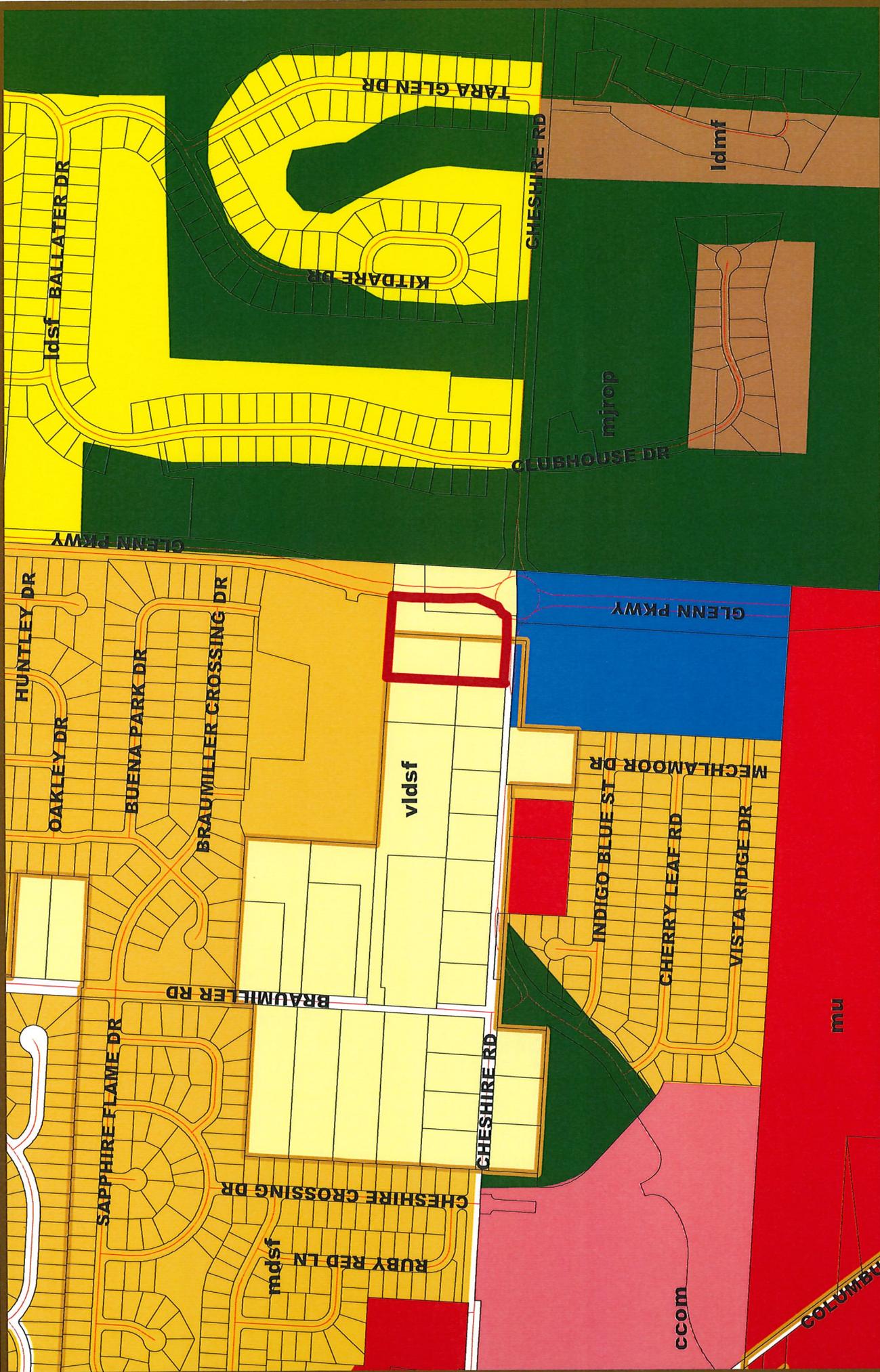
Staff recommends approval of a request by the City of Delaware of a Combined Preliminary and Final Development Plan for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway and with the following conditions that:

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. Twenty five evergreen trees a minimum 8 feet tall at installation shall be planted along the western property line in a soldier course alignment.
3. The Shade Tree Commission shall review and approve all landscape plans.
4. The limestone on the building and sign base shall be Delaware blue vein limestone or equivalent as approved by staff.
5. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
7. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting must meet the requirements of the Planning & Zoning Code.
8. The current four parcels shall be consolidated into a single parcel prior to final certificate of occupancy.
9. The signage plan shall conform to the City's branding, gateway and corridor plan and facility signage requirements.



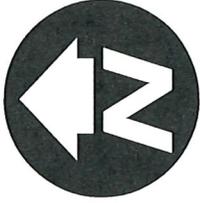
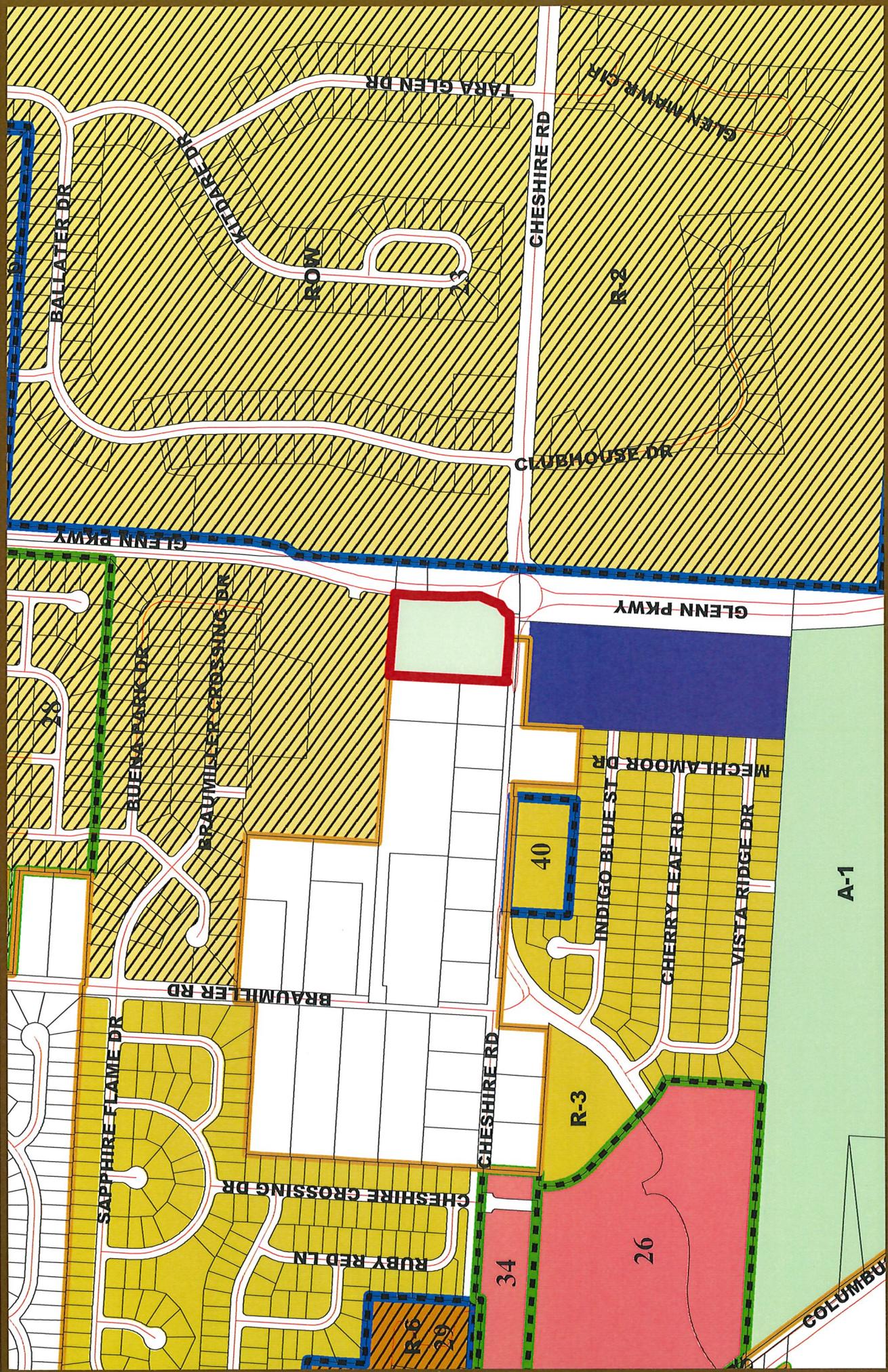
2017-2359-2361
 Rezoning Amendment, Conditional Use Permit &
 Combined Preliminary and Final Development Plan
 Firestation 304 - Cheshire Road
 Location Map





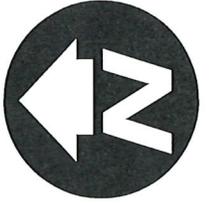
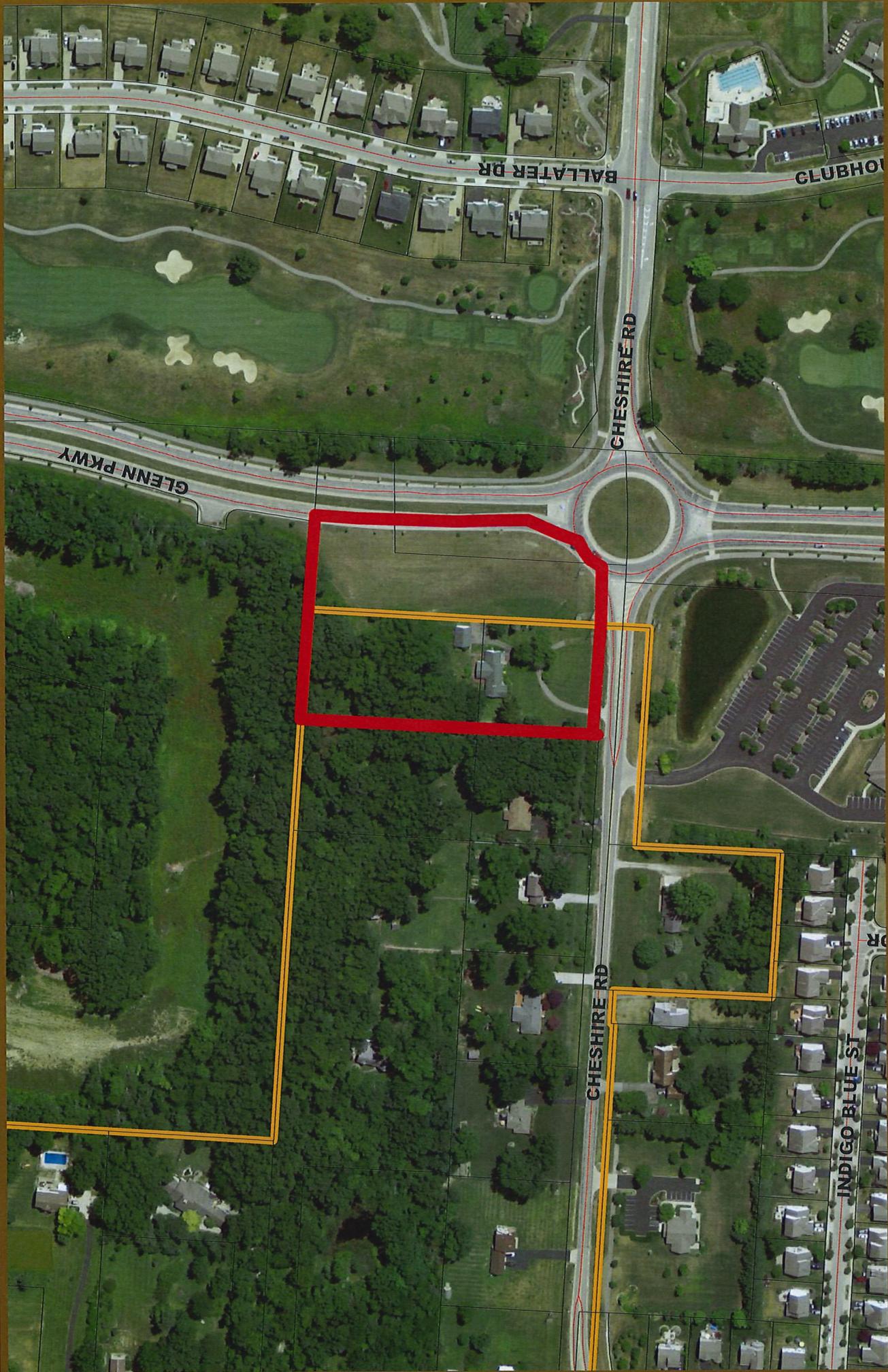
2017-2359-2361
 Rezoning Amendment, Conditional Use Permit &
 Combined Preliminary and Final Development Plan
 Firestation 304 - Cheshire Road
 Comprehensive Land Use Plan Map





2017-2359-2361
 Rezoning Amendment, Conditional Use Permit &
 Combined Preliminary and Final Development Plan
 Firestation 304 - Cheshire Road
 Zoning Map





2017-2359-2361
 Rezoning Amendment, Conditional Use Permit &
 Combined Preliminary and Final Development Plan
 Firestation 304 - Cheshire Road
 Aerial (2016)





STATE OF OHIO
 PROFESSIONAL ENGINEER
 LICENSE NO. 10182
 EXPIRES 10/12/12

Delaware Fire Station #304
 Cheshire Road / Glenn Parkway
 Delaware, Ohio

mll & weithman architects, inc.
 4525 Highland Avenue, Columbus, Ohio 43214
 614-267-6980 614-267-6978 fax

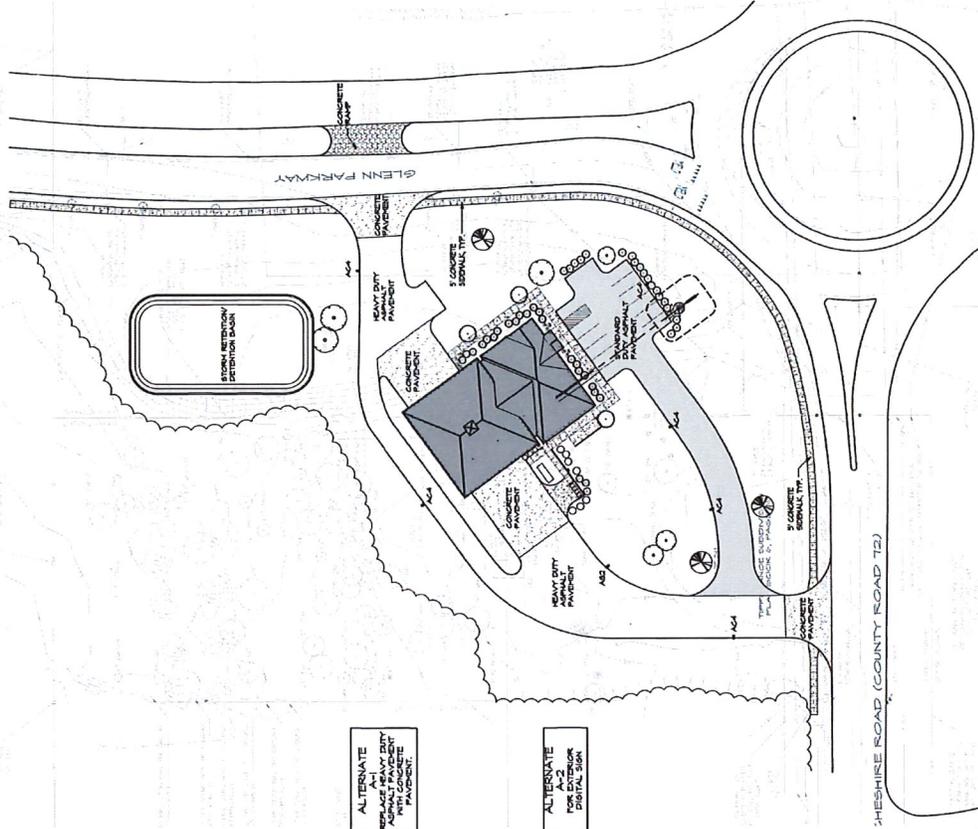
6 September 2017
 Commission No. 1775



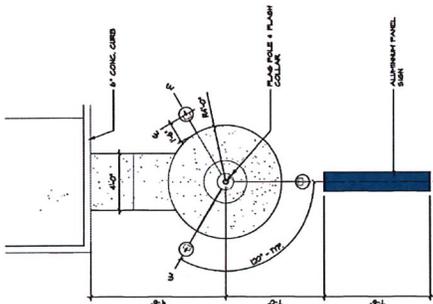
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HATCH LEGEND

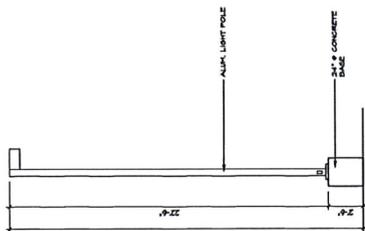
- STANDARD DITT ASPHALT PAVEMENT
- HEAVY DITT ASPHALT PAVEMENT
- HEAVY DITT CONCRETE PAVEMENT
- CONCRETE SIDEWALK



SITE PLAN
 SCALE: 1" = 40'-0"

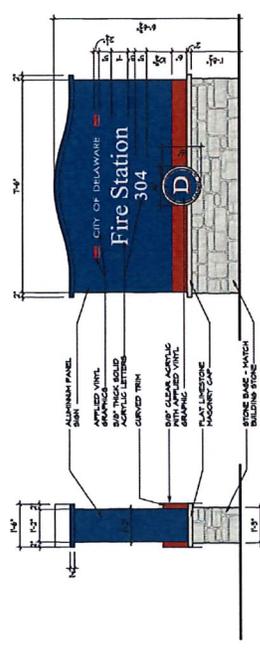


FLAG POLE DETAIL
 SCALE: 1/4" = 1'-0"



LIGHT POLE (AC4) DETAIL
 SCALE: 1/4" = 1'-0"

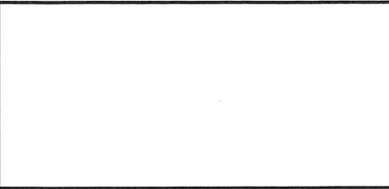
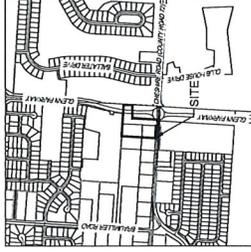
APPROXIMATE DIMENSIONS:
 SIGN: 10' x 10'
 POLE: 22' x 4"
 ARM: 10' x 4"
 BASE: 22' x 4"
 SEE 2017 PPAH E229 FOR SIGN PANEL E229



SIGN DETAIL
 SCALE: 3/4" = 1'-0"



FINAL DEVELOPMENT PLAN FOR: DELAWARE FIRE STATION #304 CITY OF DELAWARE, DELAWARE COUNTY, OHIO



DESCRIPTION

THE PROPOSED FIRE STATION IS LOCATED AT THE NORTHWEST INTERSECTION AT CHESHIRE ROAD AND GLENN PARKWAY IN THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO. THE PROPOSED PROJECT WILL CONSIST OF A NEW FIRE STATION BUILDING INCLUDING STORM SEWERS, SANITARY SERVICES, AND OTHER ASSOCIATED UTILITIES.

PROJECT BENCHMARK

All benchmarks and elevations shown on this plan are based on the north american vertical datum of 1988 (NAVOD83).
 BENCHMARK: 18\"/>

FLOOD DESCRIPTION

PROPOSED SITE IS LOCATED IN ZONE X ON FRM MAP NUMBER 39041C0231L DATED FEBRUARY 17, 2016.

SITE DATA

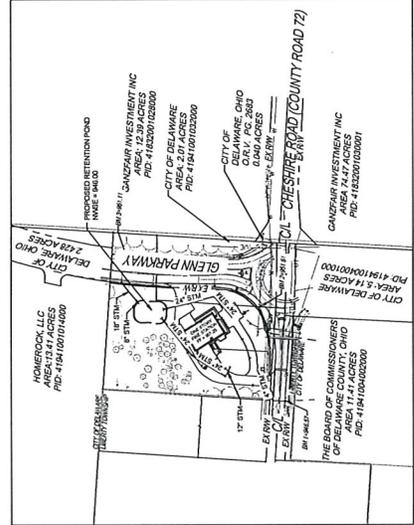
PROPOSED SITE AREA	6.54 ACRES
PROPOSED BUILDING AREA	4.10 ACRES
PROPOSED PAVEMENT AREA	0.18 ACRES
PROPOSED GREENHOUSE AREA	0.27 ACRES
PROPOSED OPEN SPACE	2.03 ACRES
PROPOSED TOTAL AREA	6.94 ACRES
PROPOSED TOTAL AREA (AFTER SPLIT)	4.44 ACRES
PROPOSED TOTAL AREA (AFTER SPLIT)	4.44 ACRES
PROPOSED TOTAL AREA (AFTER SPLIT)	4.44 ACRES
PROPOSED TOTAL AREA (AFTER SPLIT)	4.44 ACRES
PROPOSED TOTAL AREA (AFTER SPLIT)	4.44 ACRES

BUILDING INFORMATION

HEIGHT	2 STORIES
BUILDING AREA	7,265 SQUARE FEET

SOIL TYPES

BH-1: BLOUNT SILTY LOAM, GROUND MORPHE 0 TO 1 PERCENT SLOPES (HS0 T7)
 PK-1: TOWNHILL CLAY LOAM, 0 TO 1 PERCENT SLOPES (PS0 C5)
 CO-2: CO-2
 CO-3: CO-3
 POST DEVELOPMENT RUNOFF COEFFICIENT: 0.45



SHEET INDEX

- 1 - TITLE SHEET
- 2 - DEMOLITION PLAN
- 3 - SITE PLAN
- 4 - LANDSCAPE PLAN
- 5 - LANDSCAPE PLAN
- 6 - LANDSCAPE DETAILS

APPROVED BY:
CITY OF DELAWARE, OHIO

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT	DATE
DIRECTOR OF ENGINEERING SERVICES	DATE
ASSISTANT CITY ENGINEER	DATE
DIRECTOR OF PUBLIC WORKS	DATE
DIRECTOR OF PUBLIC UTILITIES	DATE
NON-ENGINEER	DATE

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO THE USER OR USER DOES NOT ACCEPT RESPONSIBILITY FOR THE ENTIRETY OF THE PLANS.

OWNER
 CITY OF DELAWARE
 99 SOUTH LIBERTY STREET
 DELAWARE, OHIO 43015
 EMAIL: DONALD@DELAWAREOHIO.NET
 CONTACT: JOHN DONAHUE

ENGINEER
 THE KLEINGERS GROUP
 350 WORTHINGTON ROAD, SUITE B
 WESTERVILLE, OHIO 43082
 CONTACT: BRENDAN FLEMING
 EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

ARCHITECT
 MILLER HARRIS ARCHITECTS
 425 INDIANOLA AVENUE
 COLUMBUS, OHIO 43214
 CONTACT: JOE WEITHMAN
 EMAIL: JOE@MH-ARCHITECTS.COM



DELAWARE FIRE STATION #304
 DELAWARE COUNTY
 DELAWARE, OH

PROJECT NO: 130514-000
 DATE: 09-22-2017
 SCALE: AS SHOWN

SHEET NAME: FINAL DEVELOPMENT PLAN
 TITLE SHEET
 SHEET NO: 1/6



1800 N. HIGHWAY 101
 SUITE 100
 WASHINGTON, OH 43081
 PH: 614.885.1111

DELaware FIRE STATION #304
 DELAWARE COUNTY
 DELAWARE, OH

PROJECT NO. 150514.000
 DATE: 09-20-2017
 SCALE: 1" = 20'-0"

SHEET NAME: FINAL DEVELOPMENT PLAN
 SHEET NO. 3/6

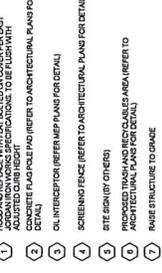
- PROPOSED LEGEND**
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT ALTERNATE: HEAVY DUTY CONCRETE
 - PROPOSED HEAVY DUTY CONCRETE
 - PROPOSED TRASH & RECYCLABLES PAD CONCRETE
 - PROPOSED STAMPEDED CONCRETE
 - PROPOSED STAMPEDED CONCRETE (MATCH TO EXISTING CONCRETE)
 - PROPOSED FRACTURED SLATE (SILICATE COLOR PER SOLOMON COLOR, INC)
 - PROPOSED CATCH BASIN
 - PROPOSED SIDEWALK
 - PROPOSED STORM CLEANOUT
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED SANITARY PIPE
 - PROPOSED WATER VALVE
 - PROPOSED FIRELINE
 - PROPOSED GAS LINE (BY OTHER)
 - PROPOSED WATER PIPE
 - PROPOSED STORM PIPE
 - PROPOSED LIGHT POLE



NOTES:

- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RAMPINGS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL WIREMENT MARKINGS ARE TO BE WHITE UNLESS OTHERWISE NOTED.
- THE TRAFFIC CONTROL PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR. A MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AT THE TIME OF THE PRE-CONSTRUCTION MEETING AND BE APPROVED BY THE RIGHT-OF-WAY INSPECTOR.

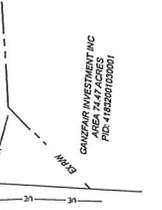
- CODED NOTES**
- EXISTING STRUCTURE TO REMAIN. REMOVE ADJUTABLE CURB JOINTS AND REPAIR WITH SPECIFICATIONS TO BE FURNISHED WITH CONCRETE (AS APPLICABLE) REFER TO ARCHITECTURAL PLANS FOR DETAIL.
 - CURB INTERCEPT (REFER TO ARCHITECTURAL PLANS FOR DETAIL).
 - SCREENING FENCE (REFER TO ARCHITECTURAL PLANS FOR DETAIL).
 - SITE SIGN (BY OTHER).
 - PROPOSED TRASH AND RECYCLABLES AREA (REFER TO ARCHITECTURAL PLANS FOR DETAIL).
 - Raise structure to grade.
 - PROPOSED 2" WIRE CURB OUT. TAPE CURB FROM FULL HEIGHT TO FLUSH WITH FINISH FOOT ON EITHER SIDE.
 - TRANSITION FROM FULL HEIGHT TO FLUSH WITH ONE SIDE.
 - PAVEMENT FLUSH WITH WALK.
 - REPLACE PAVEMENT PER CITY OF DELAWARE (DOM-18.11.18.2).
 - REPLACE CURB 1' EITHER TO MATCH EXISTING OR TO MATCH CITY OF DELAWARE (DOM-18.11.18.2).
 - PROPOSED DUAL METER SETTING AND METER WALL PER CITY OF DELAWARE (WFD-17.0).
 - PROPOSED COMMERCIAL CONCRETE DRIVEWAY APPROACH PER CITY OF DELAWARE (DOM-18.11.18.2).
 - PROPOSED 2" WIRE CONCRETE SIDEWALK PER CITY OF DELAWARE (DOM-18.11.18.2).
 - PROPOSED CONCRETE CONDUIT PAD.
 - PROPOSED CONCRETE MEDIUM CUT THROUGH.
 - PROPOSED STAMPEDED CONCRETE MEDIUM CUT THROUGH.
 - PROPOSED DRIVEWAY RAILING PER GOOT STD DWG (M&L2).
 - PROPOSED EMERGENCY VEHICLE ACCESS ONLY (BY OTHER).
 - PROPOSED PUBLIC VEHICLE ACCESS (BY OTHER).



DELaware FIRE STATION #304
 DELAWARE COUNTY
 DELAWARE, OH

PROJECT NO. 150514.000
 DATE: 09-20-2017
 SCALE: 1" = 20'-0"

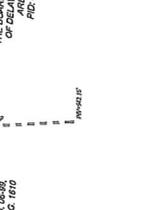
SHEET NAME: FINAL DEVELOPMENT PLAN
 SHEET NO. 3/6



DELaware FIRE STATION #304
 DELAWARE COUNTY
 DELAWARE, OH

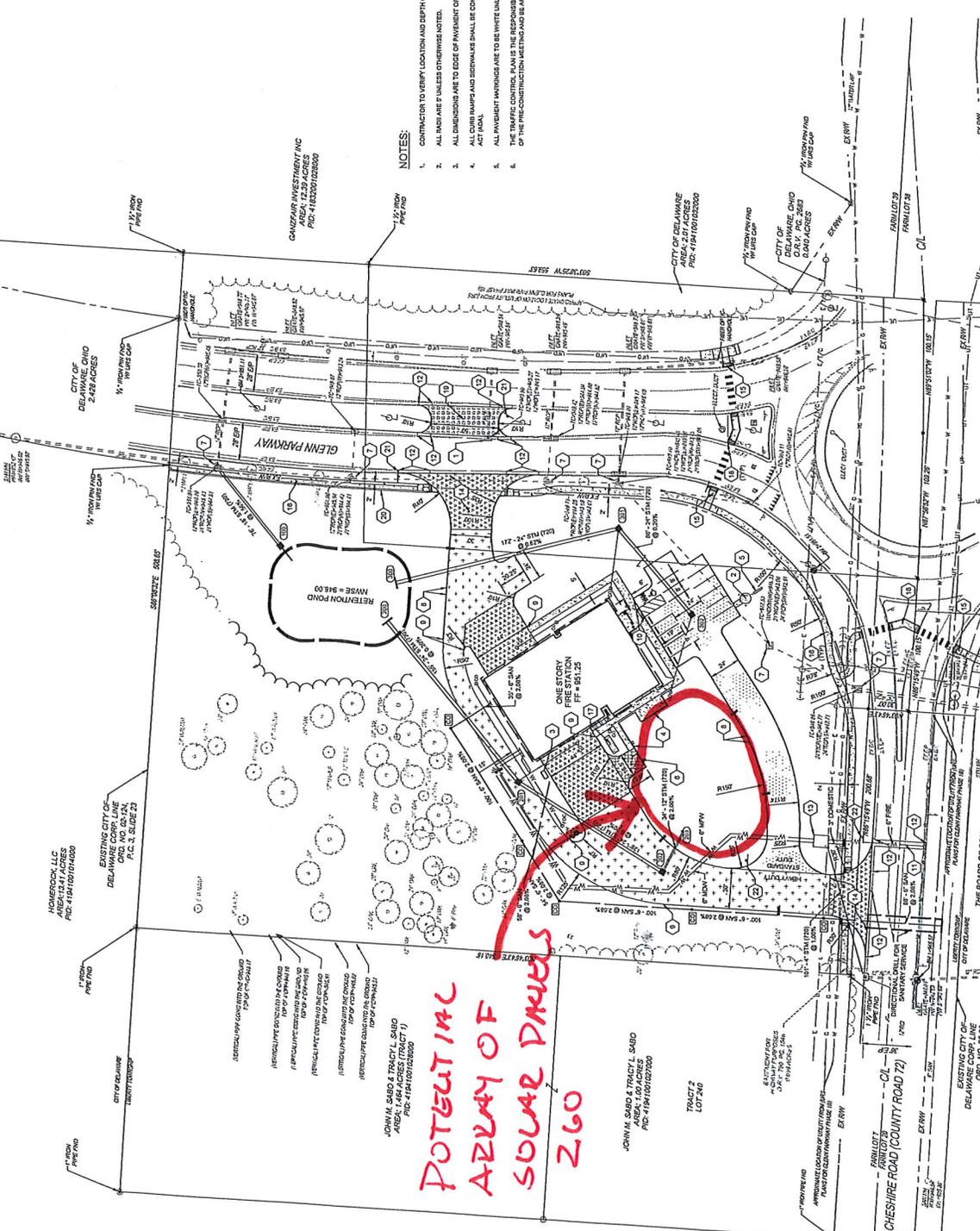
PROJECT NO. 150514.000
 DATE: 09-20-2017
 SCALE: 1" = 20'-0"

SHEET NAME: FINAL DEVELOPMENT PLAN
 SHEET NO. 3/6



DELaware FIRE STATION #304
 DELAWARE COUNTY
 DELAWARE, OH

PROJECT NO. 150514.000
 DATE: 09-20-2017
 SCALE: 1" = 20'-0"



POTENTIAL
 ARRAY OF
 SOLAR PANELS
 260

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

TRACT 2
 LOT 260

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

JOHNAL SARGO & TRACY L. SARGO
 AREA: 1.00 ACRES
 PID: 4194100102000

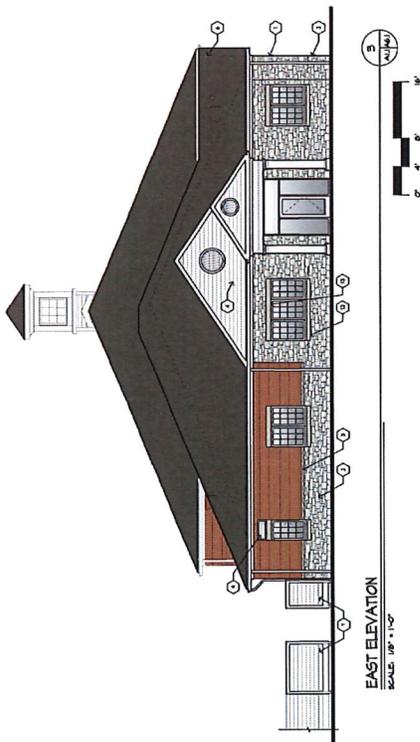


Delaware Fire Station #304
 Delaware Road / Glenn Parkway
 Delaware, Ohio

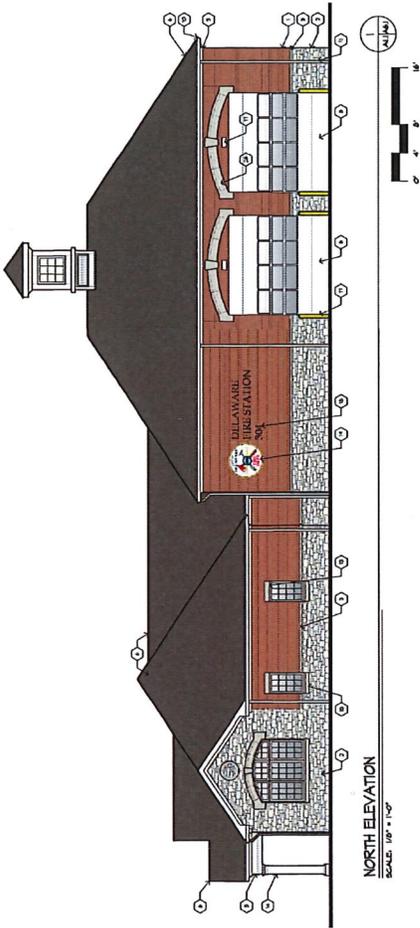
mull & weithman architects, inc.
 4525 hibernia ave., columbus, ohio 43234
 614-267-6920 614-267-6928 fax

6 september 2017
 commission no. 173

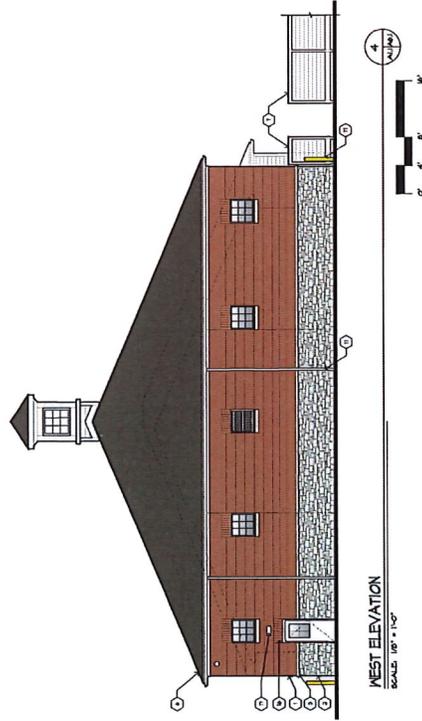
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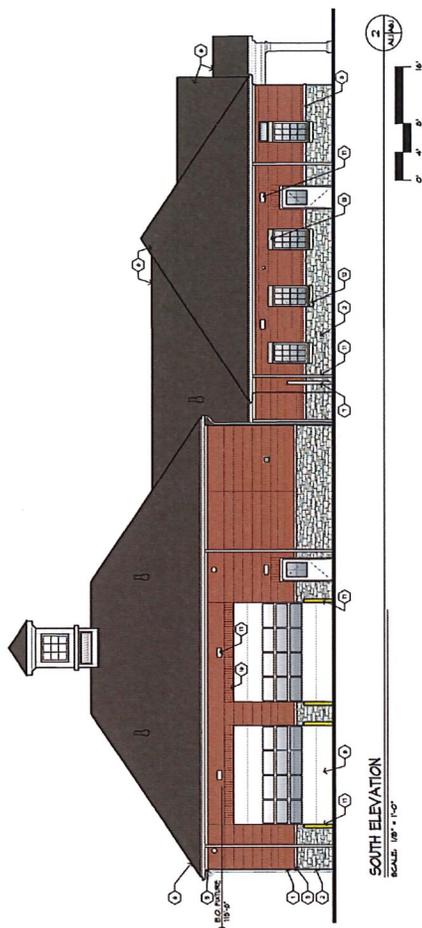
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS NOTED OTHERWISE ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE FIELD BETWEEN FINISHES SHALL BE SHOWN IN ACCORDANCE WITH THE FIELD FINISHING PROVISIONS WITH THE WORK. ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD FINISHING PROVISIONS WITH THE OWNER AND CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS HAVE PREFERENCE OVER SCALE. DO NOT SCALE DIMENSIONS.
4. LARGE SCALE DETAILS BORROW OVER SMALL SCALE DETAILS.
5. FINISHES SHALL BE SHOWN IN ACCORDANCE WITH THE FINISHING PROVISIONS. FROM CONSTRUCTION OF ANY FINISH, THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD FINISHING PROVISIONS WITH THE OWNER AND CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
6. CONTACT ALL BODY PREFERENCING TO THE BEST FACE OF THE APPROPRIATE DRY AND LIVING AREA FINISH.
7. ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD FINISHING PROVISIONS WITH THE OWNER AND CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
8. PAINT ALL EXPOSED ROOF FLASHING, CAPS, FLASHING, FLASHING TO MATCH ROOF COLOR. SEE SPECIFICATIONS.

DRAWING NOTES:

1. FACE BRICK TYPE
2. SOLID CORE BRICK
3. WALL BRICKS TO BE CENTERED OVER DOOR - SEE ELECTRICAL SPECIFICATIONS
4. STONE MASONRY
5. 1" FIBER CEMENT BOARDS - PAINT
6. 1/2" FIBER CEMENT BOARDS - PAINT
7. 3/4" DIA. VENT LOGS ON ALUMINUM PLATE
8. 1/2" DIA. VENT LOGS ON ALUMINUM PLATE
9. 1/2" DIA. VENT LOGS ON ALUMINUM PLATE
10. 1/2" DIA. VENT LOGS ON ALUMINUM PLATE

1. FINISH - SEE SITE PLAN AND ASSOCIATED DETAILS
2. FINISH - SEE SITE PLAN AND ASSOCIATED DETAILS
3. FINISH - SEE SITE PLAN AND ASSOCIATED DETAILS
4. FINISH - SEE SITE PLAN AND ASSOCIATED DETAILS
5. FINISH - SEE SITE PLAN AND ASSOCIATED DETAILS
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10. FINISH - SEE SITE PLAN AND ASSOCIATED DETAILS



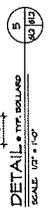
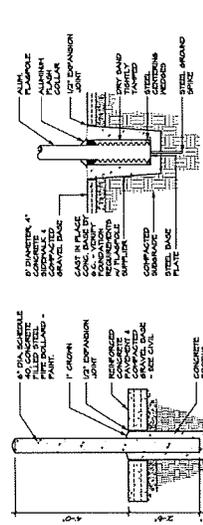
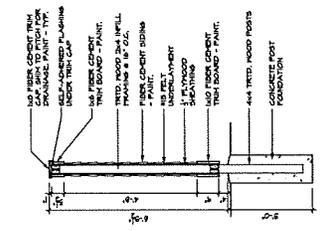
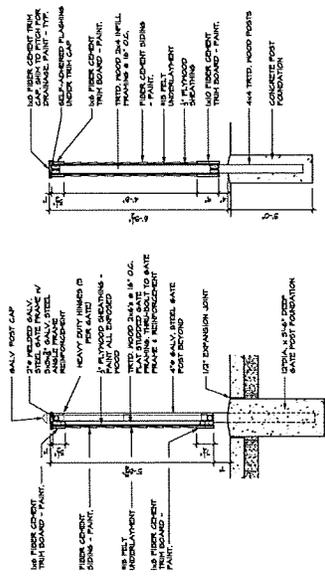
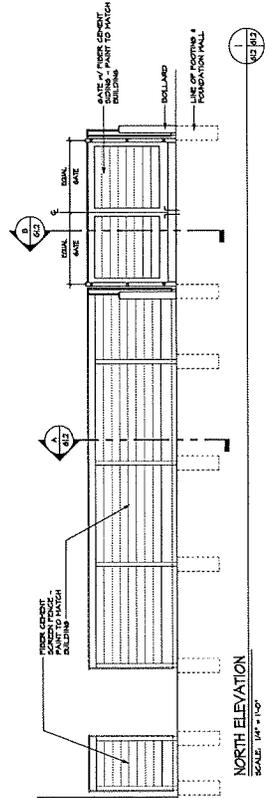
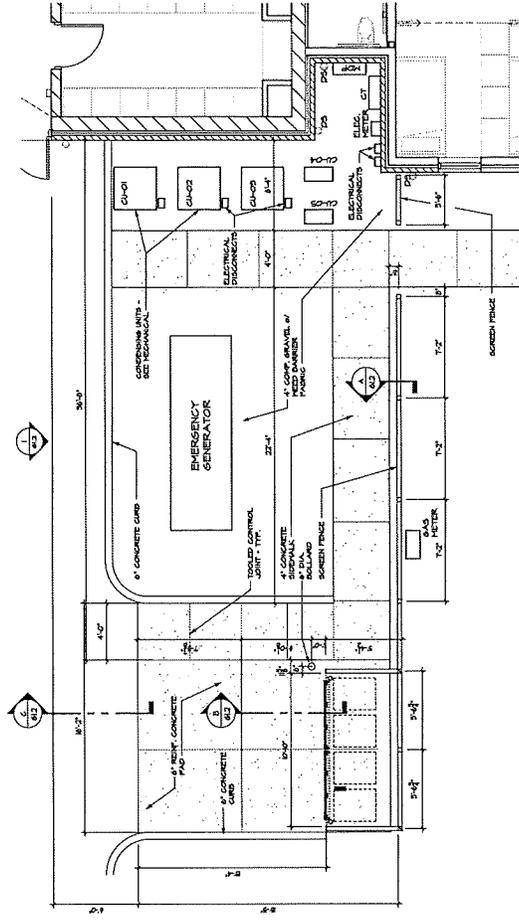
Delaware Fire Station #304
 Cheshire Road / Glenn Parkway
 Delaware, Ohio

mull & weidman architects, inc.
 4525 industrial avenue, columbus, ohio 43214
 614-267-6900
 614-267-6978 fax

6 september 2017
 commission no. 1773

G

1.2





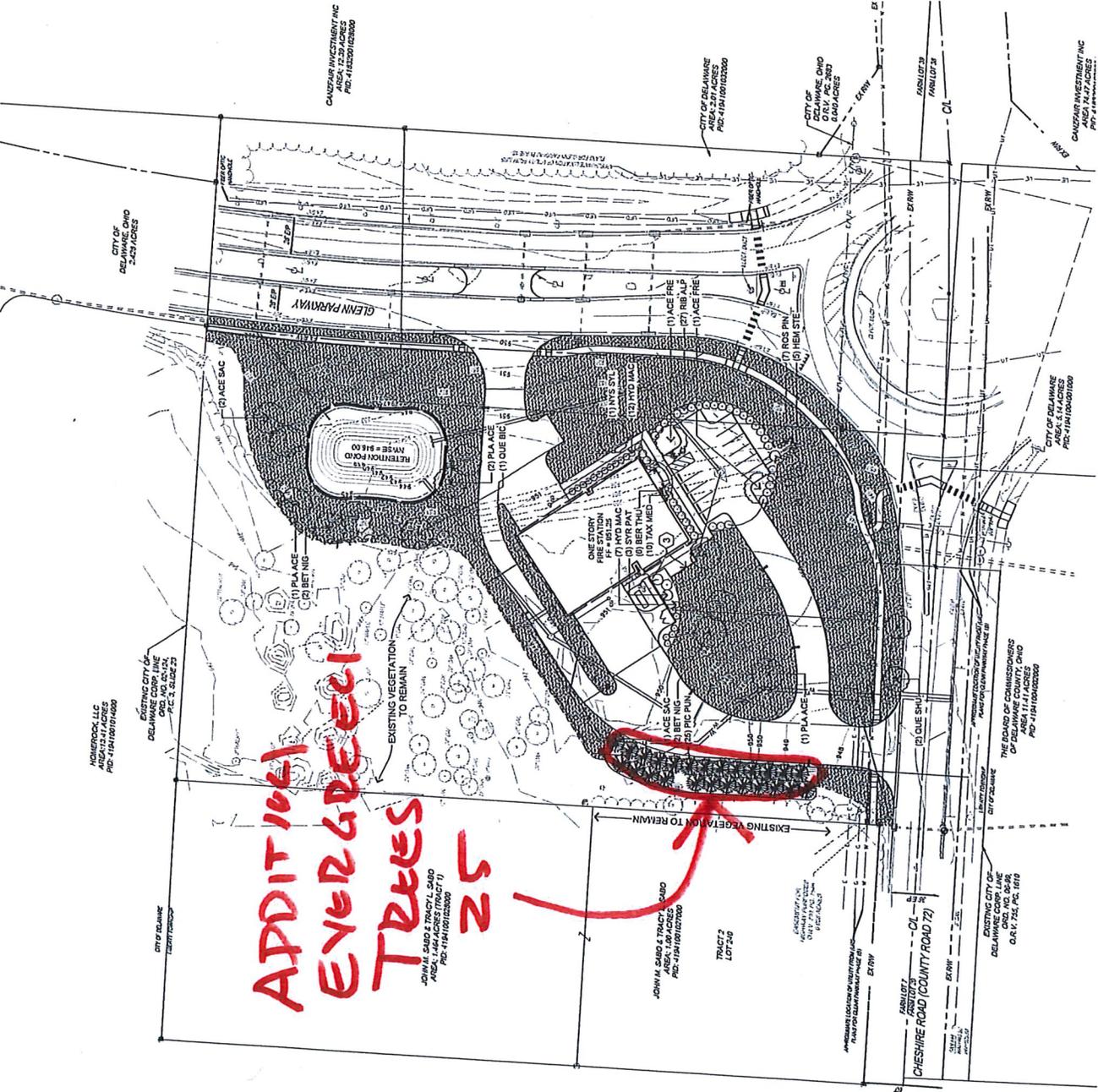
- PLANTING NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. ALL SHRUB MASSSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO BE INSTALLED AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EGED APPEARANCE.
 3. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (UAPS) 48 HOURS PRIOR TO ANY EXCAVATION WORK TO BE PERFORMED TO IDENTIFY ALL EXISTING UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
 6. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE EXISTING LANDSCAPE AND ARCHITECTURE.
 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNERS REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF PROFESSIONAL LANDSCAPE ARCHITECTS.
 8. REFER TO SHEET 8 FOR PLANT DETAILS AND PLANT SCHEDULE.

- CONSTRUCTION NOTES:**
1. FLAGPOLE, REFER TO ARCHITECTURAL PLANS
 2. SIGN, REFER TO ARCHITECTURAL PLANS
 3. SCREEN FENCE, REFER TO ARCHITECTURAL PLANS

- LEGEND:**
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
 - DECIDUOUS TREE, TYP.
 - SHRUBS & PERENNIALS, TYP.
 - TURF

- CONSTRUCTION NOTES:**
1. FLAGPOLE, REFER TO ARCHITECTURAL PLANS
 2. SIGN, REFER TO ARCHITECTURAL PLANS
 3. SCREEN FENCE, REFER TO ARCHITECTURAL PLANS

- LEGEND:**
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
 - DECIDUOUS TREE, TYP.
 - SHRUBS & PERENNIALS, TYP.
 - TURF



ADDITIONAL EVERGREEN TREES 25

DELAWARE FIRE STATION #304
DELAWARE COUNTY
DELAWARE, OH

PROJECT NO: 10084-000
DATE: 08-26-2017
SCALE: 1" = 20'

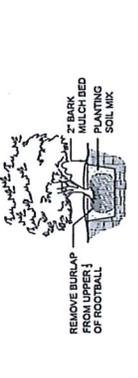
SHEET NAME: FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
SHEET NO: 5/6





PLANTING SCHEDULE

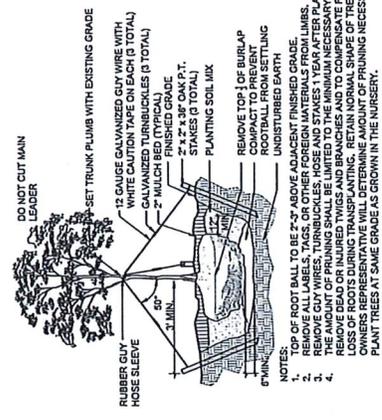
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES:						
2	ACE FRI	ACER X FRIEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CAL	BBB	
3	ACE SAC	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL	BBB	
4	BET MID	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12" H.T.	BBB	MULTI-STEM
1	NYC SYL	NYCTANUS SYLVATICA	BLACK GUM	3" CAL	BBB	
4	PLA ACE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3" CAL	BBB	
1	QUE BIG	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL	BBB	
2	QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL	BBB	
EVERGREEN TREES:						
25	PIC PUN	PICEA PUNGENS 'SILAUCA'	COLORADO BLUE SPRUCE	8' HT.	BBB	MULTI-STEM
SHRUBS:						
8	BER THU	BERBERIS THUNBERGII 'ATROPURPUREA 'NANA''	CRIMSON PINKY BARBERRY	15" HT. MIN.	CONT.	SPACE 3' O.C.
10	HYD JAC	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24" HT. MIN.	BBB	SPACE 3' O.C.
25	RIB ALP	RIBES ALPINUM	ALPINE CURRANT	24" HT. MIN.	CONT.	SPACE 3' O.C.
7	ROS PIN	ROSA 'PINK DRIFT'	PINK DRIFT ROSE	12" HT. MIN.	CONT.	SPACE 3' O.C.
3	STR PAT	STRONGIA PATULA 'MISS KIM'	MISS KIM LILAC	36" HT. MIN.	BBB	SPACE 3' O.C.
10	YAX MED	YAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	24" HT. MIN.	BBB	SPACE 3' O.C.
PERENNIALS:						
5	HEM STE	HEMERICALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	#2	CONT.	SPACE 24" O.C.



1 PLANTING BED TRENCH DETAIL
N.T.S.



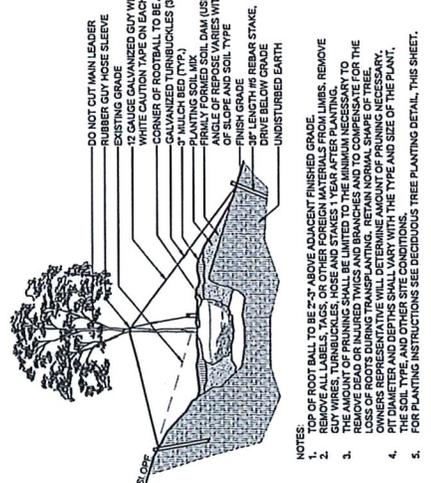
2 SHRUB PLANTING
N.T.S.



3 DECIDUOUS TREE PLANTING
N.T.S.



4 PERENNIAL / GROUND COVER PLANTING
N.T.S.



5 DECIDUOUS TREE PLANTING ON A SLOPE
NOT TO SCALE

LANDSCAPE ZONING REQUIREMENTS (DELAWARE, OH CODE)

REQUIREMENT	REQUIREMENT	PROPOSED
STREET TREES (SECTION 1186.06)	1.75" MIN. CALIPER TREES INSTALLED PER 40 LF OF FRONTAGE	GLENN PKWY EXISTING TREES TO REMAIN CHESHIRE ROAD 80 LF = 2 TREES
FRONT YARD (SECTION 1186.07)	REQUIRED 1 SHADE TREE PER 50 LF OF FRONTAGE (2" MIN. CALIPER) + 1 SHRUB PER 10 LF OF FRONTAGE, NOT INCLUDING DRIVE ENTRANCES	PROPOSED 15 TREES + 75 SHRUBS PROPOSED
FRONT YARD (SECTION 1186.08)	REQUIRED 8' HEIGHT SOLID, CONTINUOUS SCREEN CONSISTING OF VEGETATION, BERM, AND/OR FENCE	PROPOSED EXISTING VEGETATION TO REMAIN
PARKING LOT (SECTION 1186.09)	REQUIRED SCREENING	PROPOSED 3" TALL HEDGE, BERM, OR WALL LOCATED ALONG PERIMETER OF PARKING LOT
TREE PRESERVATION (SECTION 1186.04)	REQUIRED REPLACE EACH TREE REMOVED WITH A DBH OF 8" OR GREATER WITH TREES EQUAL TO THE TOTAL CALIPER OF THE REMOVED TREE (1.75" MIN. CALIPER) OR PAY INTO CITY'S TREE BANK FUND	PROPOSED PAY INTO TREE FUND PROPOSED

DELAWARE FIRE STATION #304
DELAWARE COUNTY
DELAWARE, OH

PROJECT NO: 150214.009
DATE: 08-06-2017
SCALE:

PROJECT NAME: **FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS**

DRAWING NO: **6/6**



mull & weithman architects, inc.

September 6, 2017

Delaware Fire Station #304

Preliminary Material Selection Finish Schedule

Project No. 1713

Exterior Finishes

Roof: Certainteed Landmark Premium - Weathered Wood to match Fire Station 303.
(Sample of Certainteed Grand Manor provided for color reference)

Fascia, Frieze, Trim, Fiberglass Columns: Paint: Sherwin Williams, Alabaster SW7008

Walls:

Siding: Paint: Sherwin Williams, Navajo White SW6126

Brick: Monarch – Jewel Clear Range A 11-09 Sugarcreek Plant 8 (Modular sample provided for color reference. Texture to match Fire Station 303.)

Mortar: Cemex Richcolor 58-H Limestone

Stone: Field Stone – See sample

Windows: Match Fire Station 303
Window Cladding – PR7843 Vanilla Cream

Entrance Door, and Storefront System: Bone White

Exterior Louvers: Colonial White M-18138

Exterior Exposed Flashing:

Roof Valley Flashing:	Terra Bronze
Roof Drip Edge:	White – Match Gutters & Downspouts
Gutters & Downspouts:	White
Stepped Masonry Counterflashing:	Terra Bronze
Cupola Apron Flashing	Terra Bronze

Exterior H.M. Doors & Frames: Paint to Match Window Color

Sectional Overhead Doors: White

Station Signs

Ground Sign – City of Delaware Standard Aluminum Panel Sign – See Sheet G1.1

Black: CMYK 50, 50, 25, 100

Blue: CMYK 90, 70, 30, 10

Red: CMYK 0, 90, 90, 33

Beige: CMYK 0, 2, 10, 5

Building Signage

Color Graphic: City of Delaware Fire Department Patch

Dimensional Letters: Powder Coated Aluminum Letters – White.



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



Project # _____ Case # _____

Planning Commission

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

Subdivision/Project Name DELAWARE FIRE STATION #304 Address NW CORNER CHESHIRE RD / GLENN PKWY
Acreage 4.102 Square Footage _____ Number of Lots 1 Number of Units N/A
Zoning District/Land Use N/A Proposed Zoning/Land Use TBD Parcel # TBD

Applicant Name CITY OF DELAWARE Contact Person MR. JERRY WARNER

Applicant Address 1 SOUTH SANDUSKY STREET, DELAWARE, OHIO 43015

Phone 740-203-1000 Fax _____ E-mail JWARNER@DELAWAREOHIO.NET

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney THE KLEINGERS GROUP Contact Person MR. BRENDAN M. FLEMING, PE

Address 350 WORTHINGTON ROAD, SUITE B, WESTERVILLE, OH43062

Phone 614-882-4311 Fax _____ E-mail BRENDAN.FLEMING@KLEINGERS.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.

Owner Signature _____ Owner Printed Name _____

Agent Signature _____ Agent Printed Name _____

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Notary Stamp

Notary Public



FACT SHEET

AGENDA ITEM NO: 18

DATE: 10/23/2017

ORDINANCE NO: 17-67

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
October 23, 2017 at 7:45 p.m.

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 FOR THE CITY OF DELAWARE FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR FIRE STATION 304 ON 4.102 ACRES ZONED A-1 (AGRICULTURAL DISTRICT) AND LOCATED AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on October 4, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-67

AN ORDINANCE FOR THE CITY OF DELAWARE FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR FIRE STATION 304 ON 4.102 ACRES ZONED A-1 (AGRICULTURAL DISTRICT) AND LOCATED AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY.

WHEREAS, the Planning Commission at its meeting on October 4, 2017 recommended approval of a Conditional Use Permit for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway (2017-2360).

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

SECTION 1. That the Conditional Use Permit for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway, is hereby confirmed, approved, and accepted.

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: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____

CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 19

DATE: 10/09/2017

ORDINANCE NO: 17-68

RESOLUTION NO:

READING: FIRST

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 FOR THE CITY OF DELAWARE FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR FIRE STATION 304 ON 4.102 ACRES ZONED A-1 (AGRICULTURAL DISTRICT) AND LOCATED AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

Per Chapter 1129 Procedures of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on October 4, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-68

AN ORDINANCE FOR THE CITY OF DELAWARE FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR FIRE STATION 304 ON 4.102 ACRES ZONED A-1 (AGRICULTURAL DISTRICT) AND LOCATED AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY.

WHEREAS, the Planning Commission at its meeting on October 4, 2017 recommended approval of a Combined Preliminary and Final Development Plan for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway (2017-2361).

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

SECTION 1. That the Combined Preliminary and Final Development Plan for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural District) and located at the northwest corner of Cheshire Road and Glenn Parkway is hereby confirmed, approved, and accepted, 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. Twenty five evergreen trees a minimum 8 feet tall at installation shall be planted along the western property line in a soldier course alignment.
3. The Shade Tree Commission shall review and approve all landscape plans.
4. The limestone on the building and sign base shall be Delaware blue vein limestone or equivalent as approved by staff.
5. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
7. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting must meet the requirements of the Planning & Zoning Code.

8. The current four parcels shall be consolidated into a single parcel prior to final certificate of occupancy.
9. The signage plan shall conform to the City's branding, gateway and corridor plan and facility signage requirements.

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: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: October 5, 2017

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**

September 19

* Strand Board Meeting

September 20

* Ross Art Museum Outdoor Exhibit

September 25

* Rotary

* City Council

September 26

* Meeting with Mark Raiff

September 27

* Historic Preservation Commission Meeting

October 2

* Rotary

* CIP Work Session

October 3

* 911 Board Meeting

October 4

* Evening of Generosity

October 5

* Transportation Academy

October

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 Council CIP Work Session -6	3 Council CIP Work Session if needed- 6 Public Works- cancelled	4 Civil Service Commission 3 Planning 7	5	6	7
8	9 Council 7	10 Sister City 6	11 BZA 7-cancelled	12	13	14
15	16	17 Parks & Rec Bd 7	18	19 Airport Commission 7- cancelled	20	21
22	23 Council 7	24 Shade Tree 7	25 HPC 7	26	27	28
29	30	31				

2017

CONTRACT APPROVAL – October 9, 2017

VENDOR	EXPLANATION OF AGREEMENT	2017 AMOUNT	DEPARTMENT
Builderscape, Inc.	Glenross Park Improvement-Phase 2	\$91,500	Parks
Esri	Small Municipal and County Govt Enterprise License Agreement	\$35,000/yr	IT
Chi Corporation	Contract equipment, support, and engineering services	\$73,772	IT