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 6-0 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, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Absent from the discussion was Fourth Ward Kyle Rohrer. Following the discussion at 6:55 p.m., it was moved by Vice-Mayor Shafer that Council move into Open session, seconded by Mr. Jones and approved by a 6-0 vote.

The regular meeting of Council held March 12, 2018 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 and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was Fourth Ward Kyle Rohrer. The invocation was given by Pastor Michael Curtis, Second Baptist Church, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Ted Miller, Parks and Natural Resource Director, Blake Jordan, Director of Public Utilities, Dave Efland, Planning and Community Development Director, Bruce Pijanowski, Police Chief, Kelsey Scott, Economic Development Specialist, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

Motion to Excuse: Vice-Mayor Shafer motioned to excuse Mr. Rohrer, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on February 26, 2018, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held February 26, 2018, seconded by Mr. Browning. Motion approved by a 6-0 vote.

ITEM 5: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Shade Tree meeting held on January 23, 2018, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held on January 24, 2018, as recorded and transcribed.
C. Acceptance of the Motion Summary of the Finance Committee meeting held on August 16, 2017, as recorded and transcribed.
D. Acceptance of the Motion Summary of the Civil Service Committee meeting held on January 3, 2018, as recorded and transcribed.
E. Acceptance of the Motion Summary of the Planning Commission meeting held on February 7, 2018, as recorded and transcribed.

F. Resolution No. 18-15, a resolution accepting the recommendations of the Delaware City Tax Incentive Review Council (TIRC) on the status of the 2017 Community Reinvestment Area (CRA), Enterprise Zone (EZ) and Tax Increment Financing Programs (TIF).

G. Establish March 26, 2018 at 7:30 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-21, an ordinance for Medrock LLC approving a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family with a PUD Overlay.

Mayor Riggle requested that staff review the boundaries for a Residential CRA.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORTS
Mr. Hellinger informed Council that the Finance Committee had a meeting.

ITEM 8: ORDINANCE NO. 18-11 [Third Reading]
AN ORDINANCE FOR DEL-MOR DWELLINGS CORPORATION APPROVING A REZONING AMENDMENT TO ALLOW A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 250 CURTIS STREET ON THE NORTH SIDE OF FIRESTONE DRIVE ON APPROXIMATELY 3.64 ACRES ON PROPERTY ZONED PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT) FOR AN ACTIVELY OWNED AND MANAGED 40 DWELLING UNIT LOW AND MODERATE INCOME AFFORDABLE HOUSING DEVELOPMENT.

The Clerk read the ordinance for the third time.

APPLICANT:
Jim Wilson
30 North Franklin Street
Delaware, Ohio 43015

PUBLIC COMMENT:
Craig Campbell
183 Curtis Street
Delaware, Ohio 43015

Mr. Campbell discussed the need to improve the sidewalks on Curtis Street for safety reasons. He voiced a concern over the approved height of the buildings compared to houses on Curtis Street.

Suzanne Pussar
2978 N Three B's & K Road
Sunbury, Ohio 43074

Ms. Pussar discussed her support for the development and the need for housing for individuals with mental illness.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-11, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

ITEM 9: ORDINANCE NO. 18-12 [Third Reading]
AN ORDINANCE FOR DEL-MOR DWELLINGS CORPORATION APPROVING A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED AT 250 CURTIS STREET ON THE NORTH SIDE OF FIRESTONE DRIVE ON APPROXIMATELY 3.64 ACRES ON PROPERTY ZONED PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT) FOR AN ACTIVELY OWNED AND MANAGED 40 DWELLING UNIT LOW AND MODERATE INCOME AFFORDABLE HOUSING DEVELOPMENT.

The Clerk read the ordinance for the third time.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-12, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

ITEM 10: ORDINANCE NO. 18-13 [Third Reading]
AN ORDINANCE FOR DEL-MOR DWELLINGS CORPORATION APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR AN ACTIVELY OWNED AND MANAGED 40 DWELLING UNIT LOW AND MODERATE INCOME AFFORDABLE HOUSING DEVELOPMENT AT 250 CURTIS STREET ON THE NORTH SIDE OF FIRESTONE DRIVE ON APPROXIMATELY 3.64 ACRES ON PROPERTY ZONED PO/I PMU (PLANNED OFFICE/INSTITUTIONAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

The Clerk read the ordinance for the third time.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-13, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

ITEM 11: ORDINANCE NO. 18-14 [Third Reading]
AN ORDINANCE FOR DEL-MOR DWELLINGS CORPORATION APPROVING A COMPREHENSIVE PLAN AMENDMENT ON THE FUTURE LAND USE MAP FROM MEDIUM DENSITY SINGLE FAMILY TO MIXED USE AT 250 CURTIS STREET ON THE NORTH SIDE OF FIRESTONE DRIVE ON APPROXIMATELY 3.64 ACRES ON PROPERTY ZONED PO/I PMU (PLANNED OFFICE/INSTITUTIONAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR AN ACTIVELY OWNED AND MANAGED 40 DWELLING UNIT LOW AND MODERATE INCOME AFFORDABLE HOUSING DEVELOPMENT.

The Clerk read the ordinance for the third time.

Mrs. Keller discussed the Comprehensive Plan Amendment and having the process take place during the update of the Comprehensive Plan.

APPLICANT:
Jim Wilson
30 North Franklin Street
Delaware, Ohio 43015

Mr. Wilson was in agreement to withdraw Ordinance No. 18-14.

Motion: Mrs. Keller motioned to adopt Ordinance No. 18-14, seconded by Mr. Jones. Motion failed by a 0-6 vote.

ITEM 12: ORDINANCE NO. 18-18 [Public Hearing and Second Reading]
AN ORDINANCE AMENDING SECTION 933.09 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO REGARDING INTOXICATING BEVERAGES PROHIBITED, AND REPEALING EXISTING SECTION 933.09 IN ITS ENTIRETY, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time.

There was no public comment.

Mr. Hellinger voiced his opposition to Ordinance No. 18-18 and concerns regarding having alcohol at a City park. Council was in agreement to take Ordinance No. 18-18 to a third reading.

ITEM 13: RESOLUTION NO. 18-16 [First Reading]
A RESOLUTION AUTHORIZING THE ELIMINATION OF SEVEN (7) ON-STREET PARKING SPACES ON THE EAST SIDE OF NORTH SANDUSKY STREET BETWEEN MARSHALL COURT AND THE ALLEY THAT RUNS BETWEEN SANDUSKY STREET AND UNION STREET, AND DESIGNATED AS A NO PARKING ZONE ACCORDINGLY.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 18-16, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 14: RESOLUTION NO. 18-17 [First Reading]
A RESOLUTION DESIGNATING THE ALLEY BETWEEN NORTH SANDUSKY STREET AND NORTH UNION STREET AS A ONE-WAY ALLEY EASTBOUND FROM NORTH SANDUSKY STREET TO 115 FEET WEST OF NORTH UNION STREET, AND TO REMAIN AS A TWO-WAY ALLEY FROM 115 FEET WEST OF NORTH UNION STREET TO NORTH UNION STREET.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 18-17, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 15: RESOLUTION NO. 18-18 [First Reading]
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) RELATING TO A PROPOSED DEVELOPMENT AGREEMENT WITH DELAWARE COUNTY RELATING TO PUBLIC USE OF CERTAIN COUNTY PARKING AREAS.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 18-18, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 16: ORDINANCE NO. 18-19 [First Reading]
AN ORDINANCE AMENDING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT TO CAMS, INC. TO ASSIST IN UPGRADING ELECTRICAL INFRASTRUCTURE THAT WILL ALLOW THE COMPANY TO OCCUPY 20,000 SQ. FT. OF THE SYMMETRY II BUILDING AT 105 INNOVATION COURT, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-19, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 18-19, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-19, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

ITEM 17: ORDINANCE NO. 18-20 [First Reading]
AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING TO PURCHASE A NEW POOL PUMP FOR THE JACK FLORANCE POOL.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-20, seconded by Mr. Jones. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-20, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 18: ORDINANCE NO. 18-21 [First Reading]
AN ORDINANCE FOR MEDROCK LLC. APPROVING A ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 36 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY WITH A PUD OVERLAY.

The Clerk read the ordinance for the first time.

A public hearing and second reading has been scheduled for March 26, 2018 at 7:30 p.m.

ITEM 19: ORDINANCE NO. 18-22 [First Reading]
AN ORDINANCE FOR MEDROCK LLC. APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY AREA 3 OF THE WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY

ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT DISTRICT).
The Clerk read the ordinance for the first time.

ITEM 20: CITY MANAGER'S REPORT
Mr. Homan reminded Council that a Work Session to discuss Economic Development is scheduled for March 19, 2018 is scheduled

Mr. Homan discussed the status of Small Cell Tower Legislation.

Mr. Homan informed Council that there will be a joint signing with Ohio Wesleyan University for the Entrepreneurship Center Agreement.

Mr. Homan recognized staff efforts to address issues in the City that affect people with disabilities, including a recent article regarding the installation of the audio cross walk signals.

ITEM 21: COUNCIL COMMENTS
Mr. Hellinger requested that Council discuss in the future the continued issue with The Bag.

Mayor Riggle discussed a recent meeting she attended with Amvets Post 102 to discussion the upcoming art exhibit of the Eyes of Freedom Memorial. This exhibit will be displayed at the National Guard Armory the last week of May to the beginning of June.

ITEM 22: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 7:54 p.m.

Carolyn Kay Riggle
Mayor Carolyn Kay Riggle

Elaine McCloskey
Elaine McCloskey, Council Clerk