

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

AGENDA

7:00 P.M. REGULAR MEETING

September 24, 2018

1. ROLL CALL
2. INVOCATION – Pastor Dave Carter, New Beginnings United Methodist Church
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the Regular Meeting of Council held on September 10, 2018, as recorded and transcribed.
APPROVAL of the Motion Summary of the Work Session Meeting of Council held on September 6, 2018, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Establish October 8, 2018 at 8:00 p.m. as a date and time for a public hearing and second reading of Ordinance No. 18-88, an ordinance amending Section 549.08 of the City of Delaware’s Codified Ordinances, relating to pointing and discharging firearms.
 - B. Establish October 22, 2018 at 7:30 p.m. as a date and time for a public hearing and third reading of Ordinance No. 18-89, an ordinance amending Section 917.14 of the Sanitary Sewer Regulations of the Streets, Utilities, and Public Services Code to add a fifty percent (50%) surcharge for non-city customers.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. CONSIDERATION OF A LIQUOR PERMIT TREX
 - A. RMPF Enterprises, LLC, 26 North Sandusky Street, Delaware, Ohio 43015. Permit Classes: D5, D6

In order to vote in favor of this application, Council would move to approve the TREX and not request a hearing before the Liquor Commission.

9. CONSIDERATION OF A LIQUOR PERMIT (Relating to Stockholder Change)
A. Four Fat BS LLC DBA Restoration Brew Worx, 25 North Sandusky Street & Patio, Delaware, Ohio 43015; Permit Classes: A1A, A1C
10. CONSIDERATION of Ordinance No. 18-86, an ordinance supplementing the 2018 Appropriations Ordinance to increase funding for the purchase of jet fuel and 100 LL fuel for the airport, and declaring an emergency.
11. CONSIDERATION of Ordinance No. 18-87, an ordinance supplementing the 2018 Appropriations Ordinance to provide additional funding for Land Development Engineering Professional Services, and declaring and emergency.
12. CONSIDERATION of Ordinance No. 18-88, an ordinance amending Section 549.08 of the City of Delaware's Codified Ordinances, relating to pointing and discharging firearms.
13. CONSIDERATION of Ordinance No. 18-89, an ordinance amending Section 917.14 of the Sanitary Sewer Regulations of the Streets, Utilities, and Public Services Code to add a fifty percent (50%) surcharge for non-city customers.
14. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 18-81, an ordinance amending Section 917.05 of the Delaware Codified Ordinances modifying industrial pre-treatment limits for silver and mercury.
15. 7:45 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 18-84, an ordinance for Mystic Golf and Games LLC for approval of a Conditional Use Permit request for Mystic Golf and Games at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District).
16. SECOND READING of Ordinance No. 18-80, an ordinance accepting the annexation of 221.341 ± acres of land more or less, description and map are attached hereto as exhibits "A" and "B" for the annexation known as the Central Ohio Boy Scouts of America – Camp Lazarus Annexation by Michael R. Shade, Agent for the Petitioners.
17. SECOND READING of Ordinance No. 18-85, an ordinance amending the Management, Professional, Technical, Confidential, and Supervisory Employees Pay Plan.

18. FOURTH READING of Resolution No. 18-50, a resolution adopting the 2019-2023 Five-Year Capital Improvement Program (CIP).
19. FOURTH READING of Ordinance No. 18-70, an ordinance for Metro Development LLC, for approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown Auto Storage Lot.
20. FOURTH READING of Ordinance No. 18-71, an ordinance for Metro Development LLC, for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown Auto Storage Lot.
21. FOURTH READING of Ordinance No. 18-72, an ordinance for Metro Development LLC, for approval of a Preliminary Development Plan for the Seattle House Apartments (240 Units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Multi-Family Residential District and Community Business District with a Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown Auto Storage Lot.
22. FOURTH READING of Ordinance No. 18-73, an ordinance for Metro Development LLC, for approval of a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential with a Planned Mixed Use overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments.
23. FOURTH READING of Ordinance No. 18-74, an ordinance for Metro Development LLC, for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.

24. FOURTH READING Ordinance No. 18-75, an ordinance for Metro Development LLC, for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments.
25. DISCUSSION of Report Regarding Regulation of Massage Establishments
26. CITY MANAGER'S REPORT
27. COUNCIL COMMENTS
28. ADJOURNMENT

RECORD OF PROCEEDINGS

Held September 10 20 18

6:30 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 did not meet in executive session as it was deemed not necessary.

The regular meeting of Council held September 10, 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, Fourth Ward Kyle Rohrer, At-Large George Hellinger, and Vice-Mayor Kent Shafer who presided. Absent from the meeting was Mayor Carolyn Kay Riggle. The invocation was given by Captain Mark Larrick, The Salvation Army, followed by the Pledge of Allegiance.

Staff Present: Chris Ballard, Assistant City Attorney, Ted Miller, Parks and Natural Resource Director, Blake Jordan, Public Utilities Director, Dean Stelzer, Finance Director, Bill Ferrigno, Public Works Director/City Engineer, Dave Efland, Planning and Community Development Director, John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

Motion to Excuse: Mr. Hellinger motioned to excuse Mayor Riggle, seconded by Mr. Rohrer. 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 August 27, 2018, as recorded and transcribed.

Motion: Mrs. Keller motioned to approve the Motion Summary of the regular meeting of Council held August 27, 2018, as recorded and transcribed, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary of the Shade Tree Commission meeting held on June 26, 2018, as recorded and transcribed.
- B. Acceptance of the Motion Summary of the Planning Commission meeting held on August 1, 2018, as recorded and transcribed.
- C. Acceptance of the Motion Summary of the Civil Service Commission meeting held on June 6, 2018, as recorded and transcribed.
- D. Resolution No. 18-51, a resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor for Tax Year 2018/Budget Year 2019.
- E. Resolution No. 18-52, a resolution authorizing the City Manager to enter into a Cooperation Agreement with Delaware County for the installation of a traffic signal at the intersection of US 23 and Glenn Parkway-Peachblow Road.
- F. Establish September 24, 2018 at 7:30 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-81, an ordinance amending Section 917.05 of the Delaware Codified Ordinances modifying industrial pre-treatment limits for silver and mercury.

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held September 10 20 18

- G. Establish September 24, 2018 at 7:45 p.m. as a date and time for a public hearing and second reading of Ordinance No. 18-84, an ordinance for Mystic Golf and Games LLC for approval of a Conditional Use Permit request for Mystic Golf and Games at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District).

Motion: Mr. Browning motioned to approve the Consent Agenda, seconded by Mr. Rohrer. Motion approved by a 6-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

There was no public comment.

ITEM 7: COMMITTEE REPORT

ITEM 8: PRESENTATIONS

- A. Proclamation recognizing Diaper Awareness Week presented to Mark Clack, General Manager, Domtar Personal Care
- B. Proclamation recognizing National Preparedness Month presented to Chief John Donahue

ITEM 9: ORDINANCE NO. 18-77 [Public Hearing and Third Reading]

AN ORDINANCE DETERMINING THAT THE PETITION FOR THE ESTABLISHMENT OF THE TERRA ALTA COMMUNITY AUTHORITY COMPLIES AS TO FORM AND SUBSTANCE WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE AND TO FIX A DATE AND PLACE FOR A PUBLIC HEARING ON THAT PETITION, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the third time.

APPLICANT:

David Fisher
Kephart & Fisher
207 North 4th Street
Columbus, Ohio

Michael R. Shade
P.O. Box 438
Delaware, Ohio

Mr. Shade presented to Council a packet with responses in regards to concerns voiced by City Council, Staff Report, and in previous direct communication with the Petition's Representatives. Council was made aware that with the passage of Ordinance No. 18-77 a public hearing will be scheduled for October 8, 2018 at 7:30 p.m. to establish Terra Alta New Community Authority as a new community authority.

Motion: Mr. Jones motioned to enact the emergency clause for Ordinance No. 18-77, seconded by Mr. Browning. Motion approved by a 6-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 18-77, seconded by Mr. Browning. Motion approved by a 6-0 vote.

ITEM 10: ORDINANCE NO. 18-70 [Third Reading]

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

PEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held September 10 2018

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A REZONING AMENDMENT FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) AND B-3 COMMUNITY BUSINESS DISTRICT) TO R-6 AND B-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

The Clerk read the ordinance for the third time. Ordinance No. 18-70 will be taken to a fourth reading.

APPLICANT:

Steve Cuckler
94 North Sandusky Street
Delaware, Ohio

Joe Thomas
Metro Development
470 Olde Worthington Road
Westerville, Ohio

Mr. Cuckler and Mr. Thomas presented a rendering of a potential layout to the development site if completed without the rezoning amendment. A discussion was held on a potential TIF.

PUBLIC PARTICIPATION:

Shareeque Sadiq
61 South Sandusky Street
Delaware, Ohio

Mr. Sadiq discussed the need for housing for students of Ohio Wesleyan University after they graduate.

Max Caldwell
1509 Bowtown Road
Delaware, Ohio

Mr. Caldwell voiced his preference for a two story building and not a three story building.

ITEM 11: ORDINANCE NO. 18-71 [Third Reading]

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCELS 519-444-01-001-001) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

The Clerk read the ordinance for the third time. Ordinance No. 18-71 will be taken to a fourth reading.

ITEM 12: ORDINANCE NO. 18-72 [Third Reading]

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE SEATTLE HOUSE

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

PEAR GRAPHICS 800-375-8094 FORM NO. 10148

Held

September 10

20

18

APARTMENTS 9240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) ZONED R-6 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

The Clerk read the ordinance for the third time. Ordinance No. 18-72 will be taken to a fourth reading.

ITEM 13: ORDINANCE NO. 18-73 [Third Reading]

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A REZONING AMENDMENT FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO R-6 PMU (MULTI-FAMILY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

The Clerk read the ordinance for the third time. Ordinance No. 18-73 will be taken to a fourth reading.

APPLICANT:

Steve Cuckler
94 North Sandusky Street
Delaware, Ohio

Joe Thomas
Metro Development
470 Olde Worthington Road
Westerville, Ohio

ITEM 14: ORDINANCE NO. 18-74 [Third Reading]

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

The Clerk read the ordinance for the third time. Ordinance No. 18-74 will be taken to a fourth reading.

ITEM 15: ORDINANCE NO. 18-75 [Third Reading]

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

The Clerk read the ordinance for the third time. Ordinance No. 18-75 will be taken to a fourth reading.

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

PEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

September 10

20

18

ITEM 16: RESOLUTION NO. 18-50 [Third Reading]
A RESOLUTION ADOPTING THE 2019-2023 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

The Clerk read the resolution for the third time.

ITEM 17: ORDINANCE NO. 18-80 [First Reading]
AN ORDINANCE ACCEPTING THE ANNEXATION OF 221.341 ± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CENTRAL OHIO BOY SCOUTS OF AMERICA – CAMP LAZARUS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 18-80 to a second reading.

APPLICANT:
Michael R. Shade
P.O. Box 438
Delaware, Ohio

ITEM 18: ORDINANCE NO. 18-81 [First Reading]
AN ORDINANCE AMENDING SECTION 917.05 OF THE DELAWARE CODIFIED ORDINANCES MODIFYING INDUSTRIAL PRE-TREATMENT LIMITS FOR SILVER AND MERCURY.

The Clerk read the ordinance for the first time. A public hearing and second reading has been scheduled for September 24, 2018 at 7:30 p.m.

ITEM 19: ORDINANCE NO. 18-82 [First Reading]
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY MEDROCK LLC., FOR WILLOWBROOK RETAIL PHASE 2 ON APPROXIMATELY 3.324 ACRES ZONED B-4 PUD (GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT DISTRICT) AND LOCATED ON THE SOUTH SIDE OF US 36 AND ON THE WEST SIDE OF SOUTH HOUK ROAD.

The Clerk read the ordinance for the first time.

APPLICANT:
R.J. Sabatino
15 East Lane Avenue
Columbus, Ohio

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 18-82, seconded by Mr. Rohrer. Motion approved by a 6-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 18-82, seconded by Mr. Rohrer. Motion approved by a 6-0 vote.

ITEM 20: ORDINANCE NO. 18-83 [First Reading]
AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN REQUEST BY SOURCE POINT FOR A PARKING LOT EXPANSION ON APPROXIMATELY 11.41 ACRES ZONED PO/I (PLANNED

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

PEAR GRAPHICS 800-325-6084 FORM NO. 10148

Held September 10 2018

OFFICE/INSTITUTIONAL DISTRICT) AND LOCATED AT 800 CHESHIRE ROAD.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 18-83, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 18-83, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 21: ORDINANCE NO. 18-84 [First Reading]
AN ORDINANCE FOR MYSTIC GOLF AND GAMES LLC FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR MYSTIC GOLF AND GAMES AT 1159 COLUMBUS PIKE WITHIN THE DELAWARE SQUARE SHOPPING CENTER AND ZONED B-3 (COMMUNITY BUSINESS DISTRICT).

The Clerk read the ordinance for the first time. A public hearing and second reading has been scheduled for September 24, 2018 at 7:45 p.m.

ITEM 22: ORDINANCE NO. 18-85 [First Reading]
AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 18-85 to a second reading.

ITEM 23: CITY MANAGER'S REPORT
Mr. Homan informed Council that he will be out of town for the September 24th City Council meeting. He provided information of a discussion regarding The Bag at a recent COMMA meeting and upcoming Focus on Future meetings regarding the Comprehensive Plan.

ITEM 24: COUNCIL COMMENTS
Mr. Jones discussed having further conversation regarding the Massage Parlor at a future Council meeting. He requested more information on a TIF prior to the next meeting.

Mrs. Keller provided information on the delegation that will be attending a Sister City visit to Baumholder, Germany.

Mr. Browning reminded Council of the need for future discussion regarding Access Delaware.

Mr. Hellinger voiced a concern regarding the use of electric scooters on public sidewalks.

Vice-Mayor Shafer informed Council that he will be attending a MORPC meeting with the City Manager.

ITEM 25: ADJOURNMENT
Motion: Mr. Jones motioned to adjourn the meeting. The meeting adjourned at 8:06 p.m.

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held September 10 2018

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 300-325-9084 FORM NO. 1014B

Held

September 6

20

18

The Delaware City Council Work Session meeting of September 6, 2018 was called to order at 6:30 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, Sean Hughes, Economic Development Director, Bill Ferrigno, Public Works Director, Blake Jordan, Public Utilities Director, John Donahue, Fire Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 2: RESOLUTION NO. 18-50 [Second Reading]
A RESOLUTION ADOPTING THE 2019-2023 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

The Clerk read the resolution for the second time.

ITEM 3: REVIEW AND DISCUSSION OF 2019-2023 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. Homan discussed that there was a change in the formatting and that the current plan is out of budget but that changes will be introduced to balance the CIP prior to adoption.

Mr. Ferrigno discussed the requested airport improvement, including the pavement needs around the t-hanger that are approximately 25 years old. He informed Council that they did not receive State grant money that had been applied for to assist with this repair. Mr. Ferrigno discussed street improvement needs and the street resurfacing. He discussed the funds set for local street repaving and smaller repairs. He discussed Grant Projects and the East William Street project. Information was provided on eligible street project through OPWC funding. Mr. Ferrigno discussed the status of the Point Project and working with Norfolk Southern to get feedback on conceptual alternatives. A discussion was held on the Equipment Replacement Fund which is used to replace large pieces of equipment, including large rolling trucks and plowing trucks. He discussed the plan to keep the trucks in a ten year cycle for larger trucks, such as, plows. Construction equipment depending on the amount of use can last longer. The Building Maintenance Improvements funding was reviewed, with much of the funding designated to HVAC systems and carpet replacement. Mr. Ferrigno discussed that the Safe Walk Program, ten year initiative, was completed in 2017 and the approach to fix sidewalks is customer driven complaints and during street improvements. He discussed the changes to the reuse department and that the old building to be torn down and made into a grass land. He also provided an update on the RFP for the airport which was recently advertised.

Mr. Miller discussed the Parks Improvement Fund, including playground improvements. He discussed improvements to Willowbrook Park, which will include an extension of a multi-use trail and a nature play area in the wood area. He discussed the life span of the Mingo Park play structure. He discussed equipment replacement needs and discussed the status of the master plan for the cemetery. Mr. Miller reviewed the Park Impact Improvement Fund. Mr. Homan discussed that there will be revisions to this fund. Mr. Miller discussed the move from Ross Street to

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-5094 FORM NO. 10148

Held

September 6

20

18

the Public Works Building. He informed Council that staff is working with the Community Coalition and the Second Ward Community Initiative on plans for the area once the move is complete. He discussed plans to link the trail on Central Avenue from Lexington Avenue to Houk Road. He discussed the joint project with Liberty Township regarding the Stratford and Olentangy Trail. He also discussed the Bruce Road trail connector and the plan to meet with surrounding residents on conceptual designs.

Mr. Jordan discussed the Water Fund Capacity Projects and the status of the above ground reservoir. He discussed that the water usage has not changed even with continued growth. He contributed this to more water conservation efforts and better technology. Mr. Jordan discussed the Maintenance Fund with a large expense towards the water tank maintenance. He discussed the need to maintain every fifteen years and has spread the maintenance to the three towers out to one every five years. He discussed the Pennsylvania Avenue water repairs and the need to replace a section. He discussed the plant maintenance and the need to change the filtration membrane which only has a 5 to 7 year life span. The Sewer Capacity Fund reviewed with discussion on the Riverby Sewer Project and the Spring Street Sewer. Information was provided on Sewer Maintenance Projects and the waste water plant. He discussed the aging of the plant and the need to replace parts to keep the plant running. He discussed the Storm Water Fund and the need to respond to critical failures and backups. A discussion was held on raising the storm water fee and the use of a consultant.

Chief Donahue discussed the installation of the emergency vehicle preemption. He discussed Staff Utilities and that the department receives one used police car and make the necessary modifications. He discussed the engine replacement plant and the progress of the Fire Station 304.

Mr. Stelzer reviewed the General Fund Summary and the debt service cost for the City Hall/Annex/Parking lot. He discussed the rent that will be received from CoHatch.

ITEM 4: 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.

Vice-Mayor Shafer motioned to enter into executive session at 7:59 p.m. This motion was seconded by Mr. Jones 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 8:48 p.m., it was moved by Vice-Mayor Shafer that Council

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held September 6 20 18

move into Open session, seconded by Mr. Jones and approved by a 7-0 vote.

ITEM 5: ADJOURNMENT

Motion: Vice Mayor Shafer moved to adjourn the meeting, seconded by Mr. Jones. The meeting adjourned at 8:48 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

"Make Your Choice"



"Everyone Should Have Great Food When They Want It"

From the Desk of Richard P. Miller

Economic Development Plan for Hot Head Burrito's
Located at 26 N. Sandusky Street
Delaware, Ohio 43015

Date: August 16, 2018
To: City of Delaware
Subject: TREX in D5/6 Liquor License

Dear Madam or Sir,

I am interested in the TREX of a liquor license to the city of Delaware for my Cantina in my new Hot Head Burritos Franchise location. I am a local resident of Delaware, Ohio and Hot Head Burritos is an Ohio based company with over 75 locations.

I have included my Economic Development plan below with projected expenditures, new jobs provided, revenue and itemized tax contributions.

Projected hours of Operations:

Monday-Thursday 10:30 am to 10:00 pm
Fri-Sat 10:30 am to 11:00 pm
Sunday: 11:00 am to 10:00 pm

Expected Project Investment: \$400,000

Number of Expected Jobs to be Created by Project: 20-25

Projected Sales: \$750,000
Projected Sales Tax: \$52,500
Projected Wages for Year One: \$170,000
Projected Social Security and Medicare Tax: \$13,005
Projected State Unemployment Tax: \$4,590
Projected Delaware City Tax: \$3,145

If you have any questions feel free to contact me. I can be reached at:

Email: firstchoicehbb@gmail.com
Cell: 740-505-0729
Office: 740-417-4431

Sincerely,

A handwritten signature in cursive script that reads "Richard Miller".

Richard Miller, President
RMPF Enterprises, LLC
Hot Head Burritos Franchisee



MEMORANDUM

TO: Tom Homan, City Manager
Darren Shulman, City Attorney

FROM: Sean Hughes, Economic Development Director

DATE: 8/17/2018

RE: Economic Development Related Transfer of Liquor Permit (TRES) to RMPF Enterprises, LLC

This is intended to provide information related to a requested transfer of a liquor permit for RMPF Enterprises, LLC which will be opening a Hot Head Burritos at 26 N. Sandusky St. as an economic development project ("TRES") into Delaware.

As you know, state law allows for the transfer of the ownership and location of liquor permits from one municipality to an economic development project located in another municipality in Ohio. Transferring a permit to an economic development project in a new municipality is known as TRES. It is required that the new municipality acknowledge that the liquor permit will be transferred to an economic development project.

This memorandum, and the information provided below is verification that the RMPF Enterprises, LLC project is indeed an economic development project.

The following economic development impact information has been provided to City staff by way of written information from the project owners, in addition to a follow-up conversation with the principal business owner Richard Miller:

- Estimated Investment (equipment, services, utilities, etc.): \$400,000
- Total number of jobs to be created: 20 to 25
- Estimated Annual Tax Collections:
 - o Sales Tax: \$52,500
 - o State Unemployment Tax: \$4,590
 - o State Withholding Tax: \$13,005
 - o City Income Tax: \$3,145

On the basis of this information, I recommend that the City Manager acknowledge, by signature on TRES application, that the RMPF Enterprises, LLC project represents an economic development project within the City of Delaware.



Delaware Police Department Liquor Permit Report

DPD Report Number L-18-05		Investigating Officer Detective Nick Strasser #54	
Applicant (Primary Shareholder) Richard PN Miller		Company Name: Hot Head Burrito DBA: Hot Head Burrito	
Common Name Hot Head Burrito		Address 26 N. Sandusky St., Delaware, OH 43015	
Applicant Phone Number 740-505-0729		Applicant E-Mail Address: Nm17@sbcglobal.net & firstchoiceho@sbcglobal.net	
<input type="checkbox"/> Existing Business	Type of Business Restaurant	Notification Type: TRES (D5 & D6)	Date of Report September 13, 2018
<input checked="" type="checkbox"/> New Business (Supplement Attached)			

Permit Type

- C1/C2X Beer only in original sealed container for carry out only.
 C2 Wine and mixed beverages in sealed containers for carry out.
 D1/D2X Beer only for on premises consumption or in sealed containers for carry out.
 D2 Wine and mixed beverages for on premises consumption or in sealed containers for carryout.
 D4 Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am.
 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.
 Other D6

Location Information

Churches, Libraries and or schools within 500 feet <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	School, church or library objection <input type="checkbox"/> Yes (Supplement Attached) <input checked="" 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 <i>excluding calls not related to the business</i> in past 12 months: N/A	Location is excessive drain on Police Resources: <input type="checkbox"/> Yes (Supplement Attached) <input type="checkbox"/> No N/A
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 checked="" type="checkbox"/>	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	Record located for Liquor Law Violation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant has an active warrant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criminal History Checked by Dept. of Commerce <input type="checkbox"/> Yes <input type="checkbox"/> No
Local Record on file <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Contact made with Applicant <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Problem History with DPD <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No	

Determination on Objection

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.

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.

- Site does not conform to local building, safety and health codes (excluding zoning).
- Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served.
- Physical location causes a public nuisance.
- Site has been officially classified as a nuisance according to State Law.
- Conviction of a crime by the applicant that relates to operating a liquor establishment.
- Past improper operation of a location with a liquor permit.
- Misrepresentation of material fact on the application.
- Addiction of the applicant to alcohol or narcotics.
- Formal objection by specific types of other locations to which the site is in certain proximity.
- 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 :

On September 6, 2018 I met with Richard Miller at his residence in Delaware County in regards to his submission of a personal history background form with the Ohio Department of Commerce- Division of Liquor Control. Through talking with Mr. Miller, I learned Mr. Miller owns several First Choice Financial LLC businesses throughout the State of Ohio. Mr. Miller further explained his financial institutions are state regulated with having been issued no regulatory offenses since owning these businesses since 2003. Research through the Ohio Secretary of State's website confirms Mr. Miller owns and was issued a certificate for First Choice Financial Services (Certificate # 1788415). I was unable to locate any regulatory offenses through the State of Ohio against Mr. Miller and/or his business(s). Based on our discussion, Mr. Miller has extensive business experience throughout the United States. Research was conducted in Delaware, Franklin and Fayette Counties yielding no criminal history records for Mr. Miller. Minor traffic offenses were located for Mr. Miller in Delaware and Fayette Counties between 2003 and 2014.

Mr. Miller/ family have resided in Delaware County for the past six years, previously residing in Washington Courthouse, Ohio (Fayette County) since 2000. Mr. Miller enjoys the City of Delaware, specifically the downtown area, and plans to open a Hot Head Burrito in the vacant business space located at 26 N. Sandusky St., Delaware. Hot Head Burrito offers franchise opportunities which is what Mr. Miller is seeking. Mr. Miller is in the early stages of the remodeling process to fit his business plan and provided a tentative blue print for this business (See attached). Hot Burrito does not restrict the sales of alcohol for franchisee owners in their businesses. A Hot Head Burrito, Cincinnati area, recently opened a bar/cantina inside their restaurant which has shown successful. Mr. Miller is in the process of purchasing a liquor permit (D5 & D6) from Bistros of Ohio Incorporated. Mr. Miller's blueprints include a bar/cantina area where he is considering serving beer and pre-mixed margaritas. Mr. Miller has since been approached by Restoration Works and was asked to consider serving their beer on tap at this future location. Mr. Miller's goal is to open the business by the first of the year (2019) with plans of additional franchise locations (outside of our City) in the future. Mr. Miller will be the sole owner of this business in the City of Delaware.

The Delaware County Library, located at 84 E. Winter St., is the only library within 500 feet of the future Hot Head Burrito location. Contact was made with the Library Director (George Needham) who offered no objections to the issuance of this liquor permit. Contact was also made with St. Mark's Lutheran Church, located at 28 E. William St., who indicated they received paperwork reference this permit process and has since responded back with no objections to the issuance of this permit for this business.

Based on all of the above, I do not see any reason why the City of Delaware should object to this permit. **54**

Det. [Signature] #54 09.13.18
Investigating Officer Signature Date

[Signature] 9-13-18
Supervisor Signature Date

**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

2847816 PERMIT NUMBER		STCK TYPE	FOUR FAT BS LLC DBA RESTORATION BREW WORX 25 N SANDUSKY ST & PATIO DELAWARE OH 43015
ISSUE DATE			
09 18 2017 FILING DATE			
A1A A1C PERMIT CLASSES			
21 TAX DISTRICT	022	B	B75041 RECEIPT NO.

FROM **08/27/2018**

PERMIT NUMBER		TYPE	RECEIVED SEP 6 2018
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT			RECEIPT NO.



MAILED **08/27/2018**

RESPONSES MUST BE POSTMARKED NO LATER THAN. **09/27/2018**

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 STCK 2847816**

(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	2847816
Permit Name / DBA	
Member / Officer Name	

Search Reset Main Menu

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 2847816; Name: FOUR FAT BS LLC; DBA: DBA RESTORATION BREW WORX; Address: 25 N SANDUSKY ST & PATIO DELAWARE 43015		
CARL PHILLIP LANGSENKAMP	MANAGE MEM	VICE PRES.
FRANK STEWART BARICKMAN	MANAGE MEM	PRESIDENT
KAREN LYNN MARTINE	MANAGE MEM	TREASURER
RICHARD ALAN MARTINE	MANAGE MEM	CEO
ROSEMARY LILL BARICKMAN	MANAGE MEM	SECRETARY

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- [Ohio Department of Commerce](#)

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FACT SHEET

AGENDA ITEM NO: 10

DATE: 09/24/2018

ORDINANCE NO: 18-86

RESOLUTION NO:

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:

AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO INCREASE FUNDING FOR THE PURCHASE OF JET FUEL AND 100 LL FUEL FOR THE AIRPORT, AND DECLARING AN EMERGENCY.

BACKGROUND:

The amount budgeted for fuel purchase is based on average annual aviation fuel usage/costs. Variations in both fuel price and usage can result in the need for additional funding being required. During the first half of 2018 the use of Jet A fuel increased by 38% or 15,179 gallons over 2017 usage. The average cost per gallon that the City pays for Jet A fuel increased by approximately 30% while the cost of 100 LL increased by an estimated 11% over the same time period. The combined impact of increased usage and purchase cost has resulted in the anticipated need for additional funding to cover fuel purchase through the end of the year. It is anticipated that fuel sale revenues will continue to cover all fuel purchases costs.

REASON WHY LEGISLATION IS NEEDED:

A supplemental appropriation in the amount of \$120,000.00 is being proposed that will cover the cost of purchasing Jet A (\$85,000) and 100 LL (\$35,000) aviation fuels for resale at the airport through the end of 2018.

COMMITTEE RECOMMENDATION: N/A

FISCAL IMPACT(S):

The supplemental appropriation will reduce the unencumbered balance of the Airport Operations Fund. Fuel is resold at the airport, covering the City's cost to purchase, store and distribute to aircraft. Fuel purchase expense for Jet A and 100 LL fuel through July 31st of this year total \$239,430 while revenues for the same period are \$381,546.

POLICY CHANGES:

N/A

PRESENTER(S):

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

RECOMMENDATION:

Approval at first reading.

ATTACHMENT(S)

See Fuel Usage History

6 Year Comparison

	Jet-A Gallons of Fuel Sold						AvGas Gallons of Fuel Sold					
	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
	2013	2014	2015	2016	2017	2018	2013	2014	2015	2016	2017	2018
January	3499	3280	4499	2727	2970	4974	2059	1222	1732	1887	2175	1771
February	3146	4902	3109	5487	2354	5722	2320	1235	980	2613	2754	1392
March	5704	6953	6512	3379	7381	9396	2714	2622	1789	2627	2558	2779
April	5338	3108	3345	2420	4081	8045	3830	3380	2989	4117	3510	3414
May	8010	6675	8421	5443	9248	12742	4185	3470	4991	4839	3922	4108
June	9586	8287	8057	4641	13274	13608	3635	3796	3247	4917	3880	4975
July	6484	3404	6635	809	9509	8182	3931	4212	5019	2212	6315	5674
August	7224	8646	7795	6894	6673	13024	4377	3593	4649	3474	5129	5915
September	6610	7921	4806	6226	7786	0	4879	3720	4517	3417	4253	0
October	9453	6266	7990	6589	7877	0	3398	3177	3179	4157	3255	0
November	3805	3628	6280	6442	9626	0	2649	2348	3587	2841	2681	0
December	2955	2781	5119	3164	5772	0	2012	2149	2033	2090	2242	0
Totals	Totals	Totals	Totals	Totals	Totals	Sum	Totals	Sum	Sum	Sum	Sum	Sum
1st Quarter	12,349	15,135	14,120	11,593	12,705	20,092	9,018	7,093	5,079	4,501	7,487	5,942
2nd Quarter	22,934	18,070	19,823	12,504	26,603	34,395	14,099	11,650	10,646	11,227	11,312	12,497
3rd Quarter	20,318	19,971	19,236	13,929	23,968	21,206	14,099	13,187	11,525	14,185	15,697	11,589
4th Quarter	16,213	12,675	19,389	16,195	23,275	-	8,334	8,059	7,674	8,799	8,178	-
Year Totals	71,814	65,851	72,568	54,221	86,551	75,693	45,550	39,989	34,924	38,712	42,674	30,028

ORDINANCE NO. 18-86

AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO INCREASE FUNDING FOR THE PURCHASE OF JET FUEL AND 100 LL FUEL FOR THE AIRPORT, AND DECLARING AN EMERGENCY.

WHEREAS, the City purchases an estimated 130,000 gallons of combined Jet A and 100 LL fuel annually for resale at the airport; and

WHEREAS, the City estimates the amount and sale cost of fuel to be purchased based on average usage and projected cost per gallon; and

WHEREAS, fluctuations in actual fuel usage and purchase cost result in the need for additional funding to cover actual fuel costs to the City; and

WHEREAS, the anticipated end of year costs for fuel at the airport will exceed amounts budgeted in the 2018 appropriations; and

WHEREAS, a supplemental appropriation is required to provide funding to cover the anticipated end-of-year cost for fuel purchase.

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

SECTION 1. There is hereby appropriated from the unencumbered balance of the Airport Operations Fund \$120,000 in the following accounts:

Airport Fuel Supply AvGas (222-0222-5330)	\$ 35,000
Airport Fuel Supply Jet A (222-0222-5331)	\$ 85,000

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

SECTION 3. 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 to provide for continued fuel sales supplies for sale to airport users, 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: _____, 2018

YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 11

DATE: 09/24/2018

ORDINANCE NO: 18-87

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

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

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR LAND DEVELOPMENT-ENGINEERING PROFESSIONAL SERVICES, AND DECLARING AN EMERGENCY.

BACKGROUND:

The Public Works Department – Division of Traffic & Engineering Services – utilizes engineering consulting firms to supplement in-house staff efforts to provide plan review and construction inspection services for land development projects. The majority of the cost to provide these services is reimbursed through a flat fee invoiced before the services are provided.

REASON WHY LEGISLATION IS NEEDED:

The Land Development activity in the City of Delaware currently remains very high. The original 2018 appropriation of \$650,000 is projected to be spent by the end of October. Construction activity is very high this year, and pre-construction meetings are still being scheduled for projects to begin later in the year. However, plan review expenditures are down drastically from 2017 as in-house staff has performed the majority of the review to date. Starting in 2018, the Public Works and Finance Departments are working diligently together to track hours (and assign costs) for in-house staff working on land development projects.

COMMITTEE RECOMMENDATION:

None

FISCAL IMPACT(S):

An additional \$150,000 is being requested at this time to cover a projected total professional services expense amount of \$800,000 for 2018. Plan review and construction inspection flat fees invoiced as of 9/4/18 total \$1,135,000.

POLICY CHANGES:

None

PRESENTER(S):

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

RECOMMENDATION:

Approval at Third Reading

ATTACHMENT(S)

ORDINANCE NO. 18-87

AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR LAND DEVELOPMENT-ENGINEERING PROFESSIONAL SERVICES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware and its agents, provide both plan review and construction inspection services through the Public Works Department – Division of Traffic & Engineering Services, for infrastructure elements of development projects; and

WHEREAS, the provision of plan review and construction inspection services is an integral part in assuring the quality of new infrastructure constructed within and dedicated to the City; and

WHEREAS, the cost to the City of providing these services is charged to and reimbursed back to the City by the individual developers; and

WHEREAS, the amount included in the 2018 Budget to pay for these services is not sufficient based on current and projected development activity this year; and

WHEREAS, a supplemental appropriation will be necessary to continue to perform plan reviews and provide construction inspection on new development in 2018.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Fund \$400,000 increasing the following account within Engineering:

Professional Services–Development (101-0065-5231) \$150,000

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

SECTION 3. 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 for the further reason to provide for the timely review of development plans and for the continued utilization of construction inspection services, 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: _____, 2018

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 12

DATE: 09/24/2018

ORDINANCE NO: 18-88

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
October 8, 2018 at 8:00 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney
David Efland, Planning Director
Bruce Pijanowski, Chief of Police

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING SECTION 549.08 OF THE CITY OF DELAWARE'S CODIFIED ORDINANCES, RELATING TO POINTING AND DISCHARGING FIREARMS.

BACKGROUND:

This issue has come to the forefront for pre-existing ranges for firearms, BB ranges, and archery ranges as a result of the pending final annexation for the Simon Kenton Council, Boy Scouts of America property located along US23 south. That use and site has long had a small BB range, firearm range, and archery range. The use is clearly pre-existing and lawfully created as far as the City is aware, under the regulations applicable at the time of their creation for the property within the township. This may not be the last such pre-existing use which might seek annexation to the city and wish to simply maintain what already might lawfully exist on a site. For example, the Delaware County Sheriff range on US42 might one day seek to annex into the city. The proposed revision is the most minor revision which would still allow a pre-existing use of this type. Additionally, as proposed, the revision requires that a site be zoned for planned mixed use zoning which is operated, managed, and under the supervision of an approved institutional or governmental use. This zoning step

would provide City Council site specific review of this component of a site in addition to the stipulations of the proposed section herein.

It is the opinion of Staff that the Simon Kenton Council, Boy Scouts of America site would fulfill the operational and pre-existing use stipulations proposed in section 549.08. The property owner would have to bring forward and be approved for the required zoning in order to maintain the operation of these uses. The draft proposed zoning text for the Boy Scouts property currently includes very specific language to this effect and further does not allow expansion of these components.

This change will require holding a public hearing. Currently, that is slated for October 8, 2018. The final annexation hearing is slated for October 22, 2018. This leaves a third and final reading for the amendment proposed herein to coincide with the October 22, 2018 final annexation hearing as the applicant has indicated that maintaining these pre-existing uses is vital to their operation, mission, and consideration of being annexed.

REASON WHY LEGISLATION IS NEEDED:

Pre-existing ranges have not been heretofore accounted for within the codified ordinances. There is a pending annexation which includes these uses.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

This would still restrict the pointing and discharge of firearms within the city while accounting and allowing for pre-existing lawfully created uses only if City Council approves corresponding zoning for a property and if such uses are operated under supervision of an approve institutional or governmental use.

PRESENTER(S):

Darren Shulman, City Attorney
David Efland, planning Director
Bruce Pijanowski, Chief of Police

RECOMMENDATION:

Approval after second reading/public hearing to coincide with passage of Ordinance No. 18-80, annexation known as The Central Ohio Boy Scouts of America.

ATTACHMENT(S)

N/A

ORDINANCE NO. 18-88

AN ORDINANCE AMENDING SECTION 549.08 OF THE CITY OF DELAWARE'S CODIFIED ORDINANCES, RELATING TO POINTING AND DISCHARGING FIREARMS.

WHEREAS, Section 549.08 has not been amended to account for pre-existing use; and

WHEREAS, Council is considering annexation of the Simon Kenton Council of the Boy Scouts of America property located on US23 south which contains pre-existing BB gun, fire arm, and archery ranges.

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

SECTION 1. 549.08 of the City of Delaware Codified Ordinances shall be amended as follows:

549.08. - Pointing and discharging firearms.

- (a) Except as provided in subsections (c), and (d), **AND (E)** hereof, no person shall discharge any air gun, rifle, shotgun, revolver, pistol or other firearm, or make use of any sling or arrow, within the corporate limits of the Municipality.
- (b) No person shall, intentionally and without malice, point or aim a firearm at or toward another or discharge a firearm so pointed or aimed.
- (c) This section does not extend to cases in which firearms, slings or arrows are used in self-defense, in the discharge of official duty or in justifiable homicide.
- (d) This section does not extend to cases in which BB guns and other air guns, or slings or arrows, are used in the confines of dwellings, provided such use is under adult supervision and is approved by the Chief of Police.
- (e) **THIS SECTION DOES NOT EXTEND TO USES PERMITTED AS A LAWFUL PRE-EXISTING USE IN AN APPROVED PLANNED MIXED USE ZONING DISTRICT WHICH IS OPERATED, MANAGED, AND UNDER THE SUPERVISION OF AN APPROVED INSTITUTIONAL OR GOVERNMENTAL AGENCY OR USE.**
- (F) Whoever violates this section is guilty of a misdemeanor of the fourth degree.

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: _____, 2018

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 13

DATE: 09/24/2018

ORDINANCE NO: 18-89

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
October 22, 2018 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:

AN ORDINANCE AMENDING SECTION 917.14 OF THE SANITARY SEWER REGULATIONS OF THE STREETS, UTILITIES, AND PUBLIC SERVICES CODE TO ADD A FIFTY PERCENT (50%) SURCHARGE FOR NON-CITY CUSTOMERS.

BACKGROUND:

Annexation is a requirement for the City to provide sewer services. The City has been approached by a group of non-residents that request city services because the package plant that currently provides sewer services to them is failing and the EPA wants to end its use. Former Public Utilities Director, Brad Stanton, Finance Director, Dean Stelzer, and City Manager R. Thomas Homan have been with the homeowners association to find a solution to provide sewer services to their area.

REASON WHY LEGISLATION IS NEEDED:

This property will likely never annex into the City. Therefore, staff recommends implementing an out of city surcharge similar to the current charge for water. One reason for this amendment is to provide further stability in sewer funding. While sewer services are generally covered by sewer fees, in the event of a shortfall, general income tax dollars could be used. Out of city residents do not pay taxes, and therefore, they would not contribute income tax dollars to cover any cost of providing sewer services beyond sewer fees. In this particular case, the sewer infrastructure in the development was not built to city specifications and will likely lead to costly maintenance. As part of the agreement, each lot will

pay a \$1,000 fee to cover upcoming repair and maintenance on the sewer. However, given the permanent nature of sewer service, when these funds have been spent, the City will continue to be required to pay for required upkeep. An additional likely side effect of the surcharge will be to provide an incentive for those seeking sewer services to annex, which is consistent with the City's current policy.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

This will collect 50% more revenue for non-city sewer customers.

POLICY CHANGES:

The City's general policy is to require annexation as a condition of providing sewer services. This change is being recommended in recognition of the fact that these properties will likely never annex into the City.

PRESENTER(S):

Darren Shulman, City Attorney
Blake Jordan, Public Utilities Director

RECOMMENDATION:

Approval

ATTACHMENT(S):

None

ORDINANCE NO. 18-89

AN ORDINANCE AMENDING SECTION 917.14 OF THE SANITARY SEWER REGULATIONS OF THE STREETS, UTILITIES, AND PUBLIC SERVICES CODE TO ADD A FIFTY PERCENT (50%) SURCHARGE FOR NON-CITY CUSTOMERS.

WHEREAS, pursuant to Delaware Codified Ordinance Section 917.21(c) notes that properties outside of the city can be provided sewer service on the condition that they annex within sixty days of the property becoming contiguous to the City of Delaware; and

WHEREAS, sewer service has been requested for property that is unlikely to ever annex into the City; and

WHEREAS, Delaware Codified Ordinance Sections 913.07 and 913.15 allow the City to offer water service outside of the city limits but requires an additional charge of fifty percent (50%); and

WHEREAS, recognizing the fact that some new connections will not annex into the City, Council desires to mirror the out of city water fee structure for sewer service.

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

SECTION 1. The Sewerage Service Charges Levied Section is amended as follows:

917.14 Sewerage service charges levied.

(b)(9) There shall be added to the schedule of user charge rates set forth in Section 917.14(b)(1) a fifty percent (50%) additional charge for all sewer service outside the City limits.

This provision may be waived by the City Manager, with the concurrence of City Council, upon a finding of the existence of a specific necessity.

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: _____, 2018

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 14

DATE: 09/24/2018

ORDINANCE NO: 18-81

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
September 24, 2018 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Blake Jordan, Director of Public Utilities

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING SECTION 917.05 OF THE DELAWARE CODIFIED ORDINANCES MODIFYING INDUSTRIAL PRE-TREATMENT LIMITS FOR SILVER AND MERCURY.

BACKGROUND:

The City of Delaware's wastewater treatment plant is regulated, by the Ohio EPA, through a National Pollutant Discharge Elimination System (NPDES) permit. Part of our NPDES permit includes the monitoring of wastewater discharged from industrial users.. Samples from industrial users' wastewater must be tested once every 3 months, to ensure they are not discharging materials in concentrations that the City treatment plant can't treat. The City currently has 5 industrial users whose discharge is being sampled. Every 5-years the NPDES permit with the OEPA has to be renewed, a part of this renewal is a technical justification of the plant itself. This technical justification tests how well the plant can remove certain pollutants from wastewater. During this cycle's technical justification it was found that two discharge materials, silver and mercury, could potentially be a problem for the plant's treatment abilities, if current limit levels were maintained. By updating the allowable discharge limits of these materials, the capability of the treatment plant to discharge treated water into the Olentangy River that is safe for the environment, and complies with our requirements of the NPDES permit, are ensured.

REASON WHY LEGISLATION IS NEEDED:

To ensure that the Wastewater Treatment Plant's effluent discharge into the Olentangy River is able to remain in compliance with EPA mandated limits.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

None.

POLICY CHANGES:

Section 917.05(d) of the Delaware Codified Ordinances lists the allowable discharge limits of industrial users. Mercury and silver limits would be amended as noted in supporting documents, specifically, allowable silver discharge from industrial users will drop from .5mg/L to .2mg/L and allowable mercury discharge from industrial users from .003mg/L to .0009mg/L. None of the 5 current industrial users presently discharge these lower levels of mercury or silver.

PRESENTER(S):

RECOMMENDATION:

Approval

ATTACHMENT(S)

OEPA approval letter for the proposed changes to the pretreatment program.

ORDINANCE NO. 18-81

AN ORDINANCE AMENDING SECTION 917.05 OF THE DELAWARE CODIFIED ORDINANCES MODIFYING INDUSTRIAL PRE-TREATMENT LIMITS FOR SILVER AND MERCURY.

WHEREAS, with each renewal of the Waste Water Treatment Plant's National Pollutant Discharge Elimination System permit, the City is required to conduct a technical justification of the treatment plant's capabilities; and

WHEREAS, reducing limits for silver and mercury will ensure that the wastewater treatment plant continues to remain in compliance with EPA mandated limits.

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

SECTION 1. Section 917.05 of the Delaware Codified Ordinances is amended as follows:

917.05. - Limitations on wastewater strength.

- (a) National Categorical Pretreatment Standards. National Categorical Pretreatment Standards as promulgated by the U.S. Environmental Protection Agency (U.S. EPA) pursuant to the Act, shall be met by all discharges of the regulated industrial categories. An application for modification of the National Categorical Pretreatment Standards may be considered for submittal to the Regional Administrator by the Authority, when the Authority's wastewater treatment system achieves consistent removal of the pollutants as defined by 40 CFR 403.7.
- (b) Right of Revision. The Authority reserves the right to amend this chapter to provide for more stringent limitations or requirements on discharges to the POTW where deemed necessary.
- (c) Dilution. No discharger shall increase the use of potable or process water in any way nor mix separate wastestreams for the purpose of diluting a discharge as a partial or complete substitute for adequate treatment to achieve compliance with the standards or limitations set forth in this chapter.
- (d) Supplementary Limitations. No discharger shall discharge wastewater containing concentrations of the following enumerated materials exceeding the following values:

	Concentration
Materials	(UG/L)
Arsenic	200
Cadmium	100

Chromium, Total	4700
Chromium, Hexavalent	300
Copper	1400
Cyanide, Total	600
Lead	1200
Mercury	3 <u>.9</u>
Nickel	1000
Selenium	200
Silver	500 <u>200</u>
Sulfides	50,000
Zinc	5800
Toxic Substances	Prohibited

The Authority may impose mass limitations on dischargers where the imposition of such limitations is deemed appropriate by the Authority.

- (e) The Authority may convert mass per unit of production limits in pretreatment standards to equivalent mass per day or concentration limits. These equivalent limits shall be deemed pretreatment standards which industrial users will be required to comply with in lieu of promulgated standards.

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: _____, 2018

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



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

Bryan Livingston
City of Delaware, Ohio
Public Utilities Department
225 Cherry Street
Delaware, Ohio 43015

August 10, 2018

**Subject: Approval of Non-Substantial Modification to Pretreatment Program
City of Delaware Local Limits (4PD00004*ND)**

Dear Mr. Livingston,

On February 15, 2018, Ohio EPA received a Pretreatment Program Modification Request from the City of Delaware. The requested modification proposes to lower the mercury and silver local limits, as shown in Table 1 below.

Table 1 – Summary of Uniform Local Limits

Parameters	Existing Limit (mg/L)	Proposed Limit (mg/L)
Arsenic	0.2	0.2
Cadmium	0.1	0.1
Chromium, total	4.7	4.7
Chromium, hexavalent	0.3	0.3
Copper	1.4	1.4
Cyanide, total	0.6	0.6
Lead	1.2	1.2
Mercury	0.003	0.0009
Nickel	1.0	1.0
Selenium	0.2	0.2
Silver	0.5	0.2
Zinc	5.8	5.8
Strontium	-	-
Sulfides	50	50

Highlighted values indicate a proposed change in the local limits.

This letter continues in the next page.

This revision is consistent with the City of Delaware's local ordinances and Ohio Administrative Code (OAC) 3745-3, and is hereby approved as a nonsubstantial modification, as defined in OAC 3745-3-03.

If you have questions or concerns, please contact me at (614) 644-2134 or by email (Phoebe.Low@epa.ohio.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Phoebe Low', with a long horizontal line extending to the right.

Phoebe Low

Division of Surface Water

Ohio EPA

Ec: Greg Sanders, Ohio EPA Central District Office



FACT SHEET

AGENDA ITEM NO: 15

DATE: 09/24/2018

ORDINANCE NO: 18-84

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
September 24, 2018 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 MYSTIC GOLF AND GAMES LLC FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR MYSTIC GOLF AND GAMES AT 1159 COLUMBUS PIKE WITHIN THE DELAWARE SQUARE SHOPPING CENTER AND ZONED B-3 (COMMUNITY BUSINESS DISTRICT).

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 September 5, 2018

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. 18-84

AN ORDINANCE FOR MYSTIC GOLF AND GAMES LLC FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR MYSTIC GOLF AND GAMES AT 1159 COLUMBUS PIKE WITHIN THE DELAWARE SQUARE SHOPPING CENTER AND ZONED B-3 (COMMUNITY BUSINESS DISTRICT).

WHEREAS, the Planning Commission at its meeting of September 5, 2018 recommended approval of a Conditional Use Permit request for Mystic Golf and Games at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District) (PC Case 2018-1988).

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

SECTION 1. That the Conditional Use Permit request for Mystic Golf and Games at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District), is hereby confirmed, approved, and accepted with the following conditions that:

1. This approval shall not constitute approval by the State of Ohio to occupy the space for the consumption / sale of alcoholic beverages. Such approval shall be obtained from the State, if desired.
2. Any signage shall achieve compliance with the zoning code.
3. Any lighting shall achieve compliance with the zoning code and shall be approved by the Chief Building Official.

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: _____, 2018

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

CASE NUMBER: 2018-1988
REQUEST: Conditional Use Permit
PROJECT: Mystic Golf & Games
MEETING DATE: September 5, 2018

APPLICANT/OWNER

David Sturman
328 Linwood Street
Delaware, Ohio 43015

REQUEST

2018-1988: A request by Mystic Golf and Games LLC., for approval of a Conditional Use Permit at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District).

PROPERTY LOCATION & DESCRIPTION

The existing tenant space is located at 1159 Columbus Pike in the southern portion of the Delaware Square Shopping Center. The subject property is zoned B-3 (Community Business District) as are the properties to the south. The property to the north is zoned B-4 (General Business District), the properties to the east are zoned B-3 and B-1 (Limited Business District), and the properties to the west, across Columbus Pike, are zoned R-2 (Single Family Dwellings).

BACKGROUND

The shopping center was constructed in 1989 per the Delaware County Auditor's Office. In 2013, the building received a Development Plan Exemption approved by the Planning Commission for renovations and upgrades for the building. These upgrades included: repairing and repaving the parking lot, installing new landscaping in the parking islands and in the planter beds, installing dry stack stone around the base of the building columns, renovating the "outdoor promenade", and general repairs to the face of the shopping center. The tenant space for the proposed indoor recreation and entertainment center is currently vacant, but was previously a furniture rental store called Aaron's Rentals and a restaurant prior to that.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-3 (Commercial Business District) which allows an indoor recreation and entertainment center with Conditional Use Permit approval by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The applicant would not be required to submit engineering drawings because the improvements are only interior renovations within an existing building.
- **BUILDING:** The indoor recreation and entertainment center would have to achieve compliance with all building code requirements and the applicant needs to obtain a building permit before starting construction.
- **ROADS AND ACCESS:** The site would have access from the existing curb cuts on US-23 and from the east off Stratford Road which is a private drive. Delivery trucks would have access to the back of the site from an access drive that runs along the east side of the Delaware Square Shopping Center.
- **BIKE PATHS/PEDESTRIAN ACCESS:** The interior development would not trigger any pedestrian improvements.
- **SITE CONFIGURATION:** The approximate 8,250 square foot tenant space is located within the southern portion of the Delaware Square Shopping Center. The building is existing and no exterior changes are being proposed at this time. The Delaware Square Shopping Center has over 340 parking spaces and this site would require 55 of those parking spaces as a major anchor tenant. Therefore, the existing parking lot will provide adequate parking for this use.
- **LANDSCAPING & SCREENING:** No additional landscaping would be required with the proposed indoor recreation and entertainment center.
- **SIGNAGE:** The applicant is not proposing specific building signage in this application but any signage would have to be within the sign band and be designed with individual channel cut letters, per the base zoning code.

- **LIGHTING:** The applicant is not proposing any new exterior lighting. Any such exterior lighting, if desired, would have to achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official.
- **CONDITIONAL USE PERMIT:** Indoor recreation and entertainment facilities shall comply with the general review criteria and the supplemental regulations for specific uses set forth in Chapter 1148. More specifically, in order to minimize any effects of the above, the Planning Commission may require additional noise reduction measures (per Section 1171.04 Performance Standards – see attached) to assure that the level of noise is no more than the prevailing noise levels of other permitted uses in the district. The proposal is confined within the building so exterior noise will not be an issue. Therefore, the proposal appears to achieve compliance with the general review criteria and supplemental regulations to allow for a Conditional Use Permit for the proposed use. The use will consist of indoor mini golf, games, and video simulators for golf, baseball, and other sports.

STAFF RECOMMENDATION (2018-1988 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Mystic Golf and Games LLC., for a Conditional Use Permit at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District) with the following conditions that:

1. This approval shall not constitute approval by the State of Ohio to occupy the space for the consumption / sale of alcoholic beverages. Such approval shall be obtained from the State, if desired.
2. Any signage shall achieve compliance with the zoning code.
3. Any lighting shall achieve compliance with the zoning code and shall be approved by the Chief Building Official.

GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
2. Will not be detrimental to property values in the immediate vicinity.
3. Will not restrict or adversely affect the existing use of the adjacent property owners.
4. Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.
5. Will be properly landscaped in accordance with Chapter 1166.
6. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
7. That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
9. That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
10. That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire and schools.
11. That there is minimal potential for future hardship on the conditional uses that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES

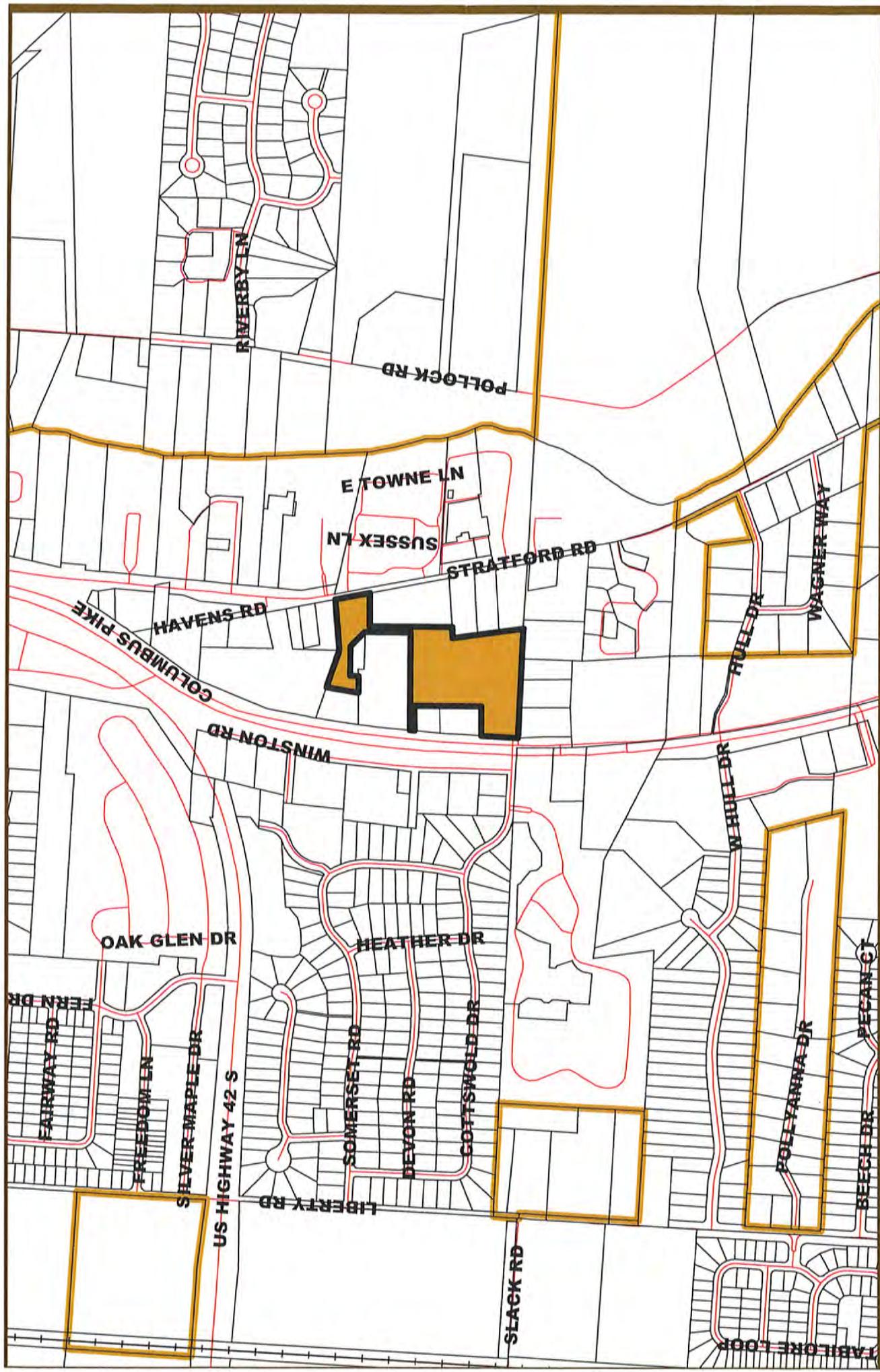
(m) Indoor Recreation and Entertainment: Indoor recreation and entertainment facilities, such as an indoor theater, bowling alley, arcade, billiard parlor, assembly hall or party center, shall comply with the noise standards set forth in Chapter 1171. In order to minimize any effects of the above, the Planning Commission may require additional noise reduction measures to assure that the level of noise is no more than the prevailing noise levels of other permitted uses in the district.

COMMISSION NOTES:

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

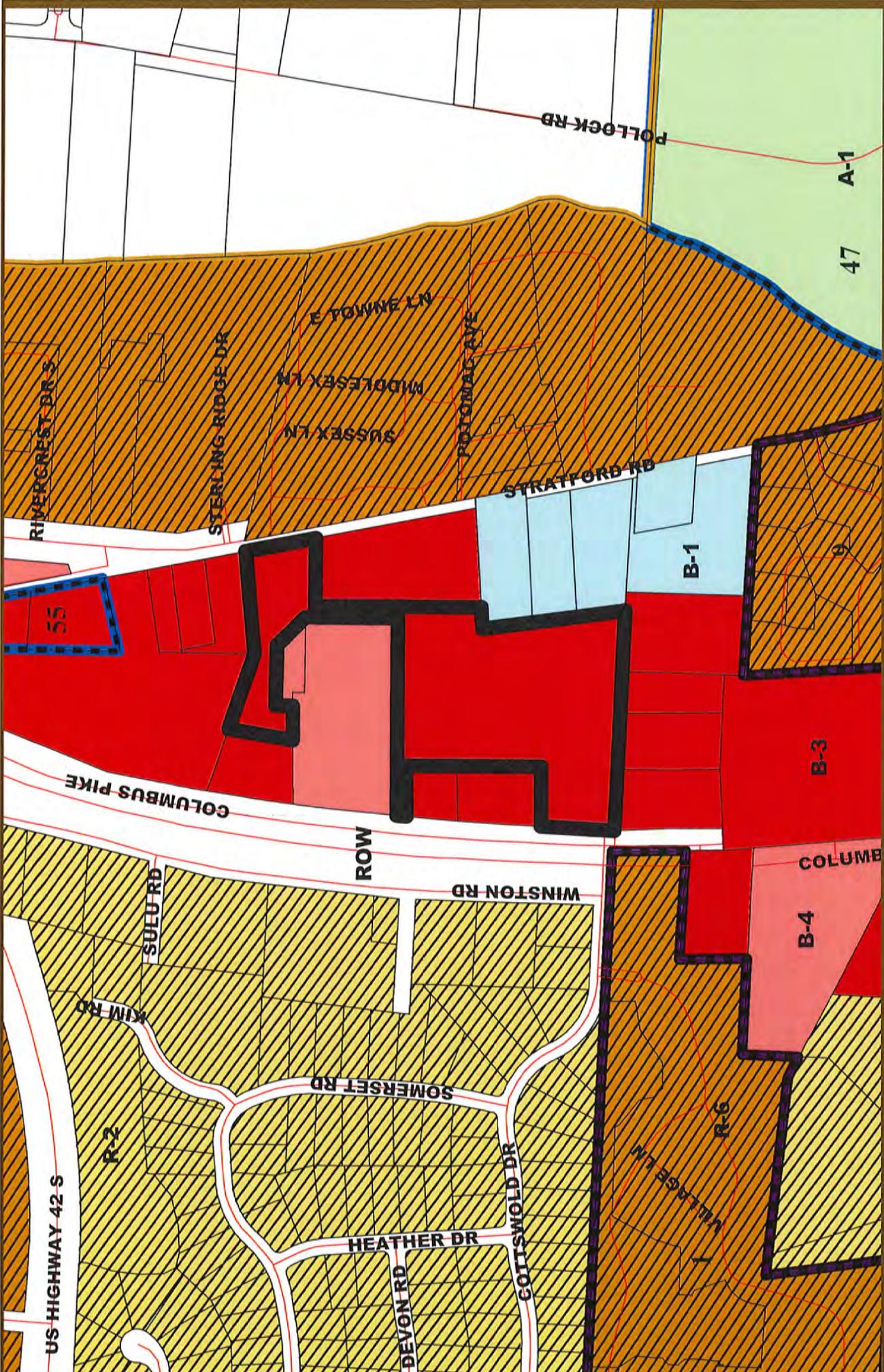
CONDITIONS/MISCELLANEOUS:

FILE: MYSTIC GOLF & GAMES
ORIGINAL: 08/30/18
REVISED:



2018-1988
 Conditional Use Permit
 Mystic Golf & Games - 1159 Columbus Pike
 Location Map





2018-1988
Conditional Use Permit
Mystic Golf & Games - 1159 Columbus Pike
Zoning Map



2018-1988
Conditional Use Permit
Mystic Golf & Games - 1159 Columbus Pike
Aerial (2016) Map



- (c) Building components, such as windows, doors, eaves, and parapets, shall be composed on a facade of a building with harmonious proportions in relationship to one another and surrounding buildings.
- (d) Architectural features should be placed upon a facade of a building in a pattern that creates a building fenestration that has a constant rhythm and harmonious appearance.
- (e) A combination of materials, textures, colors, and finishes are preferred to create visual interest.
- (f) Entryways should be designed to enhance the ability of the general public to find their way into and around buildings and open spaces.
- (g) In areas that have predominant historic characteristics, such character should be a significant consideration in determining compatibility between proposed and existing structures. In such cases compatibility may be partially achieved by some repetition of basic elements such as color, materials and scale.
- (h) When existing buildings are to be renovated, the distinguishing qualities or elements of a property that contribute to the overall character should not be destroyed. Removal or alteration of distinctive architectural features should be avoided, except for those considered to be noncontributing.
- (i) Buildings adjacent to freeways shall be designed and landscaped to be visually attractive as viewed from the freeway.
- (j) Mechanical equipment which is located on the roof of a building shall either be located in a manner that such structure is not visible from the front lot line or shall be enclosed in a structure that matches the materials of the building or shall be covered or painted to blend with the building.

SECTION 1171.04 PERFORMANCE STANDARDS.

No land or structure in any district shall be used or occupied in any manner to create a dangerous or objectionable condition, substance or element, in such a manner or in such amount to adversely affect the adjoining premises or surrounding area. All uses shall comply with the following performance standards:

- (a) Americans with Disabilities Act. All uses shall comply with all applicable requirements of the Americans with Disabilities Act, and all other applicable federal, state, and county regulations.
- (b) Lighting and Glare. All exterior lighting and conditions that generate glare shall comply with the requirements of Section 1171.05.
- (c) Heat. No use shall generate heat that is perceptible without the aid of instruments at any point beyond the lot occupied by the use.
- (d) Noise. No use shall emit noise that exceeds the following decibel levels, when measured at the boundary of the property from which the sound or noise is emanating, (ORD 02-54 Passed June 10, 2002)
 - (1) For any A-1 or R District (ORD 02-54 Passed June 10, 2002):
 - A. 55 DBA between the hours of 10:00 p.m. and 7:00 a.m.
 - B. 60 DBA between the hours of 7:00 a.m. and 10:00 p.m.
 - (2) For any B, PO/I, or O District (ORD 02-54 Passed June 10, 2002):
 - A. 60 DBA between the hours of 10:00 p.m. and 7:00 a.m.
 - B. 65 DBA between the hours of 7:00 a.m. and 10:00 p.m.
 - (3) For any M-1 District (ORD 02-54 Passed June 10, 2002):
 - A. 65 DBA between the hours of 10:00 p.m. and 7:00 a.m.
 - B. 70 DBA between the hours of 7:00 a.m. and 10:00 p.m.
 - (4) For any M-2 District: 75 DBA at any time of the day. (ORD 02-54 Passed June 10, 2002).
 - (5) In addition, no use shall emit intermittent or shrill noises, which are perceptible at the nearest residential district.

- (e) Vibration. Vibrations, which are perceptible without the aid of instruments, shall not be permitted beyond the lot occupied by the use generating such vibration.
- (f) Smoke. No use shall emit smoke for longer than eight (8) minutes in any hour which is of a shade darker than Number 3 on the Standard Ringelmann Chart as issued by the U.S. Bureau of Mines.
- (g) Odors. No use shall emit malodorous gas or matter that is discernible on any adjoining lot or property.
- (h) Air Pollution. No use shall emit fly ash, dust, vapors or other substances that are harmful to health, animals, vegetation or other property or which can cause excessive soiling.
- (i) Fire Hazards. Flammable or explosive materials shall only be permitted in structures having incombustible exterior walls.
- (j) Storage Handling. Storage handling and use of flammable liquids shall comply with regulations as set forth in Bulletin No. 30-L of the National Fire Protective Association. Storage of other materials in yards or structures shall comply with other fire protective codes of the municipality and all parts shall be accessible to firefighting equipment.
- (k) Solid Waste. Solid waste, including empty packing crates and other excess materials, shall not be allowed to accumulate on a lot and shall be disposed of on a regular basis or enclosed within a wall or fence.
- (l) Liquid Waste. Liquid wastes shall be disposed of in appropriate containers and removed from the site on a regular basis. Liquid waste or sewerage shall not be discharged into a reservoir, stream or other open body of water or into a storm or sanitary sewer until treated so that the insoluble substances, such as oils grease, acids, alkalines and other chemicals in the waste do not exceed the amount allowed by other codes of the City, County, State or similar jurisdictional authority.
- (m) Noxious, toxic or corrosive fumes. Noxious, toxic or corrosive fumes or gasses shall not be emitted which shall be injurious to the property, vegetation or health of the people residing in any adjacent residential district.
- (n) Radioactive or Electrical Disturbances. Radioactive emissions or electrical discharges shall be confined to the use and lot from which they originate and shall not occur across any lot line.

SECTION 1171.05 EXTERIOR LIGHTING STANDARDS [MOVED TO CHAPTER 1158].

(ORD 04-92 Passed 6-14-04)

SECTION 1171.06 PERFORMANCE STANDARD COMPLIANCE.

- (a) Existing Uses. Whenever it is alleged that a use of land or structure creates or is likely to create or otherwise produce dangerous or objectionable elements, the Board of Zoning Appeals shall:
 - (1) Make a preliminary investigation of the matter and shall forward its report to Council, together with the allegation that there exists or are likely to be created such dangerous or objectionable elements.
 - (2) Request Council to authorize the employment of a competent specialist or testing laboratory for the purpose of determining the nature and extent of such dangerous or objectionable elements and a practicable means of remedying such condition.
 - (3) Upon receipt of the findings and recommendations of such specialist or laboratory, the Board may approve, partially approve subject to certain conditions, or disapprove the measures recommended therein and instruct the Director of Planning and Community Development to proceed with the enforcement of such measures in accordance with the provisions of Section 1125.02.
 - (4) The City shall bear the costs of various tests, consultant fees or other investigations which are required herein, provided that the owner of the use under investigation shall reimburse the City for all such expenses in the event that the operation of use of such



FACT SHEET

AGENDA ITEM NO: 16

DATE: 09/24/2018

ORDINANCE NO: 18-80

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE ACCEPTING THE ANNEXATION OF 221.341± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CENTRAL OHIO BOY SCOUTS OF AMERICA – CAMP LAZARUS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:

This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. The City took the first city step in the process which required determination of services the City could provide – the Resolution of Services passed June 11, 2018 via Resolution 18-36. The legislation before City Council currently is the final acceptance of annexation which would bring the property into the City. City Council must decide to accept, accept with conditions, or deny the annexation. If no action is taken by the ORC dictated time frame ending on November 1, 2018, ORC dictates that the annexation will be denied. The applicant wishes to begin the rezoning process prior to final action by City Council and thus multiple readings of this legislation are anticipated with passage anticipated prior to the ORC required date of November 1, 2018. The last scheduled City Council meeting date prior to November 1 is the meeting of October 22, 2018. The anticipated zoning request for this unique set of uses is to a Planned Mixed Use Overlay. Additionally, there is a small shooting range that has existed on this site and is still used by the Camp. Section 549.08 – Pointing and Discharging

Firearms of the City of Delaware Codified Ordinances generally prohibits the discharging of firearms for a range. The City Attorney, Chief of Police, and Director of Planning have been working on an amendment to this section to allow for the continuation of this use but to ensure it is limited to very a specific pre-existing situation such as this. This legislation is anticipated to be introduced at the City Council meeting of September 24, 2018 for first reading and the setting of a public hearing on October 8, 2018 to allow it to be reviewed and decided concurrently with the annexation review on October 22, 2018.

REASON WHY LEGISLATION IS NEEDED:

The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This legislation is the final City step in the process to formally accept the annexation of the property. The City has until November 1, 2018 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied. The applicant wishes to begin the rezoning process prior to final action by City Council and thus multiple readings of this legislation are anticipated with passage anticipated prior to the ORC required date of November 1, 2018.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

Approval by third reading coinciding with the passage of the Ordinance No. 18-88, an ordinance amending Section 549.08 of the City of Delaware's Codified Ordinances, relating to pointing and discharging firearms.

ATTACHMENT(S)

County Resolution
Petition
Map
City Resolution

ORDINANCE NO. 18-80

AN ORDINANCE ACCEPTING THE ANNEXATION OF 221.341± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS “A” AND “B” FOR THE ANNEXATION KNOWN AS THE CENTRAL OHIO BOY SCOUTS OF AMERICA – CAMP LAZARUS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 221.341 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Michael R. Shade, as agent for the petitioners on June 6, 2018 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on June 6, 2018; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation, which was completed when City Council passed a Resolution of Services on June 11, 2018 via Resolution 18-36; and

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on June 25 2018 (See attached) The territory to be annexed is described in the attached Exhibits “A” and “B”; and

WHEREAS, the certified transcript of the proceedings for annexation, with an accurate map of the territory, together with the petition of annexation and other papers relating to the proceedings of the County Commissioners, are on file with the Clerk of Council, and have been for more than sixty days.

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

SECTION 1. That Council hereby accepts the annexation of 221.341 acres of land, description and plat of which are hereby attached as Exhibits “A” and “B” on the annexation known as the Joshua Morgan Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

1. That upon annexation to the City of Delaware of 221.341± acres more or less as delineated on the attached Exhibits A and B, the Applicant/Property Owner at their sole expense shall provide and install all necessary lines, hydrants, and other appurtenances as required by the City in order to receive city utility services.

SECTION 2. That the Clerk of Council is directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the Secretary of State, and shall file notice of annexation with the Board of Elections, the County Auditor, the County Recorder, and the County Engineer within thirty days after it becomes effective, and the Clerk shall do all other things required by law.

SECTION 3. 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: _____, 2018

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____

CITY CLERK

MAYOR



Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

July 3, 2018

RECEIVED

JUL 05 2018

Elaine McClosky
City of Delaware Clerk
1 S Sandusky Street
Delaware, OH 43015

RE: Annexation of 221.341 acres
Liberty Township to the City of Delaware

Dear Ms. McClosky:

The Delaware County Commissioners in Regular Session on June 25, 2018 adopted a Resolution granting Prayer of Petition for 221.341 acres, more or less, from Liberty Township to City of Delaware.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution, a copy of the annexation petition and a copy of all other papers in the Commissioners' annexation folder.

If you have questions, please call me at 740-833-2105.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Dinovo".

Sarah Dinovo,
Assistant Clerk to the Commissioners



Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 18-708

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, REQUESTING ANNEXATION OF 221.341 ACRES OF LAND IN LIBERTY TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Benton, seconded by Mr. Merrell to approve the following resolution:

WHEREAS, on May 24, 2018, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, agent for the petitioners, of 221.341 acres, more or less, from Liberty Township to the City of Delaware; and

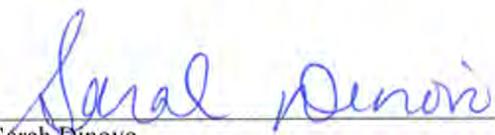
WHEREAS, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

WHEREAS, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Liberty;

THEREFORE, BE IT RESOLVED, the Delaware County Board of Commissioners grants the annexation petition request to annex 221.341 acres, more or less, in Liberty Township to the City of Delaware.

Vote on Motion Mr. Merrell Aye Mr. Benton Aye Mrs. Lewis Absent

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted June 25, 2018 and appearing upon the official records of the said Board.


Sarah Dinovo
Assistant Clerk to the Commissioners



Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 18-708

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, REQUESTING ANNEXATION OF 221.341 ACRES OF LAND IN LIBERTY TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Benton, seconded by Mr. Merrell to approve the following resolution:

Whereas, on May 24, 2018, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, agent for the petitioners, of 221.341 acres, more or less, from Liberty Township to the City of Delaware; and

Whereas, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Liberty;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 221.341 acres, more or less, in Liberty Township to the City of Delaware.

BE IT FURTHER RESOLVED that the Delaware County Board of Commissioners hereby directs the Clerk of the Board to deliver a certified copy of the entire record of the annexation proceedings, including all resolutions of the Board, signed by a majority of the members of the Board, the petition, map, and all other papers on file, and the recording of the proceedings, if a copy is available, to the auditor or clerk of the City of Delaware

Vote on Motion

Mr. Benton

Mr. Merrell

Mrs. Lewis

Absent

Jeff Benton
County Commissioner

Absent _____
Barb Lewis
County Commissioner

Gary Merrell
County Commissioner



RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 18-36 as passed on June 11, 2018 by the Delaware City Council.



SEAL

Elaine McCloskey
Elaine McCloskey
Clerk of City Council

RECEIVED
2018 JUN 12 PM 3:09
DELAWARE COUNTY
COMMISSIONERS

This Resolution Certification dated this 12 day of June in the year 2018.

RESOLUTION NO. 18-36

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 221.341± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CENTRAL OHIO BOY SCOUTS OF AMERICA -CAMP LAZARUS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 221.341 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Michael R. Shade, as agent for the petitioners on May 29, 2018 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on May 24, 2018; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation.

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

SECTION 1. That upon annexation to the City of Delaware of 221.341± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

- (a) Water - upon acceptance of annexation
- (b) Sanitary Sewer - upon acceptance of annexation
- (c) Refuse - upon acceptance of annexation
- (d) Fire - upon acceptance of annexation
- (e) Police - upon acceptance of annexation
- (f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. 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 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: June 11, 2018

YEAS 7 NAYS 0
ABSTAIN 0

ATTEST:

Elaine McCuekey
CITY CLERK

Carol K. Ryan
MAYOR

RECEIVED

JUN 06 2018

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

June 4, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

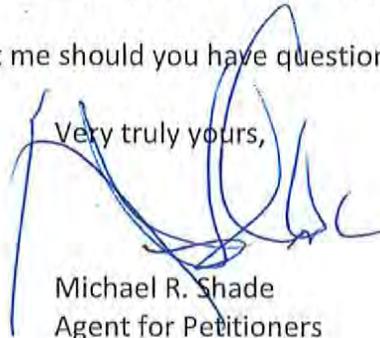
Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

**Re: PETITION FOR LEE FAMILY PARTNERSHIP, AND FAMILY MEMBERS, YOUNG
ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY
SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE
TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES:
EXPEDITED TYPE 2 ANNEXATION**

Please find enclosed copies of the Notice of Proof of Service filed with the office
of the Board of Commissioners of Delaware County, Ohio this 4th day of June, 2018.

Please do not hesitate to contact me should you have questions.

Very truly yours,



Michael R. Shade
Agent for Petitioners

Enclosure

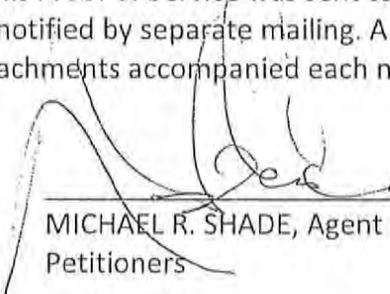
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SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE
TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES:
EXPEDITED TYPE 2 ANNEXATION**

STATE OF OHIO
COUNTY OF DELAWARE, ss.

Pursuant to the requirements of Section 709.023(B) ORC, Michael R. Shade, being first duly sworn, deposes and says that the following statements are true:

1. Affiant is the Agent for the Petitioners in the above referenced petition;
2. Affiant is the person who delivered the required statutory notices;
3. On May 24, 2018, the affiant mailed duplicate originals of the attached letter of notice ("notice") to Elaine McCloskey, Clerk of City Council of the City of Delaware, Ohio, by certified mail, return receipt number 7015 1520 0000 6497 4610 and to Nancy Denuette, Fiscal Officer of Liberty Township, by certified mail, return receipt number 7015 1520 0000 6497 4627. A complete copy of the petition for annexation and all attachments accompanied each notice. The return receipts are attached.
4. On May 24, 2018, the affiant mailed a letter of notice ("notice") to each owner of a tract, parcel or lot which adjoins, abuts, or is across the road from the area of the above named annexation by regular first class United States mail. A copy of each notice is attached. No Notice as part of this Proof of Service was sent to adjoining lands owned by the Petitioner. Petitioner was notified by separate mailing. A complete copy of the Petition for Annexation and all attachments accompanied each notice

Further affiant sayeth naught.



MICHAEL R. SHADE, Agent for the
Petitioners

Sworn to and subscribed in my presence this 4th day of June, 2018.



KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019



NOTARY PUBLIC

RECEIVED

2018 JUN -4 PM 1:48

DELAWARE COUNTY
COMMISSIONERS

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Lyni Bram</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <p>Elaine McCloskey, Clerk of City Council City of Delaware, Ohio City Hall 1 S. Sandusky Street Delaware, Ohio 43015</p>  <p>9590 9402 2906 7094 2273 34</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7015 1520 0000 6497 4610</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (00)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (00)	
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<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
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Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

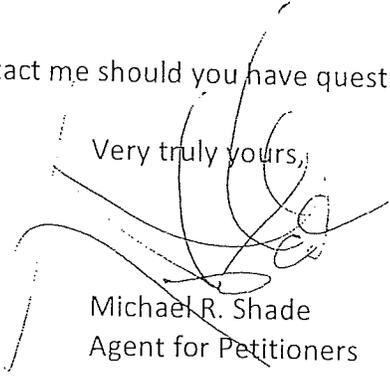
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its clerk on May 24, 2018 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 230.259 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7015 1520 0000 6497 4610 as to the Clerk of the Council of the City of Delaware and number 7015 1520 0000 6497 4627 as to the Fiscal Officer of Liberty Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade", is written over the typed name. The signature is somewhat stylized and overlaps the text.

Michael R. Shade
Agent for Petitioners

Enclosure

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

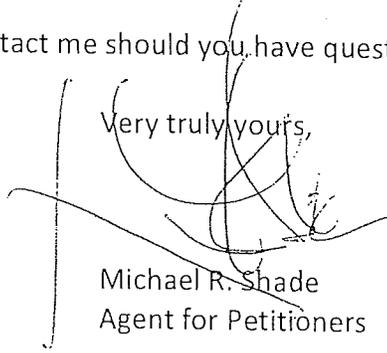
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Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade". The signature is written over the printed name and title below it.

Michael R. Shade
Agent for Petitioners

Enclosure

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

RONALD D. FRAZIER
ALICE A. FRAIZER
4477 CHAPMAN RD
DELAWARE OH 43015

Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 41942002002000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,



Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

FRAZIER FARMS LTD.
4477 CHAPMAN RD
DELAWARE OH 43015

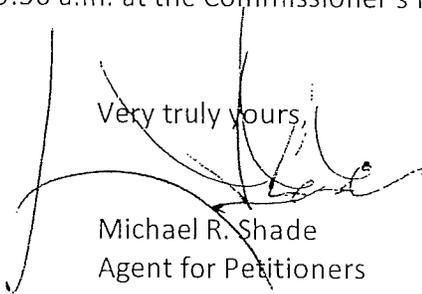
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel numbers 41942002001000 and 41941003008001 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

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Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

FRAZIER FARMS LTD.
ATTN: BRENDA C. FRAZIER
STATUTORY AGENT
4477 CHAPMAN ROAD
DELAWARE, OH 43015

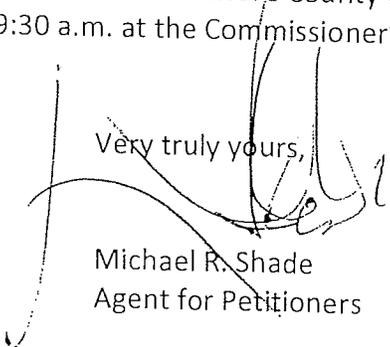
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel numbers 41942002001000 and 41941003008001 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

CITY OF DELAWARE
1 SOUTH SANDUSKY STREET
DELAWARE, OH 43015

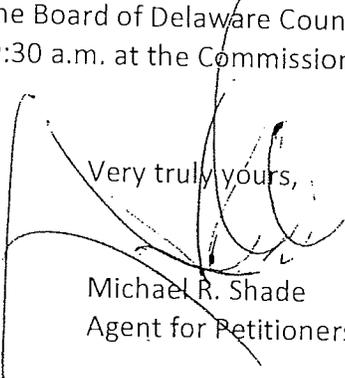
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 99999952000000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

BOARD OF EDUCATION
DELAWARE JOINT VOCATIONAL
SCHOOL DISTRICT
4565 COLUMBUS PIKE
DELAWARE OH 43015

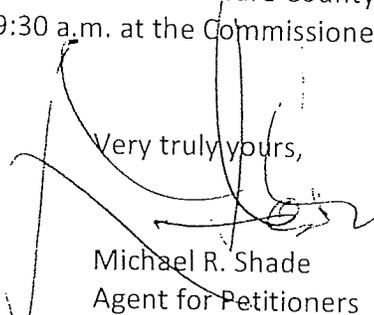
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 41944001001000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,



Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

DISTRICT BOARD OF TRUSTEES
COLUMBUS STATE COMMUNITY COLLEGE
100 CORNERSTONE DR.
DELAWARE OH 43015

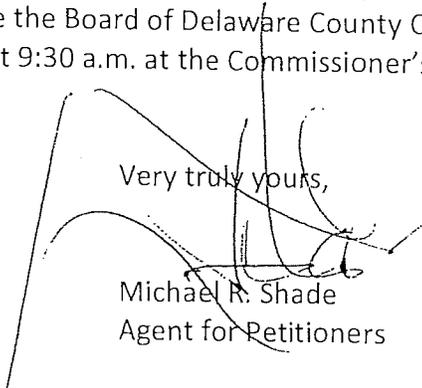
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 41944003001000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

STATE OF OHIO
1952 BELCHER C-4 DR
COLUMBUS OH 43224

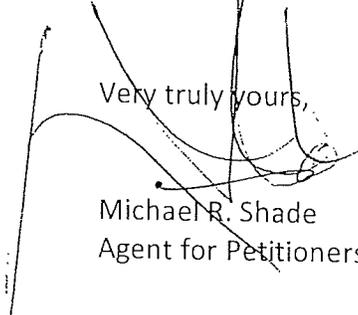
Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

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This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

CENTRAL OHIO BOY SCOUTS OF AMERICA
4422 COLUMBUS PIKE
DELAWARE OH 43015

Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel numbers 41944002001000 and 41944002003000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

RECEIVED

MAY 29 2018

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

CITY OF DELAWARE
1 SOUTH SANDUSKY STREET
DELAWARE, OH 43015

Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 99999952000000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015.

Very truly yours,


Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Nancy Denuette
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

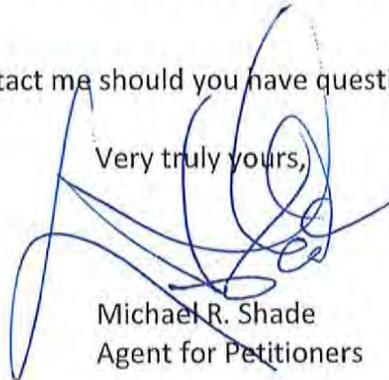
**Re: PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG
ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY
SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE
TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2
ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its clerk on May 24, 2018 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 230.259 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7015 1520 0000 6497 4610 as to the Clerk of the Council of the City of Delaware and number 7015 1520 0000 6497 4627 as to the Fiscal Officer of Liberty Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael R. Shade", is written over the typed name. The signature is highly stylized and somewhat illegible due to its cursive nature.

Michael R. Shade
Agent for Petitioners

Enclosure

BOARD OF COUNTY COMMISSIONERS OF
DELAWARE COUNTY, OHIO

**PETITION FOR LEE FAMILY PARTNERSHIP,
AND FAMILY MEMBERS, YOUNG ZA RO
AND ROBERT TAEK RO, MEDIA
INVESTMENTS, LLC AND THE CENTRAL
OHIO BOY SCOUTS OF AMERICA
ANNEXATION TO THE CITY OF DELAWARE,
OHIO FROM THE TOWNSHIP OF LIBERTY
CONSISTING OF 221.341 ACRES:
EXPEDITED TYPE 2 ANNEXATION**

Petitioner

Lee Family Partnership, et.al.
894 Blackwater Road
Chillicothe, OH 45601

Media Investments LLC
C/O Melodi Ross
7221 Pineville Matthews Rd., Suite 600
Charlotte, North Carolina 28226

Boy Scouts of America
Simon Kenton Council
807 Kinnear Road
Columbus, OH 43212

Agent for Petitioners

Michael R. Shade
Attorney at Law
1 West Winter Street, Suite 410
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740) 363-0146
Email: mrs@ss-dta.com

RECEIVED

2018 MAY 24 AM 9:21

COMMISSIONERS

PETITION FOR LEE FAMILY PARTNERSHIP, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

To: **The Board of County Commissioners of Delaware County, Ohio**

1. The undersigned petitioner ("the Petitioner" herein), being all of the owners of real estate in the following described territory consisting of 221.341 acres situated in the Township of Liberty County of Delaware, which area is contiguous with, adjacent to, and/or surrounded by the City of Delaware in part, to wit: see the legal description attached hereto as Exhibit A and the attached map, both of which are incorporated by reference herein ("described territory"), respectfully petition that the described territory be annexed to the City of Delaware, Ohio.

The description of the described territory ("the description" herein) and map were prepared by Karen S. Coffman, P.S., Registered Surveyor No. 7845, Scioto Land Surveying Service, Inc., for annexation purposes, from information of record in the Delaware County Courthouse. All record references, unless otherwise noted, are to public records on file at the Delaware County Recorder's Office; all statutory references, unless otherwise noted, are to the Ohio Revised Code.

2. In support of this Petition, the petitioners state that there are within the described territory sought to be annexed three (3) owner of the real estate. The real estate within area to be annexed and included in the description is owned as indicated on the following table:

Name of Petitioner	Address	Acreage Information	Deed Reference	Parcel ID No.
LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS: YOUNG ZA RO ROBERT TAEK RO	894 BLACKWATER RD CHILLICOTHE OH 45601	Part of the Total Lands owned by Owner consisting of 41.352 acres. Total Lands Consisting of .291 Acres Located in the ROW of Columbus Pike and Been Annexed As Part of This Annexation.	Official Record Vol. 594, Pages 204;	419-410-04-029-000

MEDIA INVESTMENTS, LLC	4425 Columbus Pike Delaware, OH 43015 (Property Address) C/O Melodi Ross 7221 Pineville Matthews Rd. Suite 600 Charlotte, North Carolina 28226 (Mailing Address)	Part of the Total Lands owned by Owner consisting of 5.756 acres. Total Lands Consisting of .246 Acres Located in the ROW of Columbus Pike and Being Annexed As Part of This Annexation.	Official Record Vol. 874, Pages 1013;	419-410-04-030-000 419-410-04-031-000
Central Ohio Boy Scouts of America (Formally known as Boy Scouts of America, Central Ohio Council and the Columbus Council Boy Scouts of America)	4422 Columbus Pike, Delaware, OH 43015	Land Owned 231.517 acres. Lands in the ROW and Other Lands Not Being Annexed Consisting of 10.713 Acres. Total Lands of this Petitioner to be Annexed is 220.804 Acres	Deed Book Vol. 168, Page 81; Deed Book Vol. 169, Page 75; Deed Book Vol. 216, Page 656	419-440-02-001-000 419-440-02-003-000 419-410-03-009-000
	Total Lands to be Annexed	221.341 Acres		

All public road rights of way abutting any part of the described territory are not being annexed into and will not be in the City of Delaware, Ohio except where the annexation is over lands on both sides of any roadway.

3. Michael R. Shade is hereby appointed Agent for the undersigned Petitioner ("the Agent" herein), as required by § 709.02 and the Agent's address is 1 West Winter Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015. The agent is hereby authorized to make any amendment and/or decision which in his absolute and complete discretion is necessary or proper under the circumstances then existing and is specifically authorized to make any such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and Plat. Any such amendment shall be made by the presentation of an amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

4. An accurate map marked "Map of Territory to be Annexed to the City of Delaware" is attached hereto and made part of this petition.

5. A list containing the required information concerning all tracts, lots and parcels adjacent to or across the road from the area sought to be annexed is being filed by the Agent at the time of the filing of this Petition.

6. No island of unincorporated area is being created by this annexation.

7. This petition is filed as an Expedited II annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of annexation proceedings and is being submitted pursuant the provisions of § 709.021 when owners unanimously request annexation and § 709.023 when the area being annexed is not to be excluded from the township. The area sought to be annexed shall not upon the annexation be excluded from Liberty Township, Delaware County, Ohio in conformity with the provisions of § 709.023.

8. The City of Delaware, Ohio will pass and submit to the Board of County Commissioners of Delaware County, Ohio a resolution of services within twenty (20) days of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

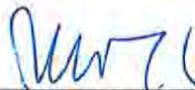
9. The current zoning in the Township of Liberty, Delaware County, Ohio is presently Farm Residential District (FR-1). The comprehensive plan duly adopted by the City of Delaware, Ohio anticipates that any future use for the area would be for Institutional, Mixed Use and Low and Medium Density Residential Uses with Camp Lazarus as a Major Open Space and Greenway Area. This proposed use may somewhat be an incompatible land use to the Farm Residential District in the Township of Liberty, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The City of Delaware, Ohio will pass a resolution requiring that any buffering necessary as provided in Section 702.023 of the Ohio Revised Code shall be complied with and will follow the buffering requirements of the City of Delaware, Ohio Zoning Ordinances. Said resolution of services and buffering will be passed and submitted to the Board of County Commissioners of Delaware County, Ohio by the City of Delaware, Ohio within twenty (20) day of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of Petitioner:

LEE FAMILY PARTNERSHIP
AND LEE FAMILY MEMBERS

By: 
Robert Lee, Authorized Member and
Authorized Family Member

Dated: April 24, 2018

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of Petitioner:

MEDIA INVESTMENTS, LLC

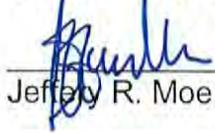
By: 
Charles R. Davis, Managing Member

Dated: April 30, 2018

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of Petitioner:

BOY SCOUTS OF AMERICA
SIMON KENTON COUNCIL



Jeffery R. Moe, Scout Executive/CEO

Dated: May 11, 2018

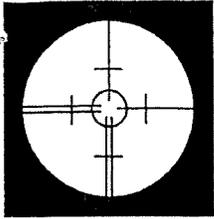


EXHIBIT A

SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

karen@sciotolandsurveying.com

**DESCRIPTION OF 221.341 ACRES LOCATED IN LIBERTY TOWNSHIP
TO BE ANNEXED TO THE CITY OF DELAWARE
EXPEDITED TYPE II ANNEXATION UNDER ORC SECTIONS 709.021 AND 709.023**

Situated in the Township of Liberty, County of Delaware, State of Ohio, being part of Farm Lots 1, 2, 8, and 20, Quarter-Township 4, Township 4, Range 19 in the United States Military Lands, being all of the 29.25 acre tract conveyed to The Columbus Council Boy Scouts of America in Deed Book 168, Page 81, being all of the 63.5 acre tract conveyed to The Columbus Council Boy Scouts of America in Deed Book 169, Page 75, being part of the 100 acre tract conveyed to The Columbus Council Boy Scouts of America in Deed Book 168, Page 81, being all of the 38.767 acre tract conveyed to Boy Scouts of America, Central Ohio Council in Deed Book 216, Page 656, being part of the 41.35 acre tract conveyed to Lee Family Partnership, Young Za Ro, and Robert Taek Ro in Official Records Volume 594, Page 204, and being part of the 1.71 acre and 4.05 acre tract conveyed to Media Investments, LLC in Official Records Volume 874, Page 1013, and being more particularly described as follows:

BEGINNING at the intersection of the northern right-of-way of Township Road 98 (Winter Road) and the west line of Farm Lot 8, also being the east line of Farm Lot 7, also being the east line of a 106 acre tract conveyed to the State of Ohio in Deed Book 363, Page 160;

thence along the east line of Farm Lot 7, and along the east line of Farm Lot 2, also being the said east line of the 106 acre tract **North 00° 00' 00" East 1086.68 feet** to the northeast corner of the said 106 acre tract;

thence along the north line of the said 106 acre tract **North 89° 30' 00" West 4048.32 feet** to the eastern right-of-way of Township Road 118 (Chapman Road);

thence along the said eastern right-of-way of Township Road 118 **North 17° 13' 32" East 677.29 feet** to an angle point;

thence continuing along the said eastern right-of-way of Township Road 118 **North 08° 41' 43" East 389.28 feet** to a point on the south line of a 33.45 acre tract conveyed to Ronald D. and Alice A. Frazier in Official Records Volume 1452, Page 747;

thence along the said south line of the 33.45 acre tract **North 82° 46' 40" East 1941.46 feet**;

thence along an east line of the said 33.45 acre tract **North 07° 17' 30" East 85.87 feet**;

thence along a south line of the said 33.45 acre tract **South 82° 48' 00" East 125.00 feet**;

thence along an east line of the said 33.45 acre tract **North 42° 05' 00" East 86.00 feet**;

< continued >

< PAGE TWO >

thence continuing along an east line of the said 33.45 acre tract **North 07° 15' 00" East 495.00 feet** to the southeast corner of a 20.582 acre tract conveyed to Frazier Farms II, Ltd. in Official Records Volume 732, Page 2367, also being the southwest corner of a 43.366 acre tract conveyed to Frazier Farms, Ltd. in Official Records Volume 133, Page 2666;

thence along the south line of the said 43.366 acre tract, and the extension thereof to the eastern right-of-way of U.S. 23 **South 84° 27' 12" East 2407.54 feet** to a point on the corporation line of the City of Delaware;

thence along the eastern-right-of-way of U.S. 23, also being the corporation line of the City of Delaware **South 36° 59' 49" East 339.01 feet** to a point;

thence continuing along the eastern-right-of-way of U.S. 23, also being the corporation line of the City of Delaware **South 36° 24' 50" East 522.08 feet** to a point on the south line of the aforesaid 1.71 acre tract conveyed to Media Investments, LLC, also being the north line of Farm Lot 1;

thence along the said south line of the 1.71 acre tract and the extension thereof, also being the north line of Farm Lot 1 **North 86° 20' 42" West 188.67 feet** to a point in the western right-of-way of said U.S. 23;

thence along the said western right-of-way of U.S. 23 **South 36° 24' 50" East 171.46 feet**;

thence continuing along the said western right-of-way of U.S. 23, with a curve to the right, having a central angle of 01° 03' 40", a radius of 12184.01 feet, an arc length of 225.65 feet, and a chord which bears **South 35° 53' 00" East**, a chord distance of **225.64 feet**;

thence continuing along the said western right-of-way of U.S. 23 **South 35° 21' 10" East 1618.24 feet** to the intersection of the western right-of-way of U.S. 23 and the northern right-of-way of Township Road 98;

thence along the said northern right-of-way line of Township Road 98 **South 04° 34' 41" West 98.58 feet**;

thence continuing along the said northern right-of-way of Township Road 98, with a curve to the left, having a central angle of 36° 46' 14", a radius of 471.00 feet, an arc length of 302.27 feet, and a chord which bears **South 26° 22' 08" West**, a chord distance of **297.11 feet**;

thence continuing along the said northern right-of-way line of Township Road 98 **South 48° 43' 37" West 44.26 feet**;

< continued >

< PAGE THREE >

thence continuing along the said northern right-of-way of Township Road 98 **North 84° 08' 09" West 1610.82 feet;**

thence continuing along the said northern right-of-way of Township Road 98 **South 79° 01' 25" West 716.70 feet** to the **POINT OF BEGINNING;**

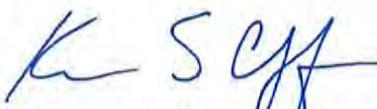
containing 221.341 acres;

there being approximately 87.858 acres in Farm Lot 1, and 91.988 acres in Farm Lot 2, and 1.202 acres in Farm Lot 8, and 40.293 acres in Farm Lot 20;

there being approximately 0.246 acres from 4.05 acre and 1.71 acre tracts conveyed to Media Investments, LLC in Official Records Volume 874, Page 1013, and 0.291 acres from a 41.35 acre tract conveyed to the Lee Family Partnership, Young Za Ro, and Robert Taek Ro in Official Records Volume 594, Page 204, and 220.804 acres from multiple parcels owned by the Boy Scouts of America described on the attached survey;

The total length of the annexation perimeter is 17175.01 feet, of which 861.09 feet is contiguous to the City of Delaware, being 5.01% contiguous. This annexation does not create any islands of township property.

This description is written for annexation purposes only and is not intended for the transfer of lands.


Karen S. Coffman, Surveyor
Registration No. 7845



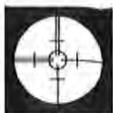
**DELAWARE COUNTY ENGINEER
Map Department**

I hereby certify the within to be a true copy of the original on file in the Map Department

**Chris E. Bauserman, P.E., P.S.,
County Engineer**


Supervisor


Date



SCIOTO LAND SURVEYING SERVICE, INC.

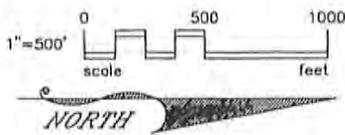
173 North Sandusky Street Delaware, Ohio 43015 740.365.7577 karen@sciotlandsurveying.com

MAP OF TERRITORY TO BE ANNEXED

THE CITY OF DELAWARE,
DELAWARE COUNTY, OHIO
TOWNSHIP 4, RANGE 19, U.S.M.L.
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

LOCATION MAP

LINE	DIRECTION	DISTANCE
L1	N07°17'30"E	85.87'
L2	S82°48'00"E	125.00'
L3	N42°05'00"E	86.00'
L4	N86°20'42"W	188.67'
L5	S36°24'50"E	171.46'
L6	S04°34'41"W	98.58'
L7	S48°43'37"W	44.26'



CURVE	DELTA ANGLE	CH. BEARING	RADIUS	ARC LENGTH	CH. LENGTH
C1	01° 03' 40"	S35°53'00"E	12184.01'	225.65'	225.64'
C2	36° 46' 14"	S26°22'08"W	471.00'	302.27'	297.11'

OWNER	AC. BEING ANNEXED
MEDIA INVEST.	0.245 Ac.
LEE FAMILY	0.291 Ac.
BOY SCOUTS	220.804 Ac.

DELAWARE COUNTY ENGINEER
Map Department

EXISTING CITY OF DELAWARE CORP. LINE

PROPOSED CITY OF DELAWARE CORP. LINE

I hereby certify the within to be a true copy of the original on file in the Map Department.

Chris E. Bauserman, P.E., P.S.,
County Engineer

[Signature]
Supervisor

Date: 5/15/18

NOTE:
Expedited Type 2 Annexation
This annexation does not create any unincorporated islands.
Total perimeter of the annexation area is 17175.01 feet,
of which 861.09 feet is contiguous with the City of Delaware annexed by Ordinance Number 03-13. The calculated total percentage of perimeter contiguity with the municipality is 5.01%.

THIS PLAT IS FOR ANNEXATION PURPOSES ONLY AND IS BASED ON RECORD DATA AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
KAREN S. COFFMAN, SUPERVISOR

Registration No. 7845

DATE: OCTOBER 4, 2017

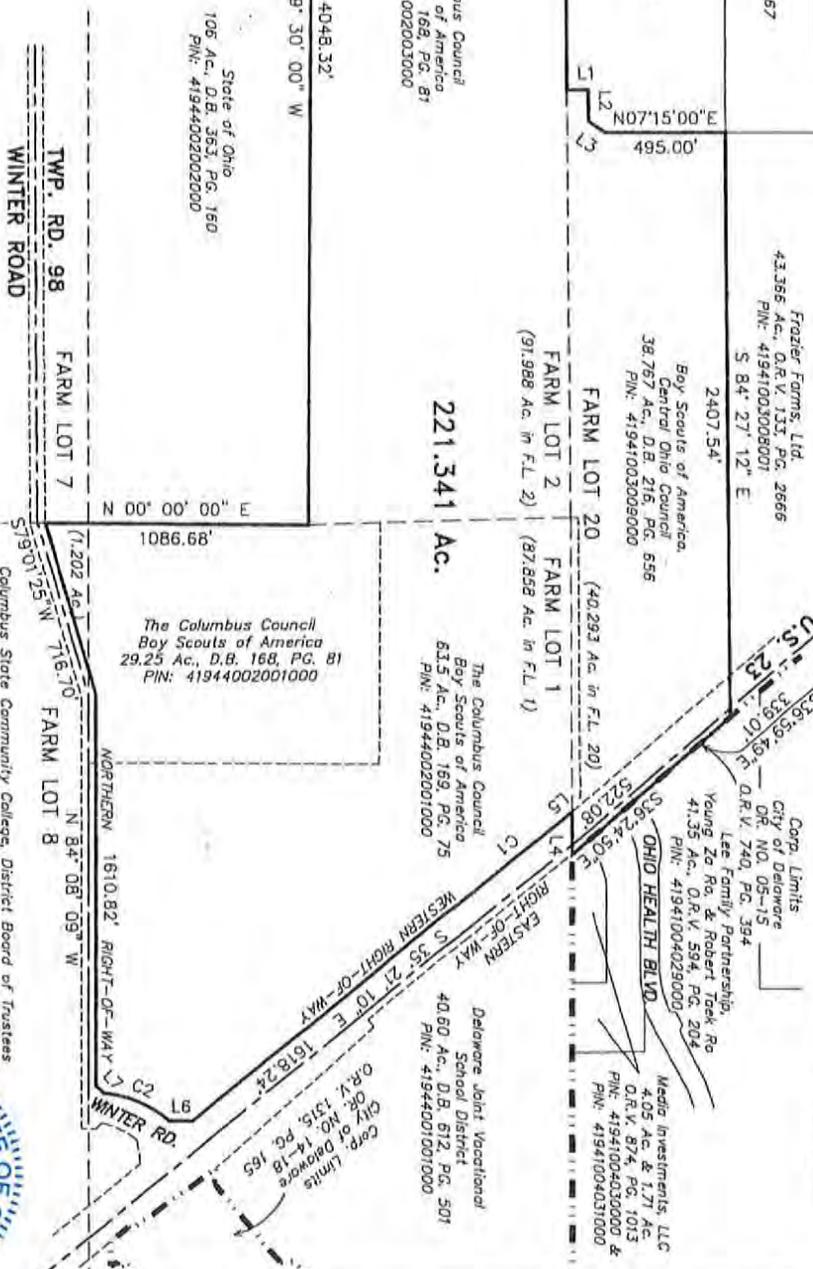


EXHIBIT A

LIST OF PROPERTY OWNERS

<u>North of Property to be Annexed</u>	<u>Acres</u>	<u>PIN</u>
RONALD D. FRAZIER ALICE A. FRAIZER 4477 CHAPMAN RD DELAWARE OH 43015	33.450	41942002002000
FRAZIER FARMS LTD. 4477 CHAPMAN RD DELAWARE OH 43015	20.582 43.366	41942002001000 41941003008001
FRAZIER FARMS LTD. ATTN: BRENDA C. FRAZIER STATUTORY AGENT 4477 CHAPMAN ROAD DELAWARE, OH 43015		
<u>East of Property to be Annexed</u>		
LEE FAMILY PARTNERSHIP 894 BLACKWATER RD CHILLICOTHE OH 45601 (Petitioner)	41.352	41941004029000
CITY OF DELAWARE 1 SOUTH SANDUSKY STREET DELAWARE, OH 43015	ROW	99999952000000
MEDIA INVESTMENTS LLC 5695 AVERY RD DUBLIN OH 43016 (Petitioner)	4.050 1.706	41941004030000 41941004031000
MEDIA INVESTMENTS LLC Attn: JOHN M. HOPFINGER STATUTORY AGENT 5695 AVERY ROAD DUBLIN, OH 43016		

BOARD OF EDUCATION DELAWARE JOINT VOCATIONAL SCHOOL DISTRICT 4565 COLUMBUS PIKE DELAWARE OH 43015	40.601	41944001001000
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CENTRAL OHIO BOY SCOUTS OF AMERICA 4422 COLUMBUS PIKE DELAWARE OH 43015 (Petitioner) (Part of Annexation)	91.489	41944002001000
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South of Property to be Annexed

CENTRAL OHIO BOY SCOUTS OF AMERICA 4422 COLUMBUS PIKE DELAWARE OH 43015 (Petitioner) (Part of Annexation)	91.489	41944002001000
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DISTRICT BOARD OF TRUSTEES COLUMBUS STATE COMMUNITY COLLEGE 100 CORNERSTONE DR. DELAWARE OH 43015	106.80	41944003001000
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West of Property to be Annexed

STATE OF OHIO 1952 BELCHER C-4 DR COLUMBUS OH 43224	106.00	41944002002000
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CENTRAL OHIO BOY SCOUTS OF AMERICA 4422 COLUMBUS PIKE DELAWARE OH 43015 (Petitioner) (Part of Annexation)	100.00	41944002003000
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DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
140 N. SANDUSKY STREET
DELAWARE, OHIO
43015

CHRIS E. BAUSERMAN, P.E., P.S.
DELAWARE COUNTY ENGINEER

May 15, 2018

The Board of Delaware County Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

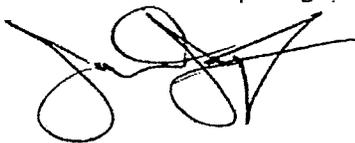
Re: Proposed 221.341 Acre Annexation in Delaware Township to the City of Delaware

Dear Honorable Board:

We have reviewed the attached Annexation Map and Written Description for the above referenced proposal. Said Map and Description are hereby approved in accordance with the Board of Delaware County Commissioner's Resolutions No. 02-955, dated July 22, 2002, which are entitled "Establishing General Orders for the Hearing of Annexation Petitions" and with those applicable sections of Ohio Revised Code Section 709.02. The actual petition document itself was not submitted to this department for review and therefore its content is not a part of this approval.

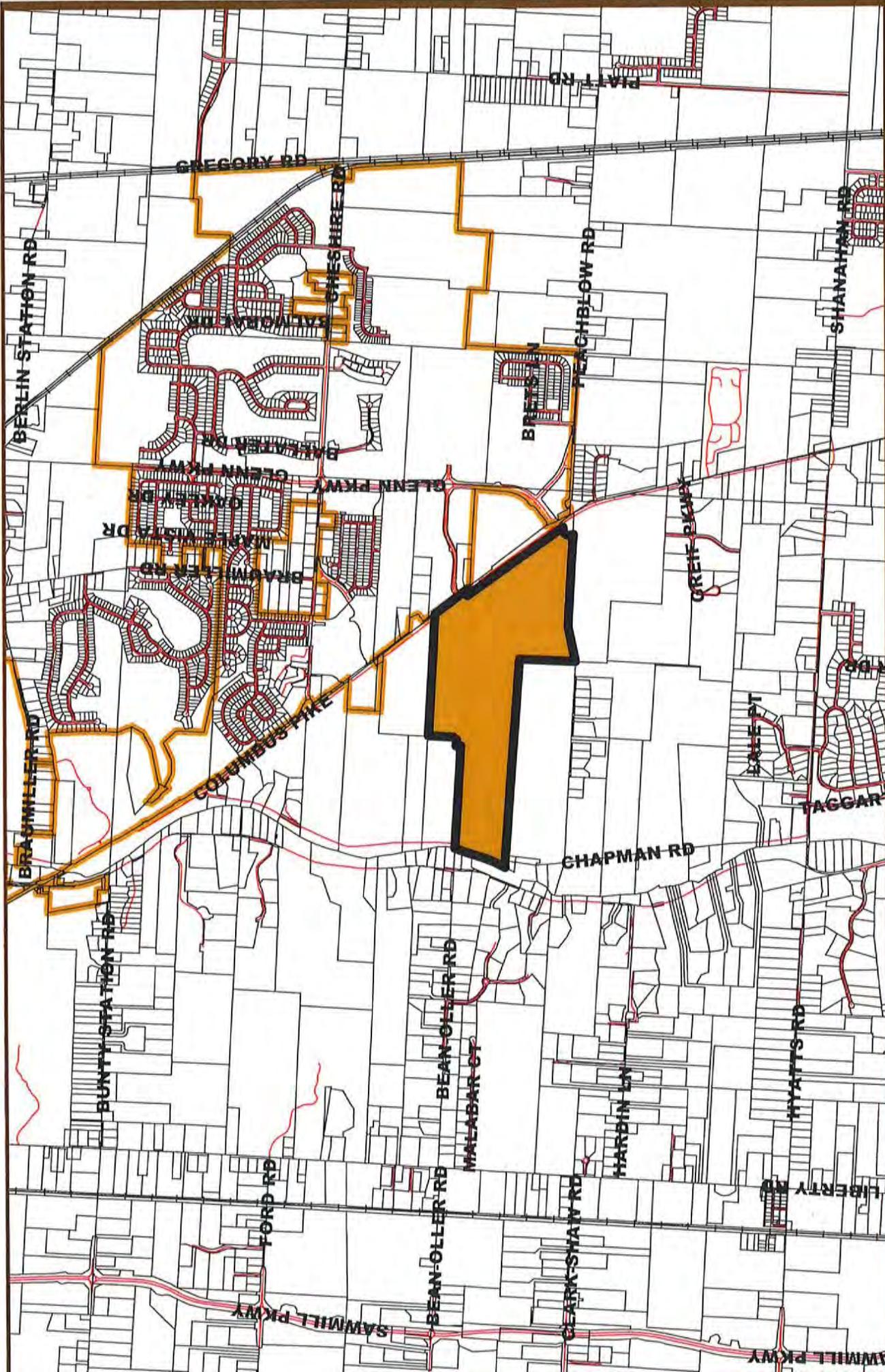
Respectfully Submitted,

Chris E. Bauserman, P.E., P.S.
Delaware County Engineer

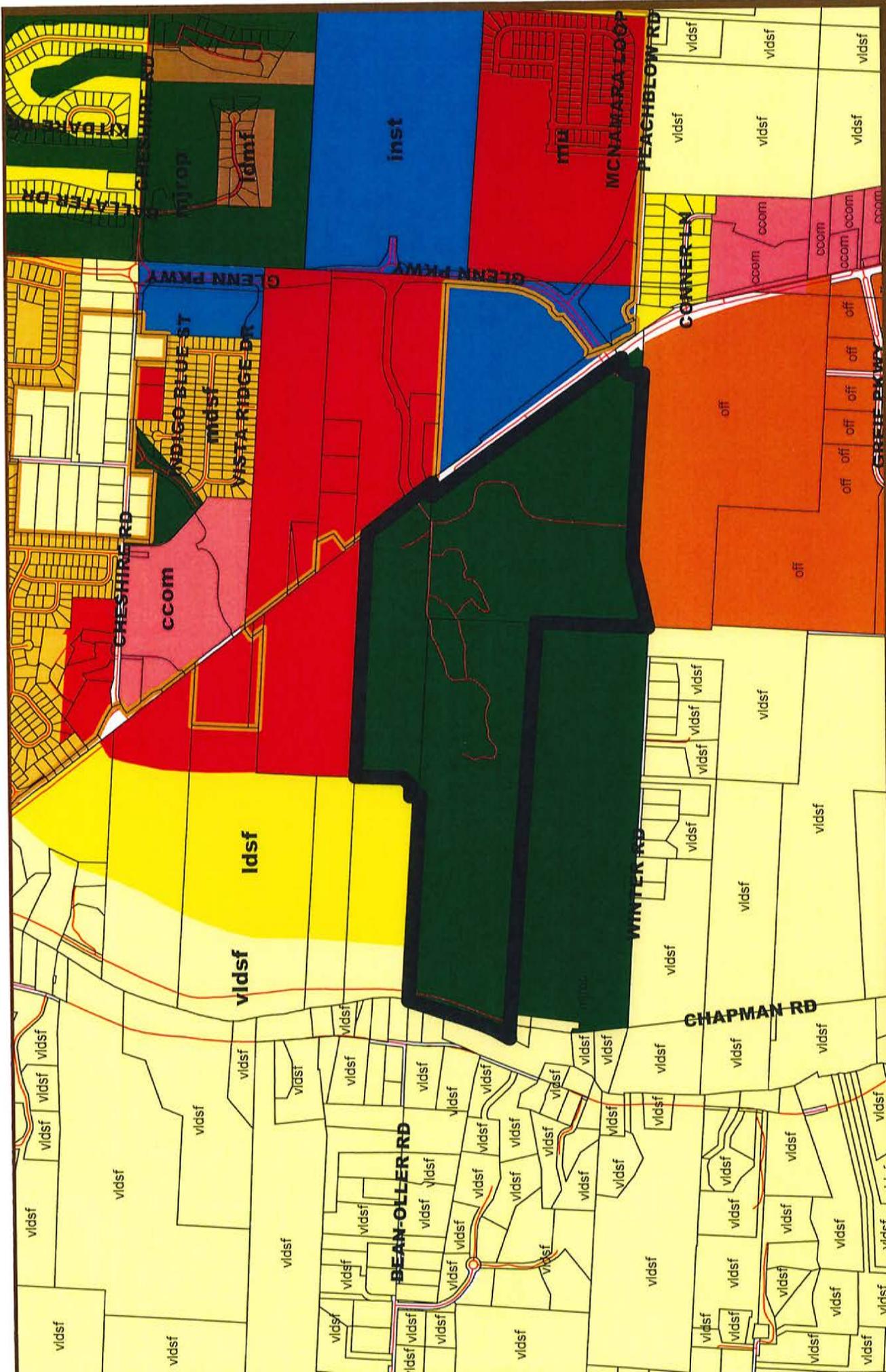


Jack Jennings, P.S.
Supervisor

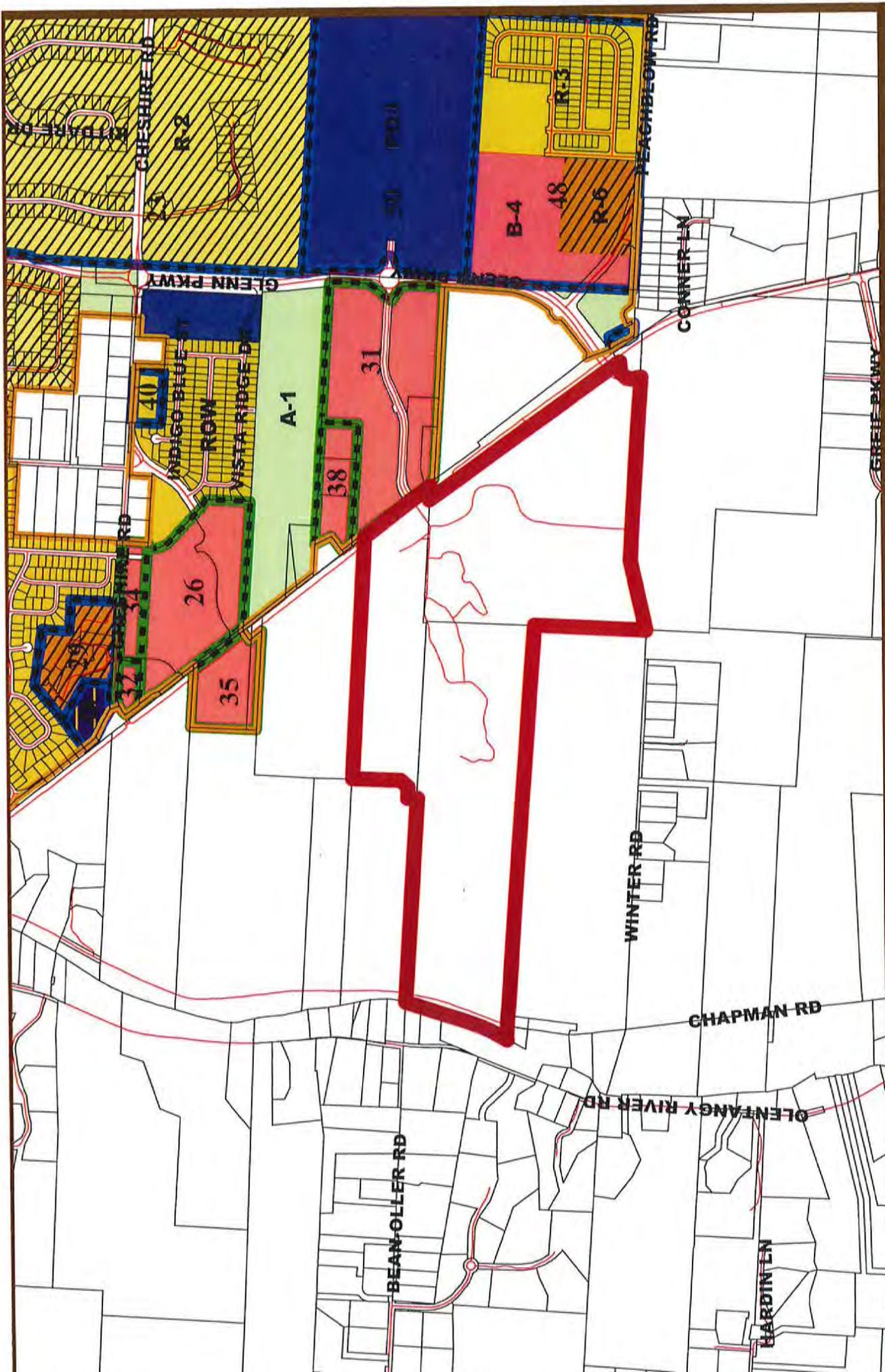
Enclosures



Annexation Petition
 Camp Lazarus - Boy Scouts of America
 Location Map



Annexation Petition
 Camp Lazarus - Boy Scouts of America
 Comprehensive Plan Map



Annexation Petition
 Camp Lazarus - Boy Scouts of America
 Zoning Map



Annexation Petition
Camp Lazarus - Boy Scouts of America
Aerial (2016) Map





FACT SHEET

AGENDA ITEM NO: 17

DATE: 09/24/2018

ORDINANCE NO: 18-85

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jackie Walker, Assistant City Manager

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

BACKGROUND:

The City has been unable to fill a vacant building inspector position because the current pay rate lags behind the regional market rate. The changes recommended place the building inspector position in line with the market which will enable the City to fill the vacant position.

The proposed change to the Management Pay Plan, Section I, Wages and Pay Plan includes the separation of the job title Building & Code Enforcement Officer I and II because these are two separate positions with different job responsibilities and qualification – a Code Enforcement Officer and a Building Inspector. The Code Enforcement Officer I and II in grades M7 and M8 will stay in the same pay grade. The Building Inspector I will move to a grade M9 and Building Inspector II to a grade M13, reflecting the market rate for these positions.

REASON WHY LEGISLATION IS NEEDED:

Council action is required to make changes to the Management Pay Plan.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

Raising the grade of the Building Inspector II from a M8 to M13 will result in an increase in wages/PERS/Medicare/workers compensation costs of approximately \$10,000 for 2018 (which will likely require a supplemental to the 2018 budget) and approximately \$40,000 in 2019 depending on the salary increase applied to the Management Pay Plan for the 2019 year.

POLICY CHANGES:

N/A

PRESENTER(S):

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

Approval at Second Reading

ATTACHMENT(S)

Memorandum

ORDINANCE NO. 18-85

AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

WHEREAS, the City has been unable to fill a vacant building inspector position because the current pay rate lags behind the regional market rate; and

WHEREAS, the changes recommended below place the building inspector position in line with the market which will enable the City to fill the vacant position.

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

SECTION 1. That the Management, Professional, Technical, Confidential and Supervisory Pay Plan shall be amended to reflect the following changes:

**SECTION I
WAGES AND PAY PLAN**

A. Non-Union Employee Pay Plan

<u>PAY GRADE</u>	<u>POSITION</u>
M7	Building & Code Enforcement Officer I, Customer Service Liaison, Facility Maintenance Supervisor
M8	Engineering Technician, Airport Operations Supervisor, Division Supervisor, Financial Specialist II, Executive Assistant, Building & Code Enforcement Officer II, Golf Course Superintendent, Project Manager I, Collections Manager, Construction Inspector
M9	Assistant City Attorney/Prosecutor, <u>BUILDING INSPECTOR I</u>
M13	<u>BUILDING INSPECTOR II</u>

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: _____, 2018

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



MEMORANDUM

TO: R. Thomas Homan, City Manager
FROM: David Efland, AICP Director of Planning & Community Development
Lorrie Diaz, Human Resource Coordinator
DATE: 09/4/2018
RE: Building Inspector I & II positions

The Planning and Community Development Department recently had a retirement of one its long-term Building Inspectors. Paul Standering, who had been with the City for 17 years, retired on August 31. The two remaining building inspectors have 13 and 3 years of experience with the City and both are age 70, and the building official has 27 years of experience at age 58. Thus they are all or will be eligible to retire within the next few years.

Compensation has been a significant issue in recruiting for building inspector professionals across Ohio for several years. We are extremely fortunate that our employees have been with us for many years and that they do an outstanding job. The community has benefited from their lack of job movement to other communities in that we have essentially been able to maintain an experienced, hardworking, and dedicated staff within this division without having to keep up with the general marketplace in terms of salary. The current status of the field of inspectors/officials is that 1) there are very few young people entering the field, 2) up to 80% of the current long-term workforce has or will retire in the next five years, and 3) the experience requirements and certifications from the State of Ohio have continued to increase over the years. These are highly technical professions, which also require a high degree of interpersonal skills to be most effective. Our community has come to expect the highest level of experience, professionalism, and service from this division in particular due to the quality and experience our staff brings.

We recently collected compensation rates and posted a building inspector position to evaluate the quality and price point in the market today. Compensation in the local communities from which we recruit is currently \$25-45/hour, with Delaware paying \$24.92-29.35/hour. Our job posting and advertising solicited six candidates (compared to our normal 50-100 candidates for most other positions), only three of whom had the required certifications to perform the job. All three of these candidates required a minimum starting rate of \$34-35/hour.

We are evaluating how best to effectively and efficiently ensure our applicants can be placed within our pay structure in meeting their salary demands, how we can ensure equity among the other two internal building inspectors, and how we can be both flexible and long range in our thinking in regard to the inevitable succession of personnel within this division. The reasons for this evaluation are two-fold. First, we have an immediate need to refill a critical inspector position to ensure our level of service is maintained at a rate commensurate with the marketplace. Second, this is the beginning of what is anticipated to be a longer term issue concerning succession and retirement within this division.

Currently, a Building Inspector II is a M8 in the Management Pay Plan (and the title and job description are combined with the very different job title of Code Enforcement Officer). The range for this pay grade is well below what other organizations are paying in the market and below what our applicants are requiring. Our employees currently occupying those positions are step 5 at \$29.35/hour. We recommend reclassifying this

position to M13 with a range of \$30.35 - \$35.73/hour in order to be competitive with the market and offer a current candidate for the open position a fair market starting rate. After receiving only three applications, conducting interviews with all qualifying candidates, and querying staff about chemistry and fit, we have identified a final candidate of choice. That candidate has verbally acknowledged that he is unable to make a transition in employment for the current maximum hourly rate at the M8 level and is still taking a reduction in pay to come in at the M13 level, but willing to accept this smaller decrease in pay. Thus, the hiring is contingent upon the changes proposed herein.

We further recommend that the current incumbents be reclassified to the new pay grade so that all individuals in this role are compensated at the same level. We believe this is the most fair and equitable decision in order to recognize the value of this position and of those individuals currently doing this job. This will cost approximately \$10,000 in 2018 to make the adjustment for all three individuals and approximately \$40,000 in 2019.

We welcome your direction in this regard and stand ready to help in any way necessary to ensure that we think in a way that addresses our short term immediate needs as well as produces opportunities for longer term transitions that we know will inevitably come in this division. Not filling the position effectively means that we will have to transition away (quickly) from being a certified building department given workload, requirements from the State of Ohio for such, and level of service required by our community to date. As we have a very effective team currently, providing a high level of service, and are in good standing with the State of Ohio to continue being a certified Department upon filling the position, we believe it is imperative that we find a reasonable way to do so as quickly as possible.



FACT SHEET

AGENDA ITEM NO: 18

DATE: 09/24/2018

ORDINANCE NO:

RESOLUTION NO: 18-50

READING: FOURTH

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 2019-2023 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

BACKGROUND:

UPDATE: Please see attached memo from City Manager.

A second work session to discuss the CIP has been scheduled for Monday, October 1 at 6:30 p.m.

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 8 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 18-50

A RESOLUTION ADOPTING THE 2019-2023 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 2019-2023 CIP at Work Sessions before October 8.

WHEREAS, Council discussed possible amendments to the plan which may be considered as part of the adopted 2019 budget.

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

SECTION 1. That the 2019-2023 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: _____, 2018

YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____
CITY CLERK

MAYOR



MEMORANDUM

TO: City Council
FROM: R. Thomas Homan, City Manager 
DATE: September 19, 2018
RE: Proposed Changes to 2019-2023 CIP

As Council is aware, the 2019-2023 CIP I submitted to Council on August 15, 2018, was out of balance in each of the five years. As I indicated in the budget message, this underscored the challenge of trying to balance the City's limited funding resources with its ongoing demands on those resources. This was also noted as part of the CIP Work Session on September 16, 2018.

Since then, I have undertaken further review of the CIP to determine what changes would need to be made in order to balance it. As a result, attached is a revised CIP, which is balanced. This was accomplished primarily by deferring/eliminating projects and increasing the amount of funding coming from the City's general fund, all of which is summarized below and also noted in the CIP. In addition, project sheets have been revised to reflect any changes that were made.

These proposed changes will be reviewed further at City Council's October 1, 2018 work session. In the meantime, please feel free to contact me if you have any questions.

General Fund – Page 3

- Increase annual amount to 14% of projected General Fund 1% income tax collections, less refunds. The other proposed changes are noted at the bottom of the page.

Airport Improvement Fund – Page 4

- Move Corporate Parking lot to 2021 when it can be fully funded with TIF funds.
- Remove T-Hangar repaving ODOT grant per denial letter. Replace with scaled back FAA Allocation funding and City 10% match of \$333,000 in 2019 and 2023.
- Remove Apron A Expansion project previously listed for 2021.

CIP Changes

Page 2 of 2

Street Improvements - Page 9

- Reduce Point allocation to \$200k each year (\$50,000 reduction each year). Reflected on Page 18 as well.
- Bridge Improvement previously at \$50K per year changed to \$200k in 2022.

Grant Projects - Page 13

- MORPC Surface Transportation Project (STP) Funds reduced by \$51,568 for E. William St. project.

Parks Improvement Fund - Page 21

- Roof replacements removed (\$30,900 in 2019, \$34,000 in 2020, \$10,000 in 2021) as this project is funded in the Park Operations Budget at a reduced cost.
- Cheshire and Oakhurst amounts in 2021 were mistakenly duplicated in 2022.

Equipment Replacement Fund - Page 25

- Remove single axle dump truck replacement in 2020
- Skid Steer and Asphalt Hotbox Unit moved to 2022

Building Maintenance Improvements - Page 32

- Fire suppression system at Public Works. Change \$40k in 2019, 2021, 2023 to \$120K in 2021.

Park Impact Fee Improvement Fund - Page 38

- Multiple trail project amounts removed replaced with City grant match amount of \$100k per year in years without projects.
- South Community Park land acquisition reduced by \$150K each year

cc: Directors



**CITY MANAGER'S PROPOSED
2019-2023
CAPITAL IMPROVEMENT PLAN**



**Proposed Pedestrian Bridge
Over E. William St. at Lake St.**

Revised 09/19/18



MEMORANDUM

TO: Mayor Riggle and Members of City Council
FROM: R. Thomas Homan, City Manager 
DATE: 08/15/18
RE: 2019-2023 Capital Improvement Plan

Pursuant to section 79 of the City Charter, submitted herewith is my proposed 2019-2023 Capital Improvement Plan, adoption of which must occur by October 15. The first reading of the Plan will take place Monday, August 27; the second reading on Monday, September 10; and the third reading and adoption on Monday, October 8. Work Sessions to review the CIP have been scheduled for Thursday, September 6 and Monday October 1. The work session format allows for a more in depth review and discussion.

Council will notice a new look to the plan, reflecting consistent branding and better-organized project worksheets.

As was mentioned in last year's message, absent a new and dedicated revenue for the city's transportation infrastructure, the city's challenge in meeting its transportation needs will continue to increase. Had the levy passed, approximately \$800,000 annually would have been available for street resurfacing. Instead, this plan reflects only \$150,000 annually dedicated to local street resurfacing.

Separate but related, I can report progress on our Access Delaware initiative. We gained valuable feedback from more than 1,000 residents on general transportation issues and reasons for the levy failure. The findings will help us as we move forward on this most important City issue.

Also, a comprehensive update to the City's Pavement Condition Report is being finalized and will provide new information on the current pavement condition and funding requirements to improve the level of service. Not surprising, as was indicated earlier, this will require additional investment.



Page 2 of 2

While the CIP continues to advance a number of important projects, all of which will be discussed during the work sessions, Council will see that deficits are projected in each of the five years (general fund summary, page 3). This underscores the challenge in addressing the capital needs of the community. Options for eliminating the deficits will be presented to Council as part of the review process, each of which will require difficult choices.

I want to thank my staff for their efforts in developing this document. My thanks as well to Finance Director Dean Stelzer for his efforts, especially over the last four weeks in preparing and finalizing this document. Finally, my thanks to Executive Assistant Kim Gepper and City Council Clerk Elaine McCloskey for their support and assistance.



TABLE OF CONTENTS

Page 3	General Fund Summary
Page 4	Airport Improvement Fund
Page 9	Street Improvements
Page 13	Grant Projects
Page 18	Point Railroad Bridge Replacement
Page 21	Parks Improvement Fund
Page 25	Equipment Replacement Fund
Page 29	Technology Improvements
Page 32	Building Maintenance Improvements
Page 37	Safe Sidewalk Program
Page 38	Park Impact Fee Improvement Fund
Page 45	Police Impact Fee Fund
Page 46	Fire Impact Fee Fund
Page 47	Municipal Services Impact Fee Fund
Page 49	Fire/EMS Fund
Page 62	Water Fund Capacity Projects
Page 66	Water Fund Maintenance Projects
Page 84	Sewer Fund Capacity Projects
Page 88	Sewer Fund Maintenance Projects
Page 107	Storm Water Fund
Page 117	Utility Equipment Replacement Fund
Page 118	Refuse Fund
Page 119	Developer Trust Fund



**CITY OF DELAWARE
CAPITAL IMPROVEMENT PLAN
GENERAL FUND SUMMARY
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCE FORWARD	729,649	129,281	104,621	328,592	499,565
REVENUES:					
INCOME TAX (14% of net 1% Collections)	2,065,055	2,147,657	2,233,563	2,322,906	2,415,822
CITY HALL ANNEX RENT	78,000	78,000	78,000	78,000	78,000
ADVANCE GENERAL RESERVE FUND	59,285	59,285	59,285	59,285	
BALANCE PLUS REVENUE	2,872,704	2,354,938	2,416,184	2,729,498	2,993,387
EXPENDITURES:					
DEBT SERVICE					
2012 Streetscape (\$2,542,516 through 2022)	282,635	269,904	261,067	263,538	0
2019 City Hall/Annex/Parking Lot (through 2034)	137,285	137,285	137,285	137,285	137,285
Advance from Reserve Fund Payback					59,285
TOTAL DEBT SERVICE	419,920	407,189	398,352	400,823	196,570
AMOUNT AVAILABLE FOR CAPITAL IMPROVEMENTS AFTER DEBT	2,452,784	1,947,749	2,017,832	2,328,675	2,796,817
OTHER EXPENDITURES					
AIRPORT IMPROVEMENTS (pg. 4)	33,000	18,500	33,000	0	33,000
STREET IMPROVEMENTS (pg. 9)	1,017,703	560,828	301,440	571,310	766,407
PARK IMPROVEMENTS (pg. 21)	55,000	20,000	30,000	30,000	0
EQUIPMENT REPLACEMENT (pg. 25)	500,000	650,000	650,000	650,000	650,000
TECHNOLOGY IMPROVEMENTS (pg. 29)	275,300	335,300	365,300	345,300	345,300
BUILDING MAINTENANCE (pg. 32)	271,000	171,000	195,000	145,000	260,000
SIDEWALK MAINTENANCE (pg. 37)	87,500	87,500	87,500	87,500	87,500
DEVELOPER TRUST (pg. 119)	84,000	0	27,000	0	0
TOTAL OTHER EXPENDITURES	2,323,503	1,843,128	1,689,240	1,829,110	2,142,207
ENDING BALANCE	129,281	104,621	328,592	499,565	654,610

Increased General Fund allocation	+135,680	+121,813	+106,427	+89,413	+70,655
Decreased Airport allocation	-124,703		-2,250	-72,000	-67,000
Decreased/Increased Street allocation	-48,432	-100,000	-100,000	+100,000	-100,000
Decreased Park Improvements	-30,900	-34,000	-10,000		
Decreased Equipment Replacement	-150,000				
Decreased/Increased Building Maintenance	-40,000		+80,000		-40,000

**CAPITAL IMPROVEMENT PLAN
AIRPORT IMPROVEMENT FUND
2019 - 2023**

	2019	2020	2021	2022	2023
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		150,000
FAA Apportionment			0		
ODOT - Apron A Expansion			0		
ODOT - Apron B Expansion		351,500			
ODOT - Hangar A - F	0				
TIF Revenue	0		190,692	0	
CIP Allocation (pg. 1)	33,000	18,500	33,000	0	33,000
TOTAL REVENUES	333,000	520,000	523,692	150,000	333,000
EXPENDITURES:					
<i>City Non-Grant</i>					
Corporate Parking Lot Access Drive	0		190,692	0	
<i>Grant Improvements</i>					
T Hangar Pavement Areas Resurfacing	333,000		333,000		333,000
Apron A Expansion			0		
Apron B Rehabilitation		370,000			
TOTAL EXPENDITURES	333,000	370,000	523,692	0	333,000
AIRPORT IMPR. FUND BALANCE	0	0	0	0	0

Entitlement Balance	-	150,000	-	150,000	-
TIF Balance	136,550	163,623	-	27,068	54,136

- Move Corporate Parking lot to 2021 when it can be fully funded with TIF funds.
- Remove T-Hangar repaving ODOT grant per denial letter. Replace with scaled back FAA Allocation funding and City 10% match of \$333,000 in 2019, 2021 and 2023.
- Remove Apron A Expansion project previously listed for 2021.

**INFORMATION AT
A GLANCE**

COST
\$ 192,000

FUNDING

TIF \$192,000

PROJECTED SCHEDULE

Prelim. Design 2019
Final Design 2020
Construction 2021

CITY LEAD
Public Works

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

Purpose

Delaware Municipal Airport Jim Moore Field is a leading Central Ohio general aviation facility. It is home to approximately 100 aircraft and handles an estimated 40,000 operations per year. To encourage additional growth opportunities, City is partnering to construct an access drive for a new corporate hanger facility proposed for construction north of the Jet Steam hanger. This corporate expansion is consistent with the City's 10-year Airport Capital Improvement Plan. The hanger owners will be responsible to construct desired parking areas off the new drive. There will be a ditch for drainage on either side of the proposed access drive that will drain to the south, and outlet into the existing runway ditch. This ditch will be sized to carry the runoff from both the roadway and new parking lots. The airport fence will need adjusted to separate the parking areas from the runway, ramp and apron areas.

Financing

The project is anticipated to cost \$192,000 funded through a combination of Airport TIF and local funds. The TIF funds are generated from property taxes paid on the existing corporate hangar and the private t-hangers constructed at the airport. TIF proceeds must be used for public improvements at the Airport as identified when the TIF was originally established in 2004.

Status

The project is in early stages of development. When constructed, the drive will be 26-ft. wide and extend to the mid-point of the existing hanger. A potential construction scenario would involve construction by the proposed hanger developer with associated payment by the City to the Developer.



**INFORMATION AT
A GLANCE**

COST
\$ 861,408

FUNDING AVAILABLE

FAA \$ 900,000
LOCAL \$ 99,000

PROJECTED SCHEDULE

Prelim. Design 2018
Final Design 2018
Construction 2019,
 2021, & 2023

CITY LEAD
Public Works

DESIGN CONSULTANT
CHA

CONTRACTOR
TBD

Purpose

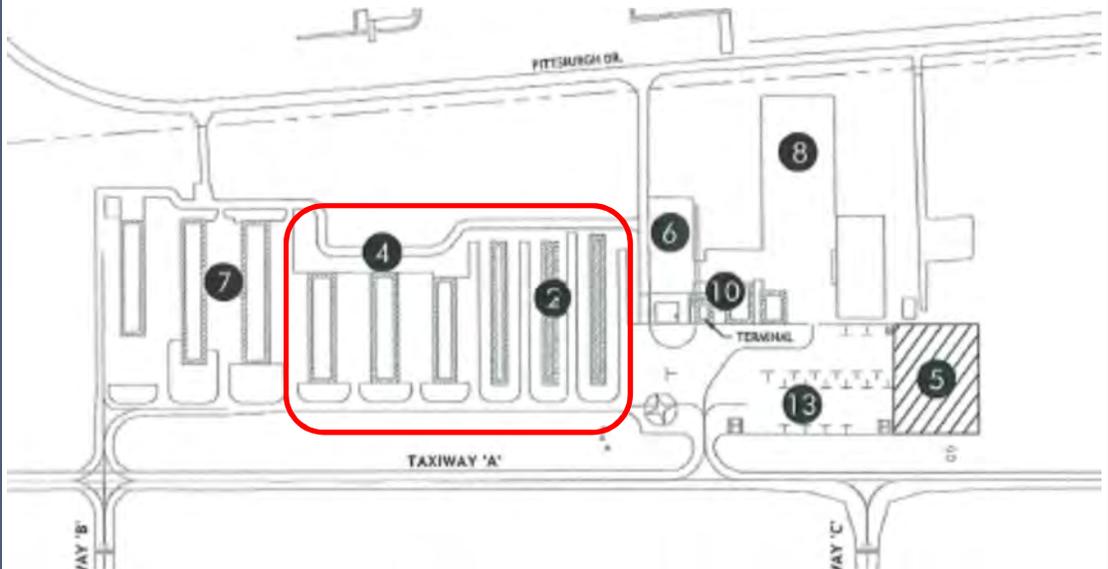
The latest pavement rating performed by ODOT Dept. of Aviation in November 2016 revealed that the pavement between existing T-hangers is in poor condition. Originally constructed in 1987, the pavement is over 25 years old and in need of rehabilitation.

Financing

The project is anticipated to cost \$861,408 in total and must be broken into three phases of construction. This project will be funded through a combination of FAA Entitlement Funds, ODOT grant (5%), and with (5%) Local funds. The pavement between the drive aisles and the hangers are non-eligible for grant funds as they are defined by the FAA as privately maintained with exclusive use by the hanger tenant.

Status

The project is currently in preliminary phase. Design will commence in the fall pending grant award notification.



INFORMATION AT A GLANCE

COST
\$ 705,000

FUNDING
TBD

PROJECTED SCHEDULE

FAA App	TBD
Prelim. Design	TBD
Final Design	TBD
Construction	TBD

CITY LEAD
Public Works

DESIGN CONSULTANT
CHA

CONTRACTOR
TBD

Purpose

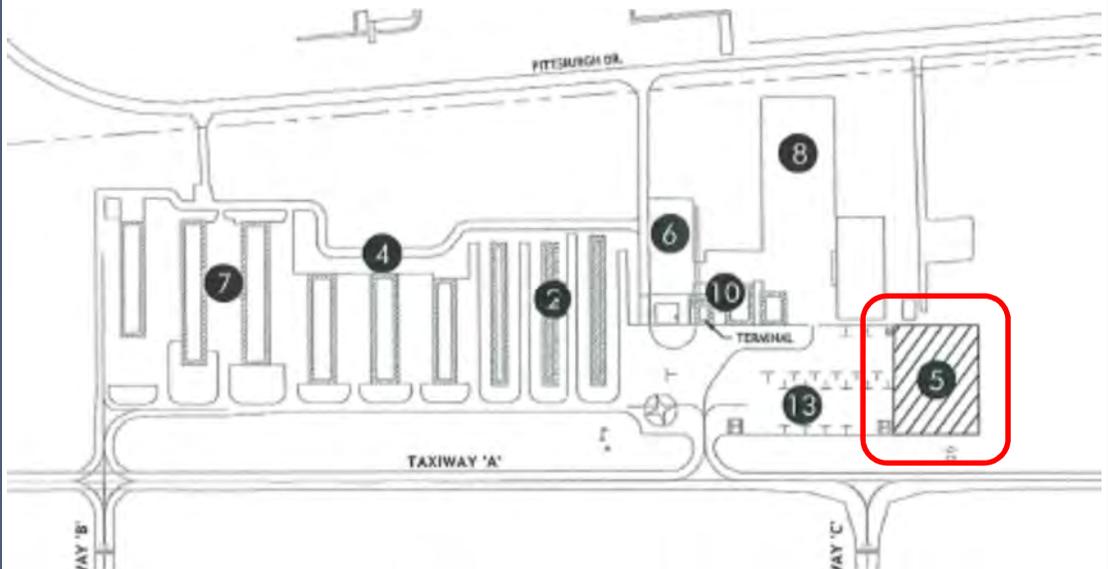
As airport use continues to increase, specifically by larger jet aircraft, the need to adjust the availability of ample apron space for aircraft staging and storage remains a challenge. The expansion of Apron 'A' to the east will allow for existing small aircraft tie-downs to be relocated further east. It is important to retain small aircraft tie-downs to serve the many transient and overnight aircraft customers utilizing DLZ. Relocating the tie-downs will open the existing Apron 'A' area for use by increased jet aircraft staging for fuel delivery or on brief and overnight layover.

Financing

The project is anticipated to cost \$705,000. Funding for this project is not yet established.

Status

The project is currently in the planning stage with Grant Application preparation and submission in 2023.



SEPTEMBER 18, 2018

AIRPORT APRON 'B' REHABILITATION

INFORMATION AT A GLANCE

COST
\$ 370,000

FUNDING

ODOT \$ 351,500
LOCAL \$18,500

PROJECTED SCHEDULE

Grant Application 2019
Prelim. Design 2019
Final Design 2019
Construction 2020

CITY LEAD
Public Works

DESIGN CONSULTANT
CHA

CONTRACTOR
TBD

Purpose

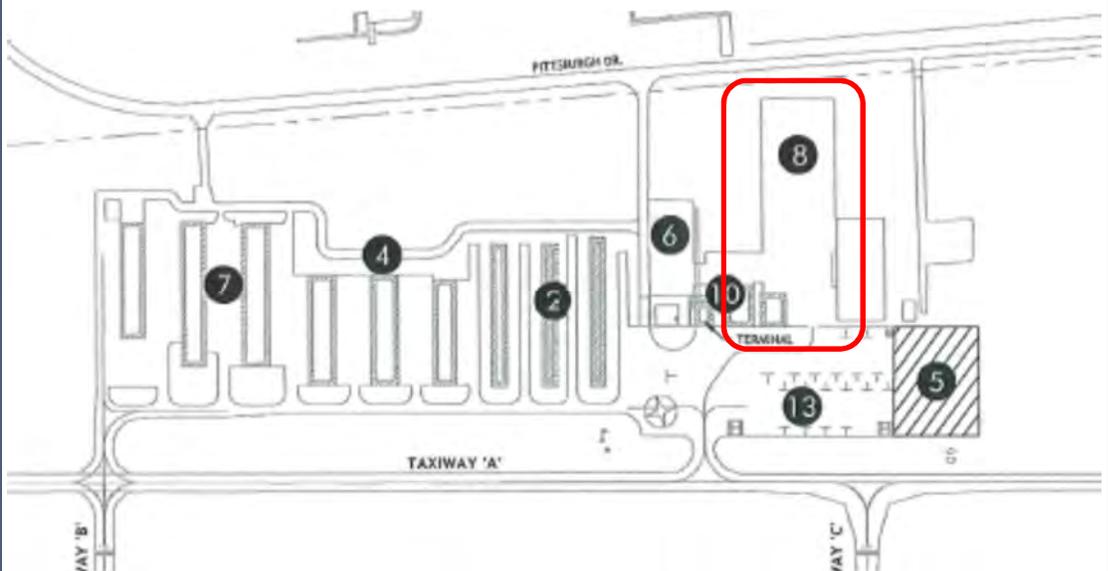
The latest pavement rating was completed in November 2016 and revealed that the pavement of Apron 'B' is in poor condition and in need of rehabilitation. Originally constructed in 1987, the pavement is over 25 years old and in need of significant restorative efforts including drainage improvements, subgrade repairs, and pavement replacement, collectively identified as rehabilitation. The utility of the apron is also in transition as a potential corporate hanger project may require the relocation or elimination of existing small aircraft tie-downs in order to provide ample maneuvering room for larger jet aircraft accessing the northeast quadrant of the apron.

Financing

The project is anticipated to cost \$370,000 and will be potentially funded through a \$351,500 ODOT Aviation Grant assistance and \$18,500 in local matching funds

Status

The project is currently in the planning phase. . The grant application would be prepared and submitted in 2019.



**CAPITAL IMPROVEMENT PLAN
STREET IMPROVEMENTS
2019 - 2023**

	2019	2020	2021	2022	2023
REVENUES:					
PERMISSIVE TAX (License Fee Fund)	416,242	420,404	424,608	428,854	433,143
STATE LICENSE FEES	18,211	18,393	18,577	18,763	18,950
STATE GASOLINE TAXES	85,000	85,000	85,000	85,000	85,000
CIP Allocation	1,017,703	560,828	301,440	571,310	766,407
TOTAL REVENUE	1,537,155	1,084,625	829,625	1,103,927	1,303,500
EXPENDITURES:					
DEBT SERVICE					
Bonds - S. Houk Road (through 2022)	31,023	29,625	29,625	28,927	0
TOTAL DEBT SERVICE	31,023	29,625	29,625	28,927	0
STREET RESURFACING					
City Grant Match Street Resurfacing	357,750	155,000	325,000	305,000	653,500
ODOT URP Street Resurfacing City Match		175,000		120,000	200,000
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	557,750	530,000	525,000	625,000	1,053,500
TRANSPORTATION IMPROVEMENTS					
City Grant Match Transportation Improvements	671,382	75,000	25,000		
Point Project City Funds	200,000	200,000	200,000	200,000	200,000
US 23 Bin Wall Improvement		50,000			
Curtis St. Turn Lane	27,000				
Bridge Improvements	0	0	0	200,000	0
Signal Improvements (APS/Safety/RRFB)	25,000	25,000	25,000	25,000	25,000
Springfield Branch Bridge Repair		150,000			
Sidewalk Improvements (Complete Streets)	25,000	25,000	25,000	25,000	25,000
TOTAL TRANSPORTATION IMPROVEMENTS	948,382	525,000	275,000	450,000	250,000
TOTAL EXPENDITURES	1,537,155	1,084,625	829,625	1,103,927	1,303,500

- Reduce Point allocation to \$200k each year (\$50,000 reduction each year)
- Bridge Improvement previously @ \$50K per year changed to \$200k in 2022.

SEPTEMBER 18, 2018

US23/US36 EXIT BIN WALL IMPROVEMENT

(PID 98141 - DEL-23-11.89)

INFORMATION AT A GLANCE

COST
\$50,000

FUNDING

LOCAL \$50,000

PROJECTED SCHEDULE

Design 2018-2019

Construction 2020

PROJECT LEAD
ODOT

CITY LEAD
Public Works

DESIGN CONSULTANT
2LMN

CONTRACTOR
TBD

Purpose

ODOT District Six is leading a project to address the deteriorated metal retaining wall (Bin Wall) along the west edge of the off ramp from US 23 North to US 36 (William Street). Along with this work ODOT will patch the tops of the concrete parapets and back of the walls, replace the overlay on the approach slab and decks for the ramp bridge and repair the concrete slope protection along Delaware Run that passes under the area.

Financing

ODOT will fund 100% of the bridge and retaining wall work necessary to complete the project. The City is requesting a decorative finish to the concrete be included as part of the project. The City of Delaware will be asked to participate and fund these aesthetic improvements to the wall face. ODOT will develop the plans with this in mind, and will isolate the costs of the aesthetic treatments. We are anticipating a cost of roughly \$50,000 for this work.

Status

The project is currently in the survey and preliminary design phase. Construction is anticipated in 2020. Public Works, Parks and Planning are working closely with ODOT and their consultant on aesthetics and Maintenance of Traffic (MOT). The project will necessitate a ramp closure and major detour of US42, US36 and SR37. We are proposing a night time closure with one ramp lane open to traffic during the day. The times of night closure are to be 8:00 pm to 6:00 am.



SEPTEMBER 18, 2018

US23/US36 EXIT BIN WALL IMPROVEMENT

(PID 98141 - DEL-23-11.89)

IMAGE #1
US23/US36 Exit



IMAGE # 2

Sample of the new limestone patterned bin wall with the form-liner. It will be stained and sealed as directed by the city.



IMAGE #3
Deteriorated concrete slope protection under the off-ramp along the Delaware Run. The bottom two rows will be replaced with cable matting.



IMAGE #4

Proposed Flexmat material to replace damaged concrete bank protection.



SEPTEMBER 19, 2018

SPRINGFIELD BRANCH US 23 BRIDGE PIER REPAIR

INFORMATION AT A GLANCE

COST
\$150,000

FUNDING

LOCAL \$150,000

PROJECTED SCHEDULE

Design 2019

Construction 2020

CITY LEAD
Public Works

DESIGN CONSULTANT
CT Consultants

CONTRACTOR
TBD

Purpose

This structure carries pedestrian traffic over US 23, the Olentangy River, and River Street. This bridge is a plate girder structure with a timber deck and asphalt overlay. This structure was recently inspected as a joint effort from E.P. Ferris and Burgess and Niple in May 2017 and was found to be in fair condition with a general rating of a 5. The most pressing need regarding the bridge is to address the deteriorated concrete piers within the footprint of, or adjacent to US 23. Repairs are required to prevent both further deterioration and from spalled concrete from falling onto the adjacent highway pavement.

Financing

\$25,000 budgeted for 2018 Bridge Maintenance is being utilized to develop plans, specifications, and an estimate for pier rehabilitation. A \$150,000 expenditure proposed in 2020 reflects an order of magnitude estimate for

repairing the center pier and west pier, based on similar efforts by ODOT in other locations. More accurate estimates will be available in early 2019. As part of the consultant work, it is being proposed to complete an engineering analysis to compare the cost of long term maintenance of the existing



structure versus replacement with a new lightweight pedestrian structure similar to the pedestrian structure recently constructed over US 23 in Orange Township south of the City.

Status

Design work is anticipated to commence this year and be completed in 2019. Construction is proposed for 2020.

**CAPITAL IMPROVEMENT PLAN
GRANT PROJECTS
2019 - 2023**

	2019	2020	2021	2022	2023
REVENUES:					
Grant Funds:					
ODOT Earmark E. William St.	2,551,000				
MORPC - STP Funds -US36/E. William	727,618				
MORPC - Signal Improvements			2,500,000		
MORPC - Houk Rd.					609,000
OPWC - Street Rehabilitation	497,250	495,000	475,000	495,000	495,000
County OPWC Project	125,000	50,000	50,000	50,000	50,000
RLF Fund	30,000		30,000		30,000
CDBG Rehabilitation	120,000		120,000		120,000
US 36/E. William St. Water Fund Transfer	300,000				
City Match Transportation Improvements Total	671,382	75,000	25,000		
City Match Street Resurfacing	357,750	155,000	325,000	305,000	653,500
TOTAL REVENUE	5,380,000	775,000	3,525,000	850,000	1,957,500
EXPENDITURES:					
Transportation Improvements					
US 36/E. William St. Improvements (Design)	4,250,000				
Signal Improvement Phase I		75,000	2,500,000		
Street Resurfacing					
OPWC Projects					
- Houk B+D, Union St.	975,000				
- Belle Ave, Pittsburgh Drive		700,000			
- Hawthorn & Liberty			850,000		
- Glenn (Ohio Health - Sycamore)				850,000	
- Pennsylvania/Lincoln					912,500
MORPC Grant					
- Houk A+C					870,000
CDBG Grant					
- Birch, Wade, English & Pumphrey Terrace	155,000				
- Flax and Rheem Streets			175,000		
- Todd/Delta/Parsons					175,000
TOTAL EXPENDITURES	5,380,000	775,000	3,525,000	850,000	1,957,500

- MORPC Surface Transportation Project [STP] Funds reduced by \$51,568 for E. William St. project.



SEPTEMBER 18, 2018

EAST WILLIAM STREET IMPROVEMENTS

INFORMATION AT A GLANCE

REMAINING COST
\$ 4.25M

FUNDING

FEDERAL	\$2.55M
MORPC	\$727,618
UTILITY	\$300,000
LOCAL	\$671,382

SCHEDULE

Final Design	2018
Land Acquisition	2018
Utility Relocates	2018
Construction	2019

CITY LEAD
Public Works

DESIGN CONSULTANT
DLZ

CONTRACTOR
TBD

Purpose

Project consists of widening E William Street by adding a center turn lane from Potter Street to just east of Foley Street, and enlarging the intersection of William and Lake to better accommodate truck turning movements. Enlarging this intersection entails replacing the existing pedestrian bridge over William Street. The project will include street lighting, new sidewalks, enhanced landscaping and aesthetic improvements at the William and Lake intersection, and installation of a new mast arm traffic signal at Cheshire road replacing the existing signal at Ann St.

Financing

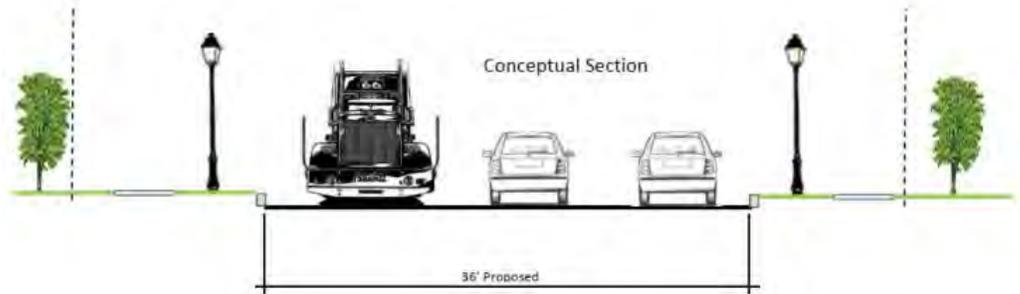
The project construction cost is currently estimated at \$4.25 million and is funded primarily through federal earmark and federal-aid Surface Transportation Program (STP) funds. The local share is currently \$971,382 of which \$300,000 will be covered through Utility Funds for water line and storm sewer work. The remaining balance of \$600,000 will be covered through general revenues, though staff continues to work with State agencies in identifying additional funds to reduce the local commitment. The final cost estimate is anticipated later in 2018 and may increase subject to the inclusion of additional landscape enhancements and decorative retaining walls at the Lake Street pedestrian bridge.

Status

Design of the project will be complete in August of 2018. Land acquisition for the project consists of roughly 60 small strips of property adjacent existing sidewalks. This phase of the project is also scheduled to be complete in August of 2018, at which point private utility companies are scheduled to start relocating power poles and underground lines. Private utilities must be relocated by the beginning of 2019 to make way for full construction starting in the Spring of 2019. The project will take only one construction season to complete. The City will be responsible for project bidding, award, and construction administration.

IMAGE #1

William Street
 Cross-section



East William Street Widening Project

IMAGE #2

Project Limits

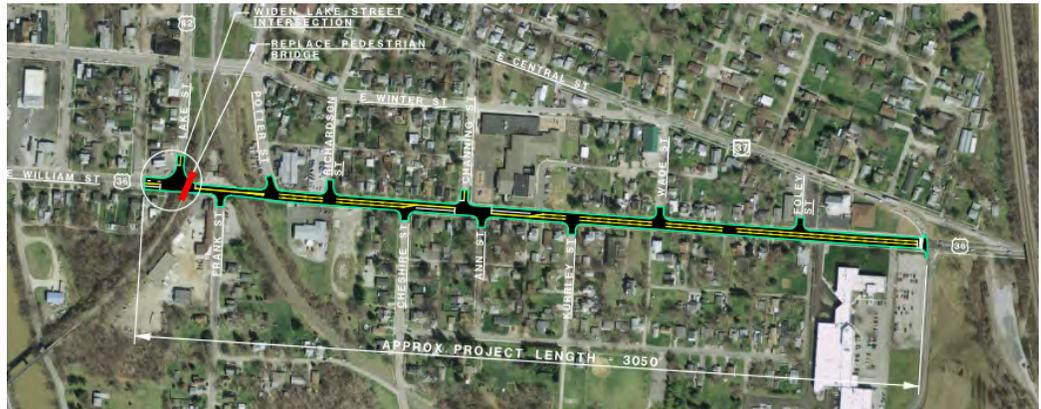


IMAGE #3

Lake Street
 Pedestrian Bridge



**INFORMATION AT A
GLANCE**

COST
\$3.0 M

AVAILABLE FUNDING

MORPC \$2.5M

LOCAL \$500,000

PROJECTED SCHEDULE

Prelim. Design 2018

Environmental 2018

Final Design 2019

Land Acquisition 2020

Construction 2021

CITY LEAD
Public Works

DESIGN CONSULTANT
HDR, INC

CONTRACTOR
TBD

Purpose

The project consists of upgrading signal systems along US-36 (William St), SR-37 (Central Ave), Sandusky St and London Rd, which includes 37 signalized intersections. The project will improve safety and reduce emissions by improving average travel speed and reducing delay at each signalized intersection. The upgrades include optimizing traffic signal timing for each corridor and at each intersection, system level improvements including a central software system & CCTV IP-camera system, signal equipment upgrades including cabinets/controllers, communication (fiber or spread spectrum radios), vehicle detection, emergency vehicle preemption, uninterruptible power supply and insuring the equipment is expandable for peripherals & future technology (i.e. wireless pavement temperature sensors, cameras, DSRC, Connected Vehicles, etc.), and pedestrian upgrades such as curb ramps and pedestrian pedestal & pushbutton replacements to meet ADA standards. Additional upgrades may include upgrading signal heads with back-plates.

Financing

The project is anticipated to cost roughly \$3.25M. The City has been awarded funding through MORPC for \$2.5M to cover 100% of the construction of the project. The City’s local grant match contribution will be \$0.5M, which will consist of approximately \$325,000 to cover preliminary and final design, ROW acquisition, and utility relocations (if needed), and \$175,000 of in-house services to cover the Construction Management & Inspection during construction. The need for additional funding for right of way costs is anticipated.



Status

The project is currently in Part 1 of the design, which includes traffic data collection, survey and preliminary design work. The remainder of 2018 will consist of analyzing the traffic data collected to develop updated optimized signal timing plans to coordinate the traffic signals along each corridor throughout each day of the week, determining needed equipment improvements required at each signalized intersection, developing a project webpage to keep the public informed of the progress of the project and developing preliminary design plans.

SEPTEMBER 18, 2018

CITYWIDE SIGNAL SYSTEM UPGRADES – PHASE 1

IMAGE #1

Signalized Intersections Included with the Project

US-36
(US23 to Lehner Woods Blvd)
SR-37
(US-23 to Warrensburg Rd)
Sandusky St
(SR-37 to Belle Ave)
London Rd
(US-42 to Sandusky St)

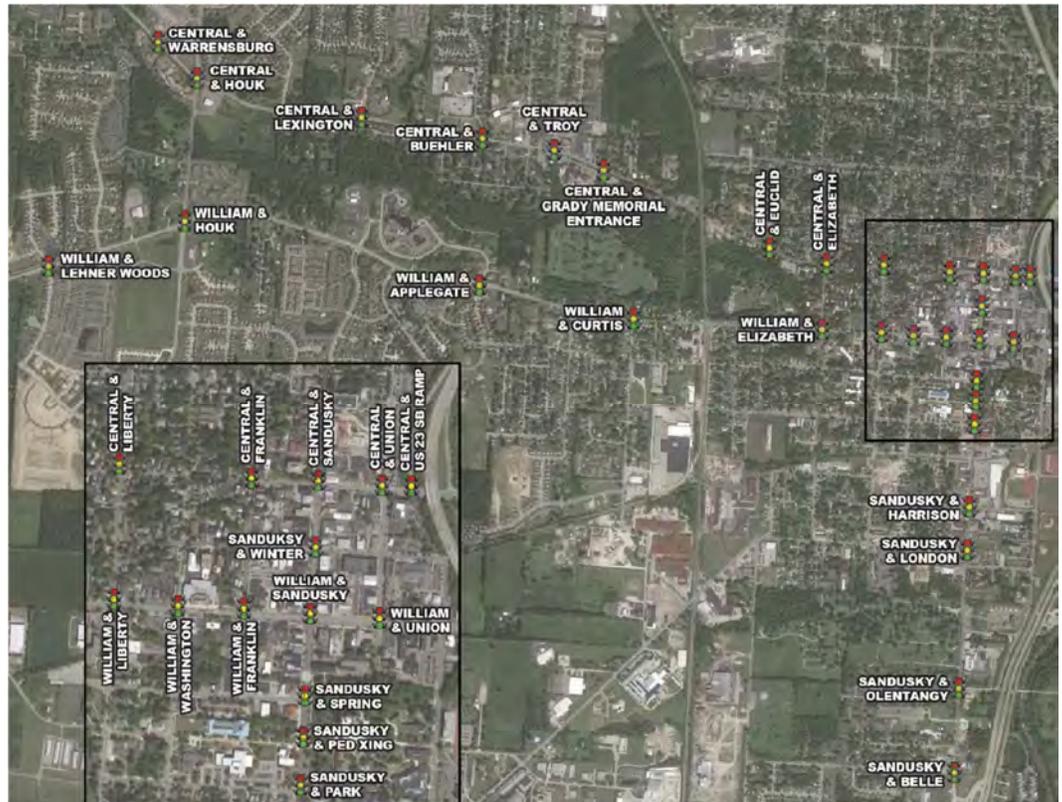


IMAGE #2
Equipment Inside of a Typical Traffic Signal Cabinet

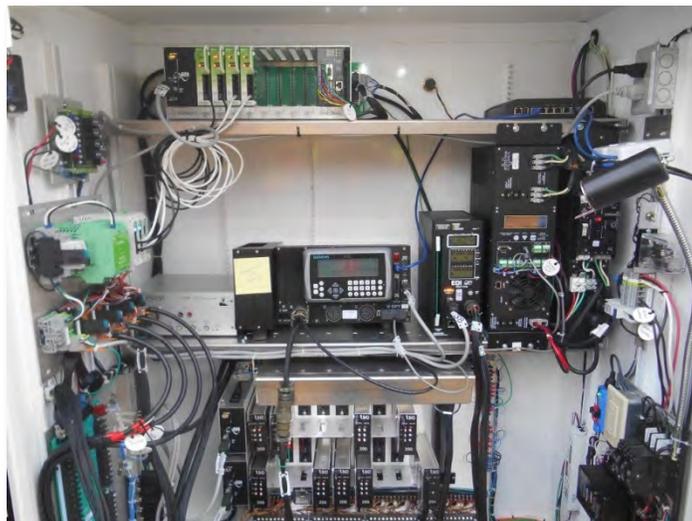


IMAGE #3
Signal Head with back plate to improve visibility with sun in background



**CAPITAL IMPROVEMENT PLAN
POINT RAILROAD BRIDGE REPLACEMENT
2019 - 2027**

	2019	2020	2021	2022	2023	2024	2025	2026	2027
BALANCE FORWARD	3,553,889	1,561,153	1,381,750	140,697	46,481	(203,811)	(177,691)	(200,138)	(221,132)
REVENUES:									
TRAC Grant (75/25)		1,500,000							
MORPC Grant (80/20)				13,279,467					
Berkshire JEDD Income Tax Receipts	85,000	90,000	91,350	92,720	94,111	95,523	96,956	98,410	99,886
Outlet Center NCA (1.5 mills)	55,597	55,597	55,597	55,597	55,597	55,597	55,597	55,597	55,597
City Funds	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Note Issue Proceeds			18,400,000	5,000,000	4,500,000				
Bond Issue Proceeds						4,250,000			
TOTAL REVENUES	340,597	1,845,597	18,746,947	18,627,784	4,849,708	4,601,120	352,553	354,007	355,483
EXPENDITURES:									
DEBT SERVICE									
Note Principal & Interest				18,722,000	5,100,000	4,575,000			
Bond Principal & Interest (\$4.25M, 15 yrs, 3.75%)							375,000	375,000	375,000
IMPROVEMENT COSTS									
Final Engineering (PE DD)	2,333,333								
Railroad Force Account		25,000	1,500,000						
ROW		2,000,000							
Construction			17,638,000						
Construction Engineering			750,000						
Private Utilities			100,000						
TOTAL EXPENDITURES	2,333,333	2,025,000	19,988,000	18,722,000	5,100,000	4,575,000	375,000	375,000	375,000
ENDING BALANCE	1,561,153	1,381,750	140,697	46,481	(203,811)	(177,691)	(200,138)	(221,132)	(240,648)

Reduce Point allocation to \$200k each year (\$50,000 reduction each year).

**INFORMATION AT
A GLANCE**

COST
\$ 25.2M

AVAILABLE FUNDING

MORPC \$14.0M
TRAC \$ 1.5M
SAFETY \$ 3.0M
JEDD/NCA \$1.0M
LOCAL \$6.4M

PROJECTED SCHEDULE

Prelim. Design 2018
Environmental 2019
Final Design 2020
Land Acquisition 2021
Permitting 2021-22
Construction 2022-24

CITY LEAD
Public Works

DESIGN CONSULTANT
Gannett Fleming

CONTRACTOR
TBD

Purpose

The project will relieve congestion and increase safety along US 36 and SR 37 by increasing the number of vehicular lanes beneath the Norfolk Southern Railroad bridge. The western project limit on SR 37 is Channing Street. The western project limit on US 36 is Foley Street. The project will include extensive multi-use path improvements, as well. This project is one of several key improvement projects on the east side of the City designed to address traffic concerns specifically during peak traffic hours.

Financing

The project is anticipated to cost \$25.2M. The City has secured both State and Federal funding sources, outside of local general funds, to cover 75 percent of the total project cost. City staff will continue to pursue additional grant and funding opportunities as the project progresses, in an effort to reduce the estimated \$6.4M local funding contribution necessary for the project to advance through construction.

Status

The project is currently in the survey phase of both the roadway and railway above. Also, soil exploration is being performed. The remainder of 2018 will include advancement of preliminary design, alternatives analysis, stakeholder meetings, and public involvement. Public involvement will utilize several different media platforms and will culminate in an Open House/Public Hearing, most likely in early 2019.



SEPTEMBER 18, 2018

US 36/SR 37 INTERSECTION "THE POINT" IMPROVEMENTS

IMAGE #1

Project Limits

SR 37
(Channing to SR 521)
US36
(Foley to The Point)
SR 521
(US 36 to Bowtown)

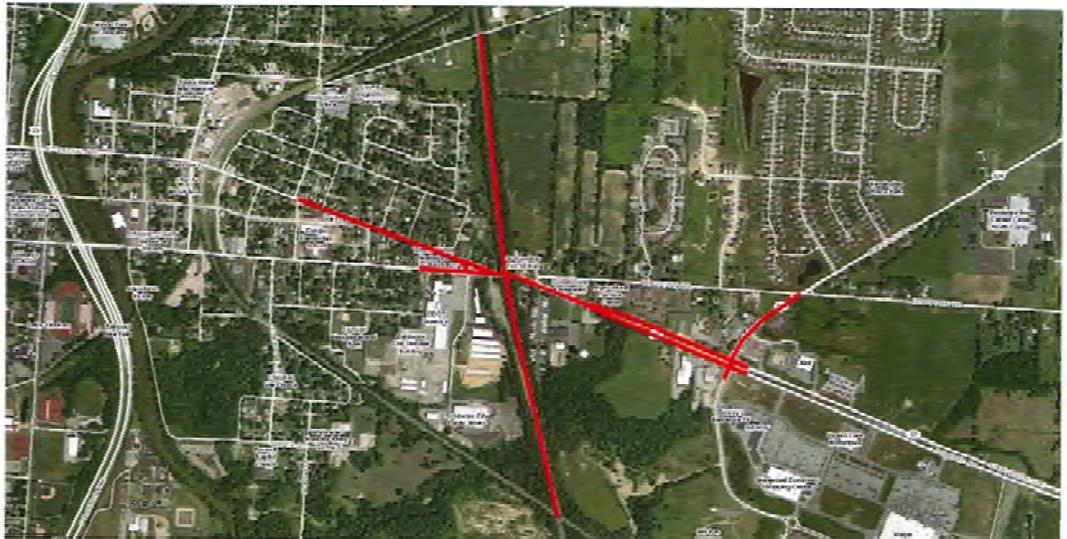


IMAGE #2

Afternoon peak hour traffic delay on US36 westbound toward The Point intersection from SR 521.



IMAGE #3

Afternoon peak hour traffic delay on SR 37 eastbound toward The Point intersection



**CAPITAL IMPROVEMENT PLAN
PARKS IMPROVEMENT FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCE FORWARD	138,000	0	0	0	55,000
REVENUES:					
Neighborhood Park Exaction Fees	5,000	5,000	5,000	5,000	5,000
Park Improvement Grants		25,000	20,000	20,000	
CIP Allocation (pg. 1)	55,000	20,000	30,000	30,000	0
TOTAL REVENUES	60,000	50,000	55,000	55,000	5,000
EXPENDITURES:					
COMMUNITY PARKS					
- Mingo		20,000			
- Smith Park		15,000			
- Blue Limestone		15,000			
- Roof Replacement	0	0	0		
NEIGHBORHOOD PARK IMPROVEMENTS					
- Cheshire			25,000	0	
- Eastside	30,000				
- Lexington Glen	10,000				
- Nottingham	20,000				
- Oakhurst			30,000	0	
- Willowbrook Park	138,000				
TOTAL EXPENDITURES	198,000	50,000	55,000	0	0
ENDING FUND BALANCE	0	0	0	55,000	60,000

- Roof replacements removed (\$30,900 in 2019, \$34,000 in 2020, \$10,000 in 2021) as this project is funded in the Park Operations Budget as a reduced cost.
- Cheshire & Oakhurst amounts in 2021 were mistakenly duplicated in 2022.



SEPTEMBER 19, 2018

SITE IMPROVEMENTS

INFORMATION AT A GLANCE

COST

2019-\$198,000
2020- 50,000
2021-55,000
2022-0

FUNDING

Park Improvement Fund
\$358,000

CITY LEAD

Stacy Davenport

(740)-203-1403
sdavenport@delawareohio.net

Project Title: **Playground Equipment Replacement**

Project Justification: Playground equipment generally lasts 15 years. Our goal is to extend this life span with periodic maintenance, but replacement is warranted when equipment becomes unsafe and repair costs become too costly.

Financing: The City has identified the parks improvement funds to replace the equipment.

Year: 2019

Bennett Park (fka Eastside)

Estimated Project Cost: \$30,000.00

Project Description: Replace playground equipment that was installed in 2002. Equipment includes swings, play structure and play toys.

Status: Bids will be requested spring 2019 with construction in the summer of 2019.

Lexington Glen Park

Estimated Project Cost: \$10,000.00

Project Description: Replace playground equipment that was installed in 1998. Equipment to be replaced includes swings and climber.

Status: Bids will be requested spring 2019 with construction in the summer of 2019.

Nottingham Park

Estimated Project Cost: \$20,000.00

Project Description: Replace swings, slide and climber.

Status: Bids will be requested spring/summer 2019 with construction in the fall of 2019.

Year: 2020

Blue Limestone Park

Estimated Project Cost: \$15,000.00

Project Description: Replace tot toy structure, installed 2005. The play structure is a heavily used playground in the park district.

Status: Bids will be requested spring 2020 with construction in the summer of 2020.

Mingo Park

Estimated Project Cost: \$20,000.00

Project Description: Replace tot toy structure, installed 2000, originally scheduled for replacement in 2015 but annual inspections have pushed replacement to 2020.

Status: Bids will be requested spring/summer 2020 with construction in the fall of 2020.

Smith Park

Estimated Project Cost: \$15,000.00

Project Description: Replace exercise stations, installed 2003. The Smith Park exercise stations were scheduled for replacement in 2018 but the life has been extended to 2020.

Status

Bids will be requested spring 2020 with construction in the summer of 2020.

Year: 2021

Cheshire Park Replace Playground

Estimated Project Cost: \$25,000.00

Project Description: Replace play toy structure. The Cheshire Park play toy was installed in 2007 and is scheduled for replacement in 2021. The play structure is in fast growing section of the city and the parks popularity has steadily climbed.

Status: Bids will be requested spring 2021 with construction in the summer of 2021.

Oakhurst Park Replace Playground

Estimated Project Cost: \$30,000.00

Project Description: Replace play toy structure. The Oakhurst Park play toy was installed in 2007 and is scheduled for replacement in 2021.

Status: Bids will be requested spring 2021 with construction in the summer of 2021.

Year: TBD

Mingo Park

Estimated Project Cost: \$180,000.00

Project Description: Replace large play structure - installed 2000, originally scheduled for replacement in 2015 but annual inspections have pushed replacement to 2019. Pursuing grant funding that will leverage the CIP funding to replace what is currently on site. The project design will also include a turf surface that will reduce long term maintenance costs. The Mingo playground is one of the busiest amenities in the park district and has outlived its expected life span. Staff has been able to maintain the structure extending its life span. The replacement will significantly impact a large number of recreation users.

Status: Evaluate funding options in 2019.

INFORMATION AT A GLANCE

COST
Willow Brook
\$138,000

FUNDING

Park Improvement Fund
\$138,000

PROJECTED SCHEDULE

Construction 2019

DESIGN CONSULTANT

CITY LEAD

Ted Miller

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tmiller@delawareohio.net

Project Title: Willow Brook Park Phase 1

Year: 2019

Estimated Project Cost: \$138,000.00

Project Description – The project proposes a 1 mile loop around a future neighborhood park. Approximately 1,200 lf of the loop would be built by the adjacent development when the Boulder Drive extension is built.

Project Justification: The parcel owned by the city has sat vacant for years and the recent development to the north has introduced roadway improvements that would make the area easily accessible and add several park amenities to the area. The neighborhood park would complement the nearby Veterans Park.

Impact on Operating Expenses: The impact of future maintenance will add 1.0 miles of trail to maintain.

Financing

The project is anticipated to cost roughly \$138,000. The City has identified the park impact fee improvement funds to develop the expansion.

Status

Planning stages.



**CAPITAL IMPROVEMENT PLAN
EQUIPMENT REPLACEMENT FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	163,635	17,312	48,939	34,089	32,060
REVENUES:					
<i>CIP Allocation (pg. 1)</i>	500,000	650,000	650,000	650,000	650,000
TOTAL REVENUE	500,000	650,000	650,000	650,000	650,000
EXPENDITURES:					
PUBLIC WORKS					
Pickup Trucks		31,000	31,000		50,000
Bucket Truck	130,000				
Tandem Axle Dump Truck			192,000		
Single Axle Dump Truck	170,000	0	170,000	170,000	170,000
Backhoe		90,000			
Skid Steer	0	53,100			
Asphalt Hotbox Unit	0	80,000			
Asphalt Paver				185,000	
Utility Van		25,000			
TOTAL PUBLIC WORKS	300,000	279,100	393,000	355,000	220,000
PARKS AND RECREATION					
Pickup Trucks	35,668	37,451			
Skid Steer			45,373		
Park Mowers	29,355	30,822	31,747	32,699	33,750
Flail/Rotary/Woods Mower	42,000	15,000			
Hillside Mower	35,000				
Bucket Truck		80,000			
Chipper/Stump Grinder				65,330	
TOTAL PARKS AND RECREATION	142,023	163,273	77,120	98,029	33,750
AIRPORT					
Mower	16,000			18,000	
TOTAL AIRPORT	16,000	0	0	18,000	0
POLICE DEPARTMENT					
Police Cruiser Replacements (3/yr.)	143,000	145,000	147,000	149,000	149,000
Detective/Administration Vehicle	31,000	31,000	32,000	32,000	32,000
TOTAL POLICE	174,000	176,000	179,000	181,000	181,000
CEMETERY					
Mower Replacement	14,300		15,730		
TOTAL CEMETERY	14,300	0	15,730	0	0
TOTAL EXPENDITURES	646,323	618,373	664,850	652,029	434,750
CARRY OVER BALANCE	17,312	48,939	34,089	32,060	247,310

- * Remove single axle dump truck replacement in 2020
- * Skid Steer and Asphalt Hotbox Unit moved to 2022



SEPTEMBER 18, 2018

STREET MAINTENANCE, TRAFFIC AND AIRPORT EQUIPMENT REPLACEMENT

INFORMATION AT A GLANCE

5 YEAR TOTAL COST
\$1,723,600

PROJECTED SCHEDULE

2019 - \$300,000

2020 - \$279,100

2021 - \$393,000

2022 - \$453,000

2023 - \$220,000

Purpose

The Public Works Street Division operates over 70 different types of equipment and trucks during different times of the year ranging from dump trucks, pickup trucks, backhoes, skid steers, rollers, trailers, and plate compactors. All have a useful life expectancy and are replaced at the final determination of the fleet supervisor in consideration of general condition, maintenance costs and safety.

Asphalt Hot Box: The Public Works Street Division operates the Asphalt Hot Box primarily during winter time operation to haul hot asphalt for pavement repairs. This unit works in conjunction with the asphalt recycler which allows us to make asphalt to fill potholes and small asphalt repairs. This unit can also be utilized in the summer when a large dump truck would be to large. Replacement is anticipated in 2020 at a cost of \$80,000.

Skid Steer: Replacement of two skid steers #399 Case 2002 model and #429 Case 2004 model with a single new unit. New unit will be compatible with existing skid steer remaining in fleet regarding operation, attachments, service and repairs. Total cost for one new unit less trade in of the two skid steers is estimated replacement cost: \$53,100. 2020

Backhoe: The Public Works Street Division operates the Back hoe for asphalt projects ranging from base repair work, total roadway paving projects, parking lot paving, and bike path installation, and Concrete work-ADA installation and sidewalk. This unit also assists in Emergency responses – tree removal during major storms. This unit was purchased in 2005 and currently due to be replaced in 2020 at a cost of \$90,000 assuming \$22,000 trade-in value.

Single Axle Dump Trucks: The Public Works Street Division operates multiple dump trucks for daily operations including road maintenance, concrete repairs, and winter snow and ice management. Trucks have a useful service life of 10-years. Five trucks will be rotated out of service over the next five years including #484 (2019); #485 (2021); #517 (2022); #551 (#2023) and #635 (2024). New trucks are each equipped with 120-inch plow, salt spreader, controls; lighting/radio at a cost of \$170,000 each.

Tandem Axle Dump Trucks: The Public Works Street Division operates tandem axle trucks with carrying capacity up to 18 tons that can facilitate street maintenance work and highway plowing with larger blades on state routes. Trucks have a useful service life of 10-years. Truck #605, a 2011 tandem truck will be replaced with the new truck including 132-inch blade, salt spreader with controls; lighting and radios at a cost of \$192,000.

Asphalt Paver: The Public Works Street Division operates the street paver for asphalt projects ranging from base repair work, total roadway paving projects, parking lot paving, and bike path installation. This unit was purchased in 1999 and currently due to be replaced in 2022 at an estimated cost of \$185,000.

Tack Machine: The Public Works Street Division operates the 2003 Marathon tack machine primarily during summertime operation to tack existing asphalt area to allow new asphalt to bond with new. This unit works in conjunction with the asphalt recycler and paver. Purchase in 2019 at a cost of \$6,500.

½ Ton Pickup Trucks: The Public Works Engineering Division utilizes compact pickup trucks for daily assignments in the provision of construction inspections throughout the city. The useful life of these vehicles can be as long as 20 years. Trucks being replaced: 2020 (#336) and 2021 (#341); Both 2000 Dodge Dakotas. Replacement cost is \$31,000 each including bed cover, tool box and waring lights.

¾ Ton Pickup Truck: The Public Works Streets and Traffic Divisions use commercial duty full-size pickup trucks for daily work including carrying staff, supplies and equipment to various job locations. Trucks are also used for winter snow and ice maintenance operations and accordingly are equipped with 84-inch plows. The useful life of these vehicles is typically 15-years: Truck being replaced: 2008 F250 (#520) in 2023. Replacement cost is \$50,000 each and includes plow blades, controls and warning lighting.

Bucket Truck: The Public Works Traffic Division operates bucket trucks to service the traffic signals, lighting and other overhead appurtenances. Often requiring two vehicles for many maintenance and replacement operations. The 2008 F550 Bucket Truck is proposed for replacement in 2019 based on age and safety. Cost of replacement estimated at \$130,000.

Service Van: The Public Works Facilities Division performs daily tasks in several public facility locations throughout the community, travelling with tools, equipment and supplies in service vans. Proposed for replacement in 2020 is the 2000 Chevy full-size van (#326) at an estimated cost of \$25,000.

Airport Mowers: The Airport includes an estimated 180 acres of mowable property, requiring continuous effort for several months out of the year. Two zero-turn mowers are dedicated for this operation and nearing the end of their respective service life. Proposed replacement includes both units in 2019 and 2022 at an estimated cost of \$18,000 each.

First Column

Marathon 250 gallon
Tack Applicator



Marathon 4 Ton Asphalt
Hot Box



Single Axel Dump Truck

Bucket Truck

Compact Pickup Truck



Second Column

Case 590 Backhoe

Leeboy 85000 Paver

Case Skid Steer

Utility Van

Airport Mower



**CAPITAL IMPROVEMENT PLAN
TECHNOLOGY IMPROVEMENTS
2019 - 2023**

	2019	2020	2021	2022	2023
REVENUES:					
<i>CIP Allocation (pg. 1)</i>	275,300	335,300	365,300	345,300	345,300
TOTAL REVENUE	275,300	335,300	365,300	345,300	345,300
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	20,800	10,800	10,800	10,800
Data Storage Acquisition			40,000	20,000	20,000
External Nework Infrastructure					
Fiber System Expansion		50,000	50,000	50,000	50,000
Software Application Acquisition/Retention					
Finance ERP System (\$825k, 5 yrs.)	165,000	165,000	165,000	165,000	165,000
Document Management (\$230k, 5 yrs.)	49,500	49,500	49,500	49,500	49,500
TOTAL EXPENDITURES	275,300	335,300	365,300	345,300	345,300



SEPTEMBER 18, 2018

TECHNOLOGY IMPROVEMENTS

Cost: \$30,000 annually
2019-2023

PC Replacement

This project allows for the City to refresh our desktop and laptop computers on a rotating annual basis. By cycling out the oldest computers each year we are able to keep the technology current and working efficiently for City employees. The life expectancy today for a traditional desktop or laptop computer is 5 years.

Cost: \$20,000 annually
2019-2023

Copier/Scanner Replacement

The City continues to replace the oldest multi-function copiers in service. This project will continue annually rotating out machines to keep functioning equipment available for City employees.

Cost: \$10,000 2020

Firewall Replacement

The firewall replacement project is anticipated to occur in 2020. The current City Hall firewall will have reached its capacity in 2 years. The growing need for bandwidth and external access to City resources would be limited by the current equipment. The current firewall does not allow for any increase in speed or resources.

Cost: \$10,800 annually
2019-2023

Switch Replacement

In 2017 a network switch replacement project began allowing for the IT department to replace core network switches within City Hall and the Justice Center. Beginning in 2018 and moving through the next several years this project will continue to replace switches in our 'edge' facilities that were not included in the initial purchase. Moving forward the replacement cycle for these switches will be based on several factors including but not limited to operational capacity, availability of support and updates. The core switches will begin the review process after 4 years in service with the potential to be replaced after 5 years depending on the outcome of the review. The edge switches will be reviewed after 5 years with the potential to be replaced after 6 years in service.

Data Storage Acquisition

In addition to server needs for redundancy and high availability, additional storage will also be required. Not only is data continually growing, requiring

Cost: \$40,000 2021
\$20,000 2022
\$20,000 2023

additional storage to be purchased, it also needs to be backed-up at an off-site location. The equivalent amount storage will be necessary in our off site, secondary location to provide the same level of service for City employees in the event of failure or load balancing efforts. The IT department will continue to assess the storage needs to be sure requirements are met for City applications. Both cloud and in house options will be assessed on a case by case basis to ensure the most efficient, cost effective systems are implemented.

Fiber System Expansion

In the previously mentioned efforts to provide a redundant and highly available server infrastructure, the network itself cannot be overlooked. Currently in many City locations there is one connection or 'backbone' leading to our main hub in City Hall. In other locations we have outlying buildings that do not have fiber connections at all, they are reliant on wireless connections that are not as reliable. To protect the network from issues such as fiber cuts or other outages it is necessary to implement, where possible, redundant connections to our primary location in City Hall. Having multiple paths to City Hall allows for network traffic to be rerouted with minimal impact and downtime for City applications.

Cost: \$50,000
2020-2023

Finance ERP System

The City is looking to purchase and implement an Enterprise Resource Planning system in 2019. This system will replace the current Creative Microsystem [CMI] with a more robust and informative system to perform the City's financial accounting, including general ledger, budgetary, payroll, and utility billing. The system should be able to 1] provide departments with close to real-time data and information to assist in making more informed decisions as it relates to spending their limited budgeted resources, 2] allow payroll and time management to be entered into the system at the department level, and 3] provide residents with more options to view, receive, and pay their utility bills.

Cost: \$165,000 annually
\$825k total
2019-2023

Document Management

At the end of 2017, beginning of 2018 a document management team was formed with representation from most departments in the City. The team met on several occasions gathering information both internally as well as from neighboring cities to decide whether or not a document management system was an initiative the City should take on. The concluding recommendation from the team was to continue the process of developing a plan for purchasing (RFP) and then implementing a document management system. An RFP, first phase purchase and implementation would begin in 2019. Additional modules to be add thru 2023.

Cost: \$49,500 annually
2019-2023

**CAPITAL IMPROVEMENT PLAN
BUILDING MAINTENANCE IMPROVEMENTS
2019 - 2023**

	2019	2020	2021	2022	2023
REVENUES:					
<i>CIP Allocation (pg. 1)</i>	271,000	171,000	195,000	145,000	260,000
TOTAL REVENUE	271,000	171,000	195,000	145,000	260,000
EXPENDITURES:					
Carpet Replacement	35,000	25,000	25,000	25,000	25,000
Justice Center HVAC/Other Building Improvements	175,000	25,000	25,000	25,000	25,000
Roof Repairs City Hall, Justice Center				70,000	35,000
Justice Center Interior Painting		25,000	25,000	25,000	
City Hall Interior Painting					25,000
EM Backup Generators - Justice, City Hall	61,000	61,000			150,000
Public Works Building					
- Exterior Wall Repair		35,000			
- Fire Suppression System	0		120,000		0
TOTAL EXPENDITURES	271,000	171,000	195,000	145,000	260,000

* Fire suppression system at Public Works. Change \$40k in 2019, 2021, 2023 to \$120K in 2021.



SEPTEMBER 18, 2018

FACILITIES MAINTENANCE, REPAIR AND REPLACEMENT

INFORMATION AT A GLANCE

5 YEAR TOTAL COST
\$1,047,000

PROJECTED EXPENSES

2019 - \$271,000

2020 - \$171,000

2021 - \$195,000

2022 - \$145,000

2023 - \$260,000

Purpose

The Public Works Facilities Division maintains the buildings and systems for several city facilities including Public Works, Justice Center, City Hall, 10 & 20 E William Street, and a condominium building on W Central Avenue. The projects listed below are identified building and equipment improvements necessary for the ongoing upkeep and maintenance of these facilities.

Financing

All repairs to the facilities managed through the Public Works Department are funded through general revenues.

Status

Justice Center Emergency Backup Generators: The Justice Center is supported by two (2) emergency backup generators, one for the Courts facilities and one dedicated to Police operations. Both units are original to the construction of the facility in 1992 and have exceeded their respective 15 to 20 year service life. Units will be replaced over the next two years (2019 & 2020) with new Kohler 180 kw diesel fuel operated units at a cost of \$61,000 each.

City Hall Emergency Backup Generators: City Hall is not currently supported by emergency power. To better prepare for future emergency situations requiring the continued operation of vital local government operations, the installation of an emergency generator is being proposed in 2023. The installation would include the unit, power transfer switch and all necessary electrical circuit upgrades necessary for the installation to be complete. The estimated cost of the total installation is \$150,000

Fire Suppression Systems: All public buildings are outfitted with fire suppression systems that require periodic maintenance, repair, and at times replacement of key components. The Public Works Facility requires replacement of main distribution piping original to the construction of the facility sixty years ago. As the pipes age, they develop leaks that allow pressurized air to escape, setting off the system in areas with old piping, charging the system with water, which then leaks out of these holes. There are four remaining building areas with piping that requires replacement including Streets, Parks & Natural Resources, Fleet Maintenance, and Traffic. \$120,000 in 2021 planned expenditure.

Justice Center HVAC Improvements: The Justice Center is outfitted with an HVAC system that includes fifty-seven (57) individual heat pumps to control the environment in individual areas throughout the facility. The anticipated service life of these units is 10-15 years, with replacement becoming necessary to maintain appropriate internal building climate. Heat pump units are replaced on a schedule that includes five (5) units per year at an average installed cost of \$5,000 per unit (\$25,000 annually).

The CIP also includes \$150,000 for the replacement and upgrade of the HVAC control system in 2019. The system includes operating software and hardware that interfaces between all system components, heat pumps and cooling tower to control the interior environment in all areas. Twenty percent (20%) of the control units original to the building no longer function, reducing system efficiency and response. Additionally, the proprietary nature of the current operating system requires repairs be addressed by multiple contractors, each limited to service only their respective components. Replacing the 25-year old system with updated non-proprietary controls and software will reestablish efficient and fully functional operations, while reducing maintenance issues and service costs.

Carpet Replacement: Carpeting in the Justice Center and City Hall is subject to replacement when the flooring in areas reaches the end of its service life. For carpeting this is a function of location, foot traffic and appearance. The Justice Center has one-hundred seven (107) distinct carpeted areas while City Hall has a total of thirty-seven (37) areas. In total, there is 3570 SY of carpeting in the two facilities with a replacement cost estimated at \$178,500. Carpeting is replaced by area, and with carpet tile squares popular within modern public facilities due to quality, appearance, and ease of spot replacement from damage, staining or wear. For budgeting purposes a \$50/SY replacement cost is established to include the cost of flooring replacement and all associated improvements such as base cove replacement, floor repairs, seems, transitions etc. An annual budget of \$25,000 provides funding to address all carpet maintenance on a ten-year program cycle.

Interior Painting: The CIP includes funding to repaint all interior walls of both the Justice Center and City Hall over a five year program. The Justice center will be painted over three years on a floor by floor basis. City Hall will be painted in two years, with the basement and first floor levels in one year followed by the second floor the following year. \$25,000/year has been budgeted for each floor with the Justice Center to be painted in 2020-2022 and City Hall in 2023 and 2024.

Roof Repair: The useful life of the shingled portions of both City Hall and Justice Center are both approaching the end of their 30 year service life. The CIP includes \$70,000 in 2022 for replacement of the Justice Center roofing and \$35,000 in 2023 for City Hall. Alternative roofing materials such as standing seam metal roofing is being considered to substantially increase the useful life to fifty years or more, though initial installation costs could be substantially higher.

Exterior Wall Repairs: The original concrete masonry unit walls of the Public Works Facility are in places highly deteriorated and in need of proper maintenance and repair to prevent further damage. In places the cracking has allowed individual masonry units to come loose and/or joints deteriorate especially during winter when water penetrates the cracks yielding to additional damage to adjacent blocks. The walls need to be properly repaired by tuck pointing and sealing at a cost of \$35,000.

Image #1
Emergency Backup
Generator



Image #2
Typical Ceiling Mount
Heat Pump Unit



Image #3
Example of Fire
Suppression
Distribution Piping



Image #4
Public Works Facility
Masonry Walls
Requiring Repair



Image #5
Typical Damaged
Masonry Wall Section

**CAPITAL IMPROVEMENT PLAN
SAFEWALK SIDEWALK PROGRAM
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	0	48,410	69,840	42,470	16,800
REVENUES:					
Property Tax Assessments					
Prior Years					
2014	3,980				
2015	25,600	25,600	300		
2016	11,660	11,660	11,660	11,660	
2017	9,670	9,670	9,670	9,670	9,670
Note Issue	400,000	325,000	225,000	125,000	90,000
CIP Allocation Safewalk	87,500	87,500	87,500	87,500	87,500
Total CIP Allocation (pg. 1)	87,500	87,500	87,500	87,500	87,500
TOTAL REVENUE	538,410	459,430	334,130	233,830	187,170
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	10,000	10,000	10,000	10,000	10,000
DEBT SERVICE	460,000	408,000	331,500	229,500	127,500
Total Safewalk Expenditures	490,000	438,000	361,500	259,500	157,500
ENDING FUND BALANCE	48,410	69,840	42,470	16,800	46,470



SEPTEMBER 18, 2018

ACQUISITION AND DEVELOPMENT

INFORMATION AT A GLANCE

COST
\$175,000

FUNDING

Building Demo
\$100,000

Park Improvements
\$75,000

PROJECTED SCHEDULE

Construction 2019

DESIGN CONSULTANT

CITY LEAD

JP Linkous

(740)-203-1402
jlinkous@delawareohio.net

Project Title: Ross Street Park Expansion

Year: 2019

Estimated Project Cost: \$175,000.00

Project Description -The Parks and Natural Resource Department maintenance staff will relocate to Public Works and Parks facility leaving the additional park area for expanding the existing Ross St Park. The project will remove existing buildings on the site to make way for additional park land.

Project Justification: The Ross St. park expansion will provide additional programming space for a park that has outgrown its existing amenities. The Community Coalition and SWCI will be active partners in future programming of the park. In addition, a public survey and public meetings have taken place to help guide the master plan for the park.

Impact on Operating Expenses: The impact of future maintenance will add to staff duties due to additional mowing and landscaping. The operating costs will increase as the park attracts more users.

Financing

The project is estimated at \$100,000 for building demolition and \$75,000 for park improvements. The City has identified the park impact fee improvement funds to develop the expansion.

Status

Bids will be requested spring 2019 with construction in the summer of 2019.

**INFORMATION AT
A GLANCE**

COST
South Community Park
\$700,000

FUNDING
Park Impact Fee
Improvement Fund
\$700,000

PROJECTED SCHEDULE

Acquisition 2022 -2023

DESIGN CONSULTANT

CITY LEAD

Ted Miller

(740)-203-1452
tmiller@delawareohio.net

Project Title: South Community Park

Year: 2022-2023

Estimated Project Cost: \$700,000.00

Project Description –The City will need to expand recreational services to fill in gaps on the southeast section near the new Glen Parkway. Identifying a potential seller and price will allow the city to secure a community park site and discuss potential recreation partners.

Project Justification: The Park Index completed in 2016 has identified gaps in recreation services in the southeast section of the city. Residents in the southeast part of the city currently travel 7 miles to reach Mingo Park, the closest community park. The goal would be to locate a community park within 1 mile of all residents. The proposed community park would fulfill the need to add athletic fields, sport courts, leisure activities and outdoor recreation. To accommodate these uses, the city would ideally identify a site that was 25-30 acres.

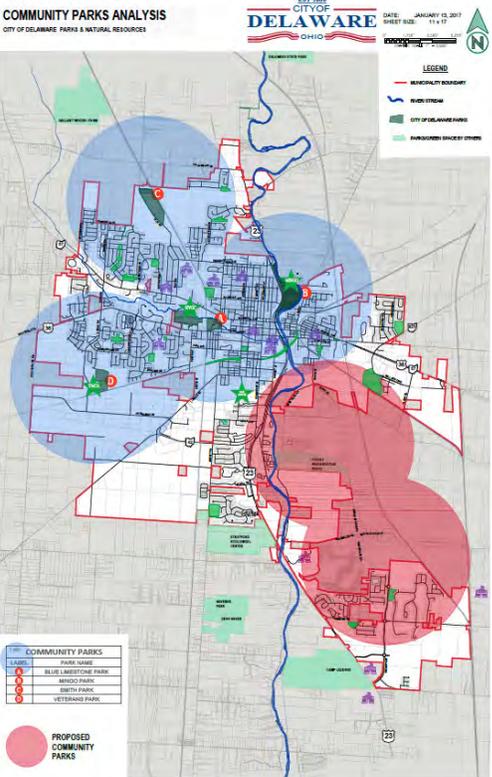
Impact on Operating Expenses: The impact of a south community park will significantly add to future maintenance costs introducing a need for additional full time and seasonal staff. Operating costs will also increase significantly. Projecting the increases will be possible once the conceptual design is complete. In addition, site development costs will need to be allocated once the site is secured.

Financing

The project is anticipated to cost roughly \$700,000. The City has identified the park impact fee improvement funds to develop the expansion.

Status

Negotiations should be started immediately with final purchase agreement by 2020.



INFORMATION AT A GLANCE

COST
\$275,000

FUNDING

Design Fees
\$25,000
Improvement Fees
\$250,000

PROJECTED SCHEDULE

Design 2019
Construction 2020

DESIGN CONSULTANT

CITY LEAD

Chad Green

(740)-203-1402
cgreen@delawareohio.net

Project Title: Central Avenue Pedestrian Corridor (Lexington to Houk)

Year: 2019/2020

Estimated Project Cost: \$275,000.00

Project Description – The Lexington Avenue to Houk Road would be the final section of the active transportation corridor along Central Ave. The link will involve an 8’-5’ multi-use trail that will link existing trails and provide east- west connection across the city. The design work would be completed in 2019 and the improvements completed in 2020.

Project Justification: The link will connect a growing part of the city and open safe access for thousands of residents. The corridor is unsafe for pedestrians and bicycles that must use the roadway to travel. The improvement will greatly impact the safety for the many residents that currently use this corridor.

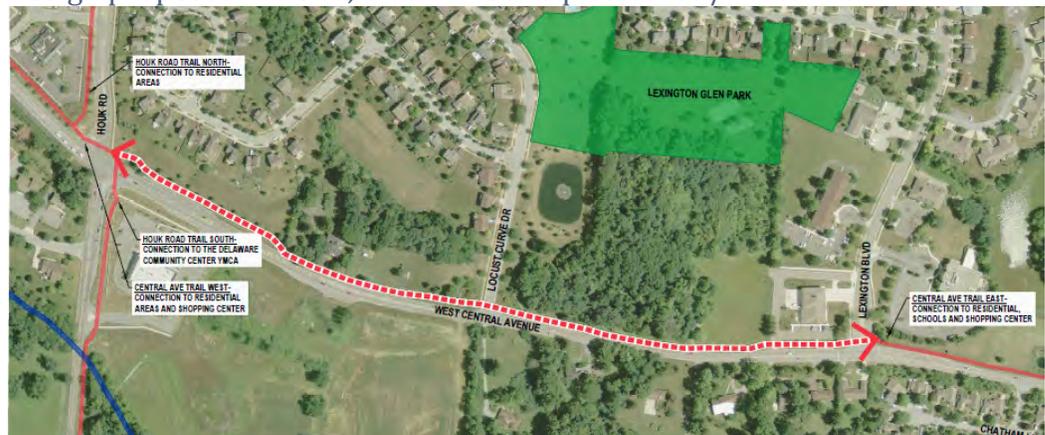
Impact on Operating Expenses: The impact of future maintenance will minimally add to the maintenance. The operating costs will minimally increase with some additional mowing for the new pathway.

Financing

The project is anticipated to cost roughly \$250,000. The City has identified the park impact fee improvement funds to develop the expansion. Recreational Trails Program grant will be applied for in 2019.

Status

Design proposed in 2019, bids will be requested fall/winter 2019.



INFORMATION AT A GLANCE

COST
\$300,000

FUNDING

Park Impact Fee Improvement Fund
\$321,000

PROJECTED SCHEDULE

Construction 2021

DESIGN CONSULTANT

CITY LEAD

Chad Green

(740)-203-1402
cgreen@delawareohio.net

Project Title: Stratford Road/Olentangy River Trail (Meeker Way-Chapman Road)

Year: 2021

Estimated Project Cost: \$321,000.00

Project Description – The project would involve a segment of the Olentangy River Trail from the south edge of the City into Liberty Township. The trail would begin at Stratford Road and extend across the Olentangy River on the existing encased sanitary line, adding railings to the existing surface. The trail would continue under the U.S. 23 bridge and travel south along existing ODOT right of way between U.S. 23 and the Olentangy River. At Chapman Road the trail would transition to a shared road trail.

Project Justification: The regional context of this trail is extremely significant as it would begin to link the city to a primary greenway that is part of the Central Ohio Greenways (COG) network.

Impact on Operating Expenses: The impact of future maintenance will be minimal as the proposed segment in the City is not significant.

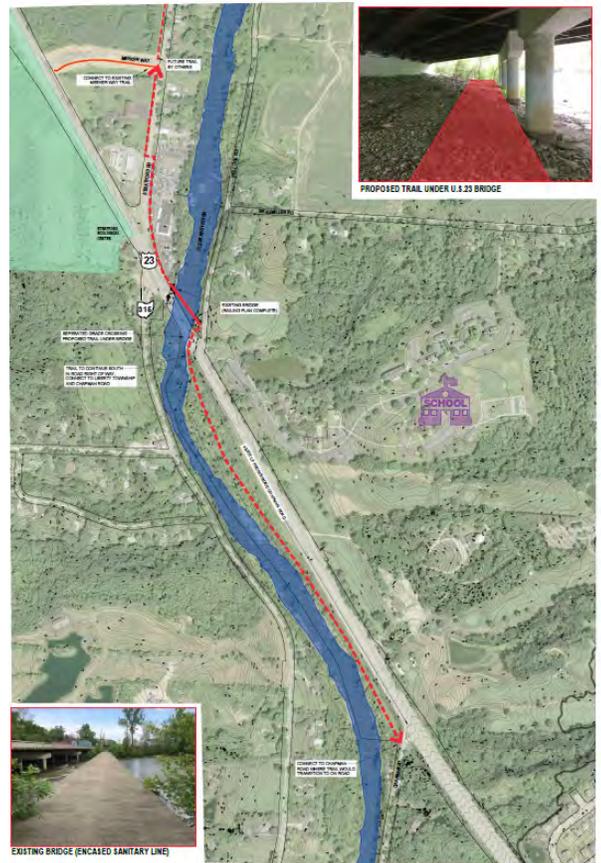
Financing

The project is anticipated to cost roughly \$321,000. The City has identified the park impact fee improvement funds to develop the expansion. Clean Ohio Trail Funds will be applied for in 2020 to help fund this project.

Status

Grant applications would be completed June 2020. Bids will be requested spring 2021.

STRATFORD ROAD TRAIL CONCEPT



**INFORMATION AT
A GLANCE**

COST
\$650,000

FUNDING

TBD

PROJECTED SCHEDULE

Construction TBD

DESIGN CONSULTANT

CITY LEAD

Chad Green

(740)-203-1402
cgreen@delawareohio.net

**Project Title: Bruce Road Trail Connector
(Bruce Road- Pennsylvania Ave)**

Year: TBD

Estimated Project Cost: \$650,000.00

Project Description – The project would propose a connection between Bruce Road and Pennsylvania Ave. The final alignment would need to be determined but would begin at Oakhurst Park to the north and travel south through a utility easement, Pinecrest Subdivision and the Delaware County Fairgrounds. The project is commonly referred to in the community as the Bruce Road-Oakhurst-Pennsylvania Avenue Travel Home Safely or BROPATHS.

Project Justification: The project has gained a lot of public support and is ranked as the #10 bike and pedestrian connection in the Master Plan. The completion of this project would connect northern communities with the local schools and downtown and provide a safe active transportation route for residents walking and biking along the U.S. 23 corridor.

Impact on Operating Expenses: The impact of future maintenance will add 1 mile of trail to maintain.

Financing

The project is anticipated to cost roughly \$650,000. The City has identified the park impact fee improvement funds to develop the expansion.

Status

Planning stages.



INFORMATION AT A GLANCE

COST
\$800,000

FUNDING

TBD

PROJECTED SCHEDULE

Construction TBD

DESIGN CONSULTANT

CITY LEAD

Chad Green

(740)-203-1402
cgreen@delawareohio.net

**Project Title: Stratford Road
(Olentangy Ave- Meeker Way)**

Year: TBD

Estimated Project Cost: \$800,000.00

Project Description – The project would propose a connection between Meeker Way and Olentangy Ave, a heavily traveled pedestrian corridor. A segment of this corridor will be constructed in the newly developed Coughlin Crossing project.

Project Justification: Stratford Road has several multi-family developments and produces a high volume of pedestrian/bike traffic. There are currently no sidewalks along the road and connecting this area with existing active transportation routes will provide a much safer corridor. The project was identified in the Bike and Pedestrian Master Plan and ranked #70 but with safety concerns and additional developer driven segments this project has gained importance.

Impact on Operating Expenses: The impact of future maintenance will add 1.3 miles of trail to maintain.

Financing

The project is anticipated to cost roughly \$800,000. The City has identified the park impact fee improvement funds to develop the expansion.

Status

Planning stages.



**CAPITAL IMPROVEMENT PLAN
POLICE IMPACT FEE FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	362,380	363,170	363,960	364,750	365,540
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)	59,210	59,210	59,210	59,210	59,210
TOTAL IMPACT FEE EXPENDITURES	59,210	59,210	59,210	59,210	59,210
IMPACT FEE BALANCE	363,170	363,960	364,750	365,540	366,330

Debt Balance Outstanding	574,928	530,891	486,854	442,816	396,333
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**CAPITAL IMPROVEMENT PLAN
FIRE IMPACT FEE FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	323,982	313,982	303,982	293,982	283,982
REVENUES:					
Fire Impact Fees	90,000	90,000	90,000	90,000	90,000
TOTAL REVENUE	90,000	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	313,982	303,982	293,982	283,982	273,982

**CAPITAL IMPROVEMENT PLAN
MUNICIPAL SERVICES IMPACT FEE FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCE FORWARD	207,296	32,661	38,026	43,391	48,756
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
TOTAL REVENUES	175,000	175,000	175,000	175,000	175,000
EXPENDITURES:					
DEBT SERVICE					
Public Works Facility (\$1,060,000 19yrs, 2.94%, 2031)	72,094	72,094	72,094	72,094	72,094
Justice Center (\$900,000, 19yrs 2.94%, 2032)	62,541	62,541	62,541	62,541	62,541
City Hall/City Hall Annex/Parking Lot 2018	35,000	35,000	35,000	35,000	35,000
MUNICIPAL FACILITY IMPROVEMENTS					
Public Works Facility - Land Acquisition (3 acres)	180,000				
TOTAL EXPENDITURES	349,635	169,635	169,635	169,635	169,635
IMPACT FEE BALANCE	32,661	38,026	43,391	48,756	54,121

Debt Outstanding - PW Fac/Justice Center	1,295,072	1,170,891	1,093,146	992,184	888,667
- Gazette Bldg.	1,957,738	1,843,333	1,725,471	1,604,046	1,478,951

**INFORMATION AT
A GLANCE**

COST
\$ 180,000

FUNDING

LOCAL \$180,000

PROJECTED SCHEDULE

2019 Purchase

CITY LEAD
Public Works

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

Purpose

The proposed acquisition of the 3 acre parcel adjacent to and north of the current Public Works Facility is both a protective purchase to provide for the future expansion of the Public Works and Parks and Natural Resources Facilities, as well as to provide immediate material laydown and storage area on the same site. With the recently completed expansion of the Refuse operation, and considering the planned relocation of Parks & Natural Resources to 440 E. William, adequate area for material staging and storage for all divisions at Public Works and Parks is extremely limited. The area will provided needed area for staging street trees, pavement millings, street pavers, and other construction material stockpiles. The additional acreage can accommodate and additional 30,000 SF of building area in the future with parking. Purchase of the property is in conformance to the original

Facilities Improvements planning effort presented to City Council in May 2014.

Financing

The purchase could be funded from both general fund revenues, Park Impact Fees and Municipal Impact Fees.

Status

Proposed purchase to be in 2019



**CAPITAL IMPROVEMENT PLAN
FIRE/EMS FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	321,373	450,240	90,931	277,742	805,412
REVENUES:					
Fire/EMS Income Tax	1,100,000	1,380,000	1,100,000	1,100,000	1,200,000
Fire Impact Fee Funds	100,000	100,000	100,000	100,000	100,000
TOTAL REVENUE	1,200,000	1,480,000	1,200,000	1,200,000	1,300,000
EXPENDITURES:					
DEBT SERVICE					
Station 302 (\$573,416, 10 yrs, 1.502%, 2022)	63,743	60,872	60,872	60,872	
Station 303 (\$2,755,000, 2.94%, 2032)	176,518	174,569	174,569	174,569	174,569
Station 304 (\$3,500,000, 15 yrs, 2031)	371,250	280,950	285,550	284,850	284,850
Ladder Truck Lease (1,090,176, 1.83%, 7yrs, 2019)	41,573				
EMS Vehicles (3) - (800,000, 10 yrs, 2024)	90,750	94,150	94,150	94,150	94,150
APPARATUS/VEHICLES					
Engine/Pumper Truck		823,401			899,752
Paramedic Units		392,699			
Staff/Utility Vehicles	12,299	12,668	13,048	57,889	174,622
EQUIPMENT					
Traffic Pre-Emption	315,000		385,000		
Defibrillators/Cardiac Monitors					355,000
Technology					101,483
TOTAL EXPENDITURES:	1,071,133	1,839,309	1,013,189	672,330	2,084,426
ENDING BALANCE	450,240	90,931	277,742	805,412	20,986

Debt Balance Outstanding	5,587,726	5,185,300	4,783,718	4,653,718	4,523,718
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**INFORMATION AT
A GLANCE**

COST
\$145,307

FUNDING
LOCAL \$ TBD

2019 -\$37,354
2020 - \$0
2021 - \$0
2022 - \$6,470
2023 - \$101,483

PROJECTED SCHEDULE

Purchasing 2019-2023

CITY LEAD
Fire Department

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

Purpose

Provide for the replacement of computers, mobile data terminals, mobile wireless interfaces and copiers.

Financing

The replacement of the computers, mobile data terminals, mobile wireless are anticipated to cost roughly \$145,307. This project will be funded utilizing the Fire Fund. The Fire Department will be looking for alternative funding sources for this equipment.

Status

In 2019, the existing computers are needing replacement due to the operating system they are operating on will no longer be supported. The Department replaced the mobile data computers located in all the medical apparatus in 2018. In 2019, the Department will also replace the remainder of the Mobile Data Computers.



SEPTEMBER 18, 2018

TECHNOLOGY REPLACEMENT

IMAGE #1

Mobile Data Computers

Mobile Data Computers provide access to dispatch information, access to information in existing databases, researching hazardous materials and the uploading of medical reports to the hospital. These are replaced every 5-years.



IMAGE #2

Scanner/Copiers/Printers

These devices are connected to the network. They serve as document scanners, printers and copiers. Each Station has one of these and the Administrative office has a larger copier.





SEPTEMBER 18, 2018

EMERGENCY VEHICLE PREEMPTION

INFORMATION AT A GLANCE

COST
\$700,000

FUNDING

LOCAL \$700,000
 2019 - \$315,000
 2020 - \$0
 2021 - \$385,000
 2022 - \$0
 2023 - \$0

PROJECTED SCHEDULE

Design 2018
 Construction 2019-2020

CITY LEAD
Public Works

DESIGN CONSULTANT
City In-house Services

CONTRACTOR
TBD

Purpose

Emergency Vehicle Preemption is an important piece of technology deployed at signalized intersections where normal traffic operations impede emergency vehicles and where traffic conditions create a potential for conflicts between emergency and non-emergency vehicles. Emergency Vehicle Preemption can reduce emergency vehicle response times and is especially useful along corridors that emergency vehicles use to travel longer distances. It also can provide both a safety and operational benefit on roadways where emergency vehicles need to enter the intersection from the minor road. This project, planned for 2019, consists of installing Emergency Vehicle Preemption at 20 signalized intersections. Emergency Vehicle Preemption will be installed at the 31 remaining signalized intersections, which are being improved as part of the Citywide Signal Update Phase 1 Project, planned for construction in 2020-21. All City Fire and EMS vehicles have already been equipped with the GPS transmitters that activate the preemption at each signalized intersection.

Financing

The project is anticipated to cost roughly \$700,000, which will be covered 100% utilizing the Fire Fund. City Traffic & Engineering Division in-house staff will design, bid, and oversee the construction and inspection of the project.

Status

The project is currently in the preliminary planning stages and scheduled to have the final plans and bidding documentation completed by the end of 2018. Construction is scheduled for 2019-2020.

SEPTEMBER 18, 2018

EMERGENCY VEHICLE PREEMPTION

IMAGE #1

Overall visual of how this system works between emergency vehicle and signalized intersection



IMAGE #2

Confirmation light which gives indication to emergency vehicle that they have been detected by signal pre-emption system



IMAGE #3

This signal pre-emption device that receives GPS signal from emergency vehicle



**INFORMATION AT
A GLANCE**

COST
\$ 270,526

FUNDING

LOCAL \$270,526
2019 - \$12,299
2020 - \$12,668
2021 - \$13,048
2022 - \$57,889
2023 - 174,622

PROJECTED SCHEDULE

Specifications 2018
Purchase 2018 -
 2023

CITY LEAD
Fire Department

DESIGN CONSULTANT
Not Applicable

CONTRACTOR
TBD

Purpose

The Fire Department utilizes staff vehicles for emergency response of command officers, for fire inspectors conducting fire inspections and for various non-emergent transportation. The emergency response vehicles are purchased new and remain in the fleet for 10-years. The fire inspection and station cars are retired police cruisers that are wrapped with reflective and used for an additional 5-years at the Fire Department.

Financing

The replacement of the staff vehicles are anticipated to cost \$270,526. This project will be funded utilizing the Fire Fund. The Fire Department will be looking for alternative funding sources for this equipment.

Status

The Fire Department has been utilizing the Police cruisers for six years. These have proven to be efficient and cost-effective for their purpose. The Command vehicles have been in the fleet and are continuing to work well for their operations.



IMAGE #1

Fire Inspector
Vehicles

Used Police Vehicles
are utilized for an
additional 5-years for
fire inspections and
station vehicles.



IMAGE #2 & #3

Command Vehicles
are used for the
management of
emergency incidents.
Incident management
needs to be conducted
in a controlled
environment to allow
for communication,
planning and
documentation, away
from the scene
elements.



**INFORMATION AT
A GLANCE**

COST
\$ 1,723,153

FUNDING
LOCAL \$ 1,723,153

2019 - \$0
2020 - \$823,401
2021 - \$0
2022 - \$0
2023 - \$899,752

PROJECTED SCHEDULE

Specifications 2019
Construction 2020
&
Specifications 2022
Construction 2023

CITY LEAD
Fire Department

DESIGN CONSULTANT
Not Applicable

CONTRACTOR
TBD

Purpose

The Fire Department has established a long-term replacement schedule for the fire apparatus. In 2020, the Department will be replacing the 1989 Emergency One fire engine and in 2023 will be replacing the 1997 Pierce fire engine.

Financing

The replacement of the fire apparatus are anticipated to cost roughly \$1,723,153. This project will be funded utilizing the Fire Fund. The Fire Department will be looking for alternative funding sources for this equipment.

Status

Since the passage of the 2010 Fire Levy, the Fire Department has replaced the majority of its front line fleet. A replacement schedule has been established for a replacement of fire apparatus at 20-years. Fire apparatus include fire engines, ladder truck, quint/engine and the heavy rescue/hazmat unit. The department will continue to evaluate the mileage and use of this apparatus to prolong the longevity and efficient use of these vehicles.



IMAGE #1 & 2

Fire Engine and
Quint/Engine

The Primary usage of the fire engine is for the rapid extinguishment of fire. Rapid extinguishment of a fire supports the rescue of trapped patients and increases the safety of firefighters.



IMAGE #3 & 4

Ladder Truck &
Heavy Rescue

The Department operates a ladder truck with a primary function of search and rescue, forcible entry and ventilation and salvage operations. The heavy rescue is responsible for the rescue of patients trapped and for hazardous material responses.



**INFORMATION AT
A GLANCE**

COST
\$ 392,699

FUNDING

LOCAL \$392,699
2019 - \$0
2020 - \$392,699
2021 - \$0
2022 - \$0
2023 - \$0

PROJECTED SCHEDULE

Specifications 2019
Purchase 2020

CITY LEAD
Fire Department

DESIGN CONSULTANT
Not Applicable

CONTRACTOR
TBD

Purpose

With the opening of St 304 and the projected growth of the City, it is anticipated that an additional transport unit may be needed. This will also allow a back-up unit to be in the fleet. The existing 4 units will be operational with the 4 Station configuration.

Financing

The replacement of the medical apparatus are anticipated to cost roughly \$392,699. This project will be funded utilizing the Fire Fund. The Fire Department will be looking for alternative funding sources for this equipment.

Status

Since the passage of the 2010 Fire Levy, the Fire Department has replaced its entire EMS fleet of ambulances. With the addition of the 4th Fire Station and an EMS transport unit operating from the Station, a reserve vehicle will be needed. The Department will also be evaluating the possibility of using an additional Quick Response Vehicle in lieu of this additional transport unit. This concept would dispatch a Quick Response Vehicle on the low acuity/low transport operations in lieu of an ambulance.



SEPTEMBER 18, 2018

MEDICAL APPARATUS

IMAGE #1

Interior of an Ambulance

The inside of an ambulance is essentially an Emergency Room on wheels. Paramedics are capable of continuing the care and treatment of patients while enroute to a hospital.



IMAGE #2

Quick Response Vehicle

The Department is continuing to research the implementation of programs to decrease the transport of patients unnecessarily to hospitals. One alternative is the use of Community Paramedics and also the use of on-line physicians.



**INFORMATION AT
A GLANCE**

COST
\$ 355,000

FUNDING

LOCAL \$355,000
2019 - \$0
2020 - \$0
2021 - \$0
2022 - \$0
2023 - \$355,000

PROJECTED SCHEDULE

Specification 2022
Purchase 2023

CITY LEAD
Fire Department

DESIGN CONSULTANT
Not Applicable

CONTRACTOR
TBD

Purpose

The Department’s cardiac monitors will be aging and will be reaching their life expectancy. This is one of the primary pieces of medical equipment that is used on all medical calls. This piece of equipment includes the capability of monitoring blood pressure, oxygen saturation, breathing wave forms, cardiac electrical activity including 12 lead capability, CPR feedback, provides cardiac defibrillation and pacing. The life expectancy of this equipment is 5-years for the 12-Lead Monitor/Defibrillator and 10-years for the Automatic Defibrillators.

Financing

The cardiac monitors and defibrillators are anticipated to cost \$355,000. This project will be funded utilizing the Fire Fund. The Fire Department will also be looking for alternative funding sources for this equipment.

Status

The Fire Department replaced their 12-Lead Cardiac Monitors and Defibrillators in 2018. In 2023 we will be replacing these devices on all medic units and replacing the AED/Blood Pressure machines on all fire apparatus.



SEPTEMBER 18, 2018

CARDIAC MONITORS/DEFIBRILLATORS

IMAGE #1

12-Lead Cardiac Monitor and Defibrillator

Provides Capabilities:
EKG Monitoring,
12-Lead Monitoring,
BP Monitor,
Oxygen Saturation,
Breathing Wave Forms,
CPR Feedback,
Cardiac Defibrillation
Cardiac Pacing
Care for Pediatrics



Because Pediatric Needs Are Different

IMAGE #2

The AEDs and AED Pro's located in Staff vehicles and fire apparatus are replaced every 10 years. These devices will be replaced in 2023.



Because Medics Carry More Than Ever

**CAPITAL IMPROVEMENT PROGRAM
WATER FUND CAPACITY PROJECTS
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	3,661,852	3,570,541	3,237,073	2,699,805	2,195,817
REVENUES:					
Water Capacity Fees	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Water Debt Meter Fee Allocation	255,000	260,100	265,302	270,608	276,020
TOTAL REVENUES	1,455,000	1,460,100	1,465,302	1,470,608	1,476,020
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)	213,971	211,228	210,230	212,256	210,978
Plant Expansion (\$9,600,000, 25yrs., 3.23%, 2039)	562,614	562,614	562,614	562,614	562,614
TOTAL DEBT SERVICE	976,311	973,568	972,570	974,596	973,318
WATER SYSTEM IMPROVMENTS					
Water Master Plan			100,000		
DISTRIBUTION CAPACITY PROJECTS					
Panhandle to US 42 Water Main	120,000	570,000	570,000		
Braumiller Rd. 16" Water Main			160,000	800,000	800,000
New Line Oversizing/Extension	450,000	250,000	200,000	200,000	200,000
TOTAL WATER CAPACITY PROJECTS	570,000	820,000	1,030,000	1,000,000	1,000,000
ENDING FUND BALANCE	3,570,541	3,237,073	2,699,805	2,195,817	1,698,519

**INFORMATION AT
A GLANCE**

COST
\$ 1.26M

FUNDING

Water Capacity Fund

PROJECTED SCHEDULE

Phase I Design - 2019
Phase I Construction
2020
Phase II Construction
2021

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

Purpose

Currently, the areas of the City that are east of the Olentangy River main source of supply is the 1960 - 16" water main from the water plant then through the 16" East/West Connector which runs along Central Avenue. If the water supply from the plant treatment to the East/West Connector is interrupted the distribution system has issues with suppling water to the Eastside tower. This project will give the City an addition larger main feed to the Eastside water tank, and provide the areas citizens with the proper level of service which should be provided.

Financing

Phase I of the project will cost \$1.26M, to be broken up between 3 years:

2019 - \$120,000 for design services

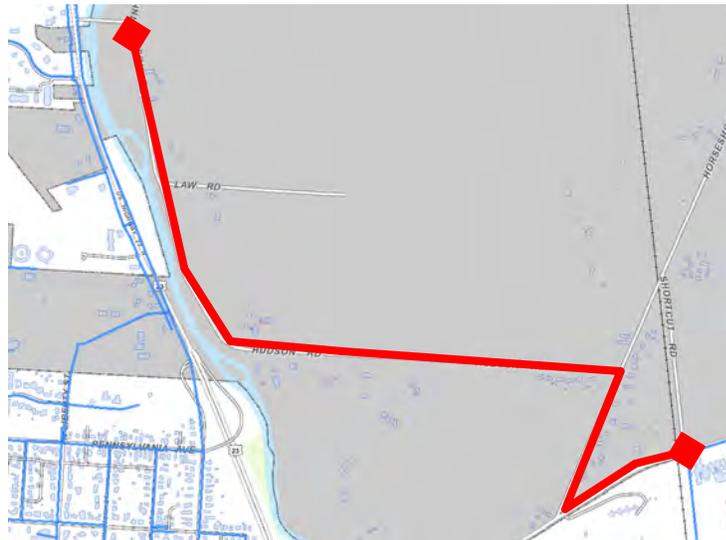
2020 - \$570,000 for construction

Phase II :

2021 - \$570,000 for construction

Status

This project is a part of the recommendations from the 2009 water master plan, and is a highly recommended East side of the service area up to proper service redundancy levels.



**INFORMATION AT
A GLANCE**

COST
\$ 1.76M

FUNDING

Water Capacity Fund

PROJECTED SCHEDULE

Phase I Design - 2021
Phase I Construction
2022
Phase II Construction
2023

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

Purpose

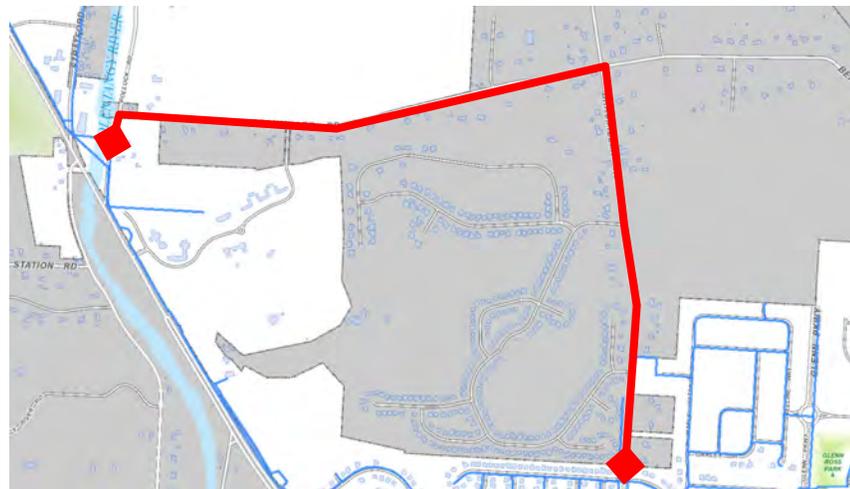
Currently, the areas of the City that are South of Pollock Road only have 1 main source of water feeding from the distribution network. Should a shutdown or break occur between the S.E. Water Tank and the primary distribution network, we have no reliable way to keep pace with long term water demand of the area. This project will give the City an additional supply to our S.E. water tank, and provide the area citizens with the proper level of service which should be provided.

Financing

Phase I of the project will cost \$1.76M, to be broken up between 3 years:
2021 - \$120,000 for design services
2022 - \$800,000 for construction
Phase II:
2023 - \$800,000 for construction

Status

This project is a part of the recommendations from the 2009 water master plan, and is a highly recommended project to bring the S.E. service area up to proper service redundancy levels.





SEPTEMBER 2018

NEW LINE OVERSIZING AND EXTENSION

INFORMATION AT A GLANCE

COST
2019 - \$ 450,000

PROJECTED SCHEDULE

Repeated Yearly

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The City of Delaware continues to experience rapid growth, with several new developments beginning each year. Each new development is expected to install all the needed connections needed for their utilities services, including taking those services to the edge of their property for the next development to continue. When the City requires a developer to put in larger service lines than their development requires, this fund is used to pay the City's portion of the oversizing.

Financing

This work is being allocated \$450,000 in 2019, and will change yearly with expected development rates.

Status

The City is always willing to work with developers regarding payments for utility oversizing, as this benefits the City's growth potential going forward.

**CAPITAL IMPROVEMENT PROGRAM
WATER FUND MAINTENANCE PROJECTS
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	1,429,216	724,082	766,100	615,714	253,376
REVENUES:					
Transfer from Water Fund	800,000	800,000	800,000	800,000	800,000
Water Debt Meter Fee Allocation	1,107,631	1,129,783	1,152,379	1,175,427	1,198,935
TOTAL REVENUES	1,907,631	1,929,783	1,952,379	1,975,427	1,998,935
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	100,000	100,000	75,000	75,000	75,000
Well Cleaning	40,000				25,000
Nano and Ultra Filtration Membrane Replacement				675,000	
South Intake New VFD Pump	85,000				
Instrumentation Replacement		25,000			
WATER DISTRIBUTION PROJECTS					
West Water Tank Painting	550,000				
Water Tank Maintenance	40,000				
Large Meter Replacement		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					90,000
Pennsylvania Ave. Waterline			525,000		
Lincoln Ave. Waterline		300,000			
E. William St Road Project	300,000				
S. Franklin St.					190,000
Equipment Replacement	60,000		65,000	150,000	30,000
TOTAL WATER REPAIR AND MAINT.	2,612,765	1,887,765	2,102,765	2,337,765	1,872,765
ENDING FUND BALANCE	724,082	766,100	615,714	253,376	379,546

**INFORMATION AT
A GLANCE**

COST
\$ 100,000

PROJECTED SCHEDULE

Unforeseen Yearly Needs

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

While the department does its best to pre-identify all plant maintenance needs, unforeseen equipment or plant structural failures do occur. In order to react to these unforeseen circumstances this item provides unallocated funds for emergencies.

Financing

The fund is to cover up to \$100,000 of unexpected maintenance.

Status

This funding helps the treatment facility comply with required Ohio EPA Asset management practices. By having the funding available for equipment repair or replacement, as well as any structural repairs, in order to be able to constantly provide a safe potable water supply.





SEPTEMBER 2018

PENRY WELL CLEANING

INFORMATION AT A GLANCE

COST
\$ 40,000

PROJECTED SCHEDULE

Calendar years
2019
2024

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project will help maintain proper flows to each of the (3) raw groundwater wells at the Penry well field. Over time the well flows gradually start deteriorating. This is due to iron and other mineral build up plugging the voids in the lime stone, which blocks groundwater flow to the well pumps. If these minerals are not cleaned every five years, the well flow can become permanently decreased, unable to be restored to original volume. Entirely new wells would need to be drilled and established if that were to happen.

Financing

The project is anticipated to cost roughly \$40,000.

Status

This is a required preventive maintenance item to keep in a 5-year cycle. Thus ensuring that the wells maintain their original flows so that enough finished water can be produced for our customers.



SEPTEMBER 2018

RIVERVIEW WELL CLEANING

INFORMATION AT A GLANCE

COST
\$ 28,000

PROJECTED SCHEDULE

Calendar year 2023

CITY LEAD
Public Utilities

CONTRACTORS
TBD

Purpose

The project will help maintain proper flows to each of the (2) raw groundwater wells at the Penry well field. Over time the well flows gradually start deteriorating. This is due to iron and other mineral build up plugging the voids in the lime stone, which blocks groundwater flow to the well pumps. If these minerals are not cleaned every five years, the well flow can become permanently decreased, unable to be restored to original volume. Entirely new wells would need to be drilled and established if that were to happen.

Financing

The project is anticipated to cost roughly \$28,000.

Status

This is a required preventive maintenance item to keep in a 5-year cycle. Thus ensuring that the wells maintain their original flows so that enough finished water can be produced for our customers.



SEPTEMBER 18, 2018

NANO-FILTRATION MEMBRANE REPLACEMENT

INFORMATION AT A GLANCE

COST
\$ 675,000

PROJECTED SCHEDULE

Calendar year 2021

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

The Nano Filtration (NF) membrane flow deteriorates over time, which steadily increases operating pressure to the point where the NF feed pumps cannot push water thru the membranes. The conservative estimates for life of these NF membranes are 5-7 years. With the plant beginning operation in 2015, the NF membranes will be 6 years old in 2021, and should be budgeted for replacement. At the end of the NF life, the high pressure conditions can begin to increase rapidly, having the funds available to replace these NF membranes will be essential, although the work being done can continue to push until actual membrane pressures dictate necessity.

Financing

The project is estimated at \$675,000 to replace all NF cartridges.

Status

These NF Membranes are cleaned approximately every 3 months, when operating pressures increase to the point of losing design flow. At the end of the life of the NF membranes the cleaning frequency will increase substantially. Having this funding available when necessary will ensure the ability to provide the required volume of water for the daily needs of our customers.



SEPTEMBER 2018

SOUTH INTAKE VFD PUMP REPLACEMENT

INFORMATION AT A GLANCE

COST
\$ 85,000

PROJECTED SCHEDULE

Calendar year 2019

CITY LEAD
Public Utilities

CONTRACTORS
TBD

Purpose

When the plant was constructed only (1) of the (2) original raw surface water intake pumps, at the South pump station, was replaced. The existing intake pumps were a constant flow-rate pump, whereas the new intake pumps installed are variable frequency drive (VFD). The way that the new treatment plant process is operated, these raw water intake pumps have been found to need to be VFD controlled, necessitating replacement of the last remaining original intake pump.

Financing

The project is estimated to be \$85,000.

Status

The plant currently runs (1) 2.5MGD VFD pump from each of the (2) raw surface water intake pump stations. This means the (1) VFD pump at the south intake runs all of the time and if it fails we may not be able to pull in enough raw surface water necessary to produce enough water to supply the utility rate payers from the City of Delaware. This project is necessary to have a backup pump for this raw water pump station.



SEPTEMBER 2018

2020 PLANT INSTRUMENTATION REPLACEMENT

INFORMATION AT A GLANCE

COST
\$ 25,000

PROJECTED SCHEDULE

Calendar year 2020

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

Replacement of the (2) plant **SCADA*** computers will be necessary for the optimum operation of the plant process. This also includes; new software, new server, (2) computers, (8) monitors, and integration assistance.

Financing

The project is estimated to cost \$25,000.

Status

In 2020 these (2) plant SCADA computers will be 5 years old. The IT department has suggested that this money be allocated, to be proactive in negating the chances of operations failures. The SCADA instrumentation is necessary for the operation of the complex plant processes.

***Supervisory Control and Data Acquisition** – A system of software and hardware elements that allows industrial organizations to: Control processes locally or at remote locations. And to monitor, gather, and process real-time data.

**INFORMATION AT
A GLANCE**

COST
\$ 550,000

PROJECTED SCHEDULE

Spring/Summer 2019

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

The projects purpose is to maintain the structural integrity of the water tank. Water tank paint normally lasts 15-20 years. When performed, the exterior and interior surfaces are sandblasted and painted. The City will use an engineering firm to help with the bidding of the work, and to manage the entire tank resurfacing project. This also helps the utility department provide the highest quality of finished water to the citizens of Delaware.

Financing

The project is anticipated to cost roughly \$550,000.

Status

The West water tank was last resurfaced in 2001. In 2019 the existing coating will be 18 years old, and in its end of life condition.





SEPTEMBER 2018

SE HIGHLAND 2MG & EAST 1MG WATER TANK REPAIRS

INFORMATION AT A GLANCE

COST
\$ 40,000

PROJECTED SCHEDULE

Spring/Summer 2019

CITY LEAD
Public Utilities

DESIGN CONSULTANT
Burgess & Niple

CONTRACTORS
TBD

Purpose

The project will maintain the structural integrity of these water tanks. In 2016 both of these water tanks were drained and cleaned as part of the utility department’s preventive maintenance program. Every 5 years the water tanks are drained, cleaned, and inspected by a qualified engineering consultant to ensure that the structural integrity is maintained. Using this outside engineering firm also provides the City an unbiased evaluation of any deficiencies that these water tanks may have, so that these deficiencies can be corrected in order to maintain and protect the City’s investment and to ensure the highest quality of water delivered to our customers.

Financing

The project is anticipated to cost roughly \$40,000.

Status

In 2016 Burgess & Niple noted the deficiencies below.

East 1MG Water Tank:

- Tanks needs washed to remove mildew which will help maintain the exterior paint surfaces and extend the paint surface protection from erosion. This will require the use of a large man lift in order to complete this task.
- Concrete base and overhead door base need to be grouted to restore and protect these concrete areas from deterioration.
- Painting and priming also need completed around the entire perimeter base of the tank and overhead door to protect these surfaces from deterioration.
- The concrete approach and asphalt driveway are in disrepair and need completely resurfaced.
- Insulation on the riser pipe needs repaired, this will require a man lift.

SE Highland 2MG Water Tank;

- Concrete base needs to be grouted to restore and protect this concrete area from deterioration.
- Painting and priming also need completed around the entire perimeter base of the tank and overhead door to protect these surfaces from deterioration.
- Ceiling tiles need to be replaced, this will require man lift to repair.



SEPTEMBER 2018

LARGE METER REPLACEMENT

INFORMATION AT A GLANCE

COST
\$ 25,000 yearly
alternated between
water and sewer funds

PROJECTED SCHEDULE

Repeated yearly

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

With normal use, a water meter loses accuracy during the span of its life expectancy. The loss of flow reading ability is most pronounced in large diameter meters. This rotating fund is aimed at replacing the large diameter meters used by the high flow business users of the City. This ensures proper water use tracking within the system.

Financing

This work is rotated between the water maintenance and sewer maintenance funds yearly, as it has impacts on the billing of both systems. The funds alternately allocate \$25,000 to this work, yearly.

Status

As large diameter meters reach the end of their expected life, or recorded flows begin trending lower, replacement is scheduled.



SEPTEMBER 2018

SMALL MAIN/SERVICE REPLACEMENT

INFORMATION AT A GLANCE

COST
\$ 50,000

FUNDING
Water Maintenance
Fund

PROJECTED SCHEDULE

Repeated Yearly

CITY LEAD
Public Utilities

Purpose

The small main and service replacement program is primarily focused on the removal of old style lead lines still within the system. Lead service lines were the primary style of service lines used for many years. While the locations of all lead lines are not known, we find several every year, and this fund is used for the replacement to current water safety standards.

Financing

This work has a yearly \$50,000 allowance.

Status

As lead material small mains and service taps are found, they are replaced immediately.



SEPTEMBER 2018

FIRE FLOW IMPROVEMENT

INFORMATION AT A GLANCE

COST
\$ 75,000

FUNDING
Water Maintenance
Fund

PROJECTED SCHEDULE

Repeated Yearly

CITY LEAD
Public Utilities

Purpose

Current City fire flow standards require 8" water mains be installed in order to meet the demands of fire department needs when battling fires. Many existing lines within the City are smaller than 8", and with the help of system flow testing, the areas of the City with the most flow restriction are scheduled for replacement.

Financing

This work has a yearly \$75,000 allowance.

Status

Many areas have been identified for replacement, and a working schedule through 2022 has been identified. 2019 lines include: Sheldon St, Henry St, and Griswold St.

**INFORMATION AT
A GLANCE**

COST
\$ 90,000

FUNDING
Water Maintenance
Fund

PROJECTED SCHEDULE

Replacement in 2023

CITY LEAD
Public Utilities

Purpose

The project will remove 1,175 linear ft. of 4” water main along South Washington Street from Park Avenue to West Harrison Street, and replace with an 8” main. The size of the water main along S. Washington Street has become a constriction to the water distribution system, and also does not meet current fire flow requirements.

Financing

The project is anticipated to cost roughly \$90,000.

Status

The project is currently planned to take place in calendar year 2023, to be self-performed by the Public Utilities’ Water Distribution department.



**INFORMATION AT
A GLANCE**

COST
\$ 525,000

FUNDING
Water Maintenance
Fund

PROJECTED SCHEDULE

Replacement in 2021

CITY LEAD
Public Utilities

Purpose

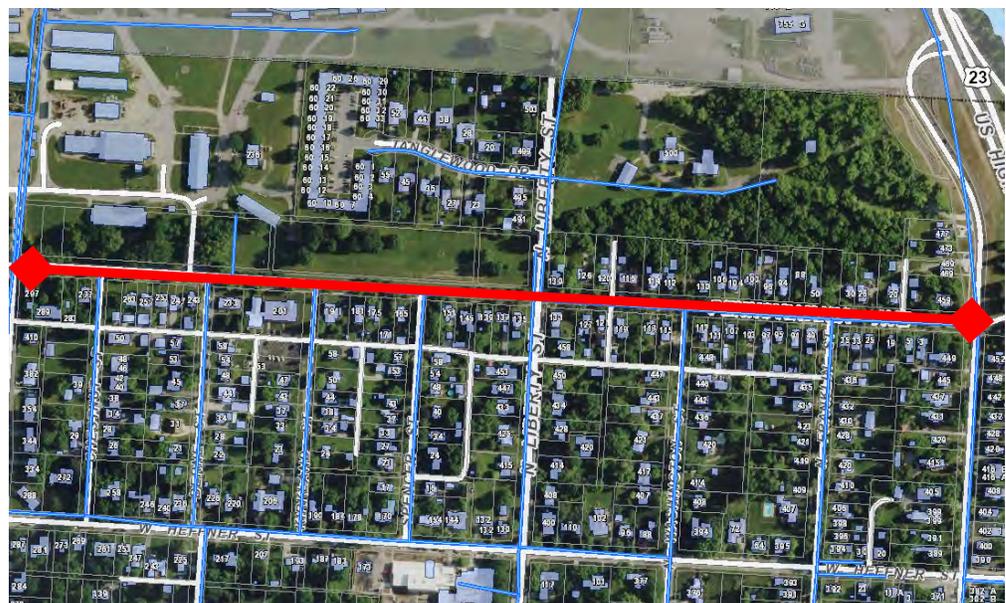
The project will replace the 6" water main along Pennsylvania Avenue from N. Sandusky St to Euclid Avenue. Waterlines are considered to be in "failed" condition when they have experienced 3 or more breaks. At such time they are planned and scheduled for replacement, as is the case for this waterline. In addition, the current main size is deficient for todays required fire flows.

Financing

The project is anticipated to cost roughly \$525,000. Water line rehabilitation is an anticipated part of an infrastructure's life-cycle, and is an included factor when calculating user rate schedules.

Status

The project is currently planned to take place in calendar year 2021, to be self-performed by the Public Utilities' Water Distribution department.



**INFORMATION AT
A GLANCE**

COST
\$ 300,000

FUNDING

Water Maintenance
Fund

PROJECTED SCHEDULE

Summer of 2020

CITY LEAD
Public Utilities

Purpose

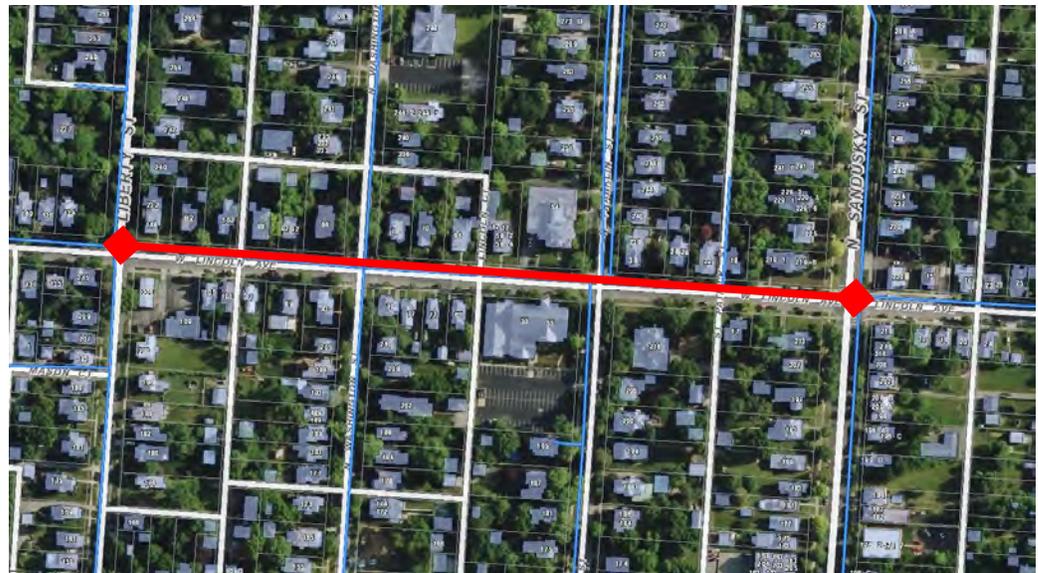
The project will replace the 6" water main along Lincoln Avenue from N. Sandusky St to N. Liberty St. Waterlines are considered to be in "failed" condition when they have experienced 3 or more breaks. At such time they are planned and scheduled for replacement, as is the case for this waterline. In addition, the current main size is deficient for today's required fire flows.

Financing

The project is anticipated to cost roughly \$300,000. Water line rehabilitation is an anticipated part of an infrastructure's life-cycle, and is an included factor when calculating user rate schedules.

Status

The project is currently planned to take place in calendar year 2020, to be self-performed by the Public Utilities' Water Distribution department.



**INFORMATION AT
A GLANCE**

COST
\$ 190,000

FUNDING
Water Maintenance
Fund

PROJECTED SCHEDULE

Replacement in 2023

CITY LEAD
Public Utilities

Purpose

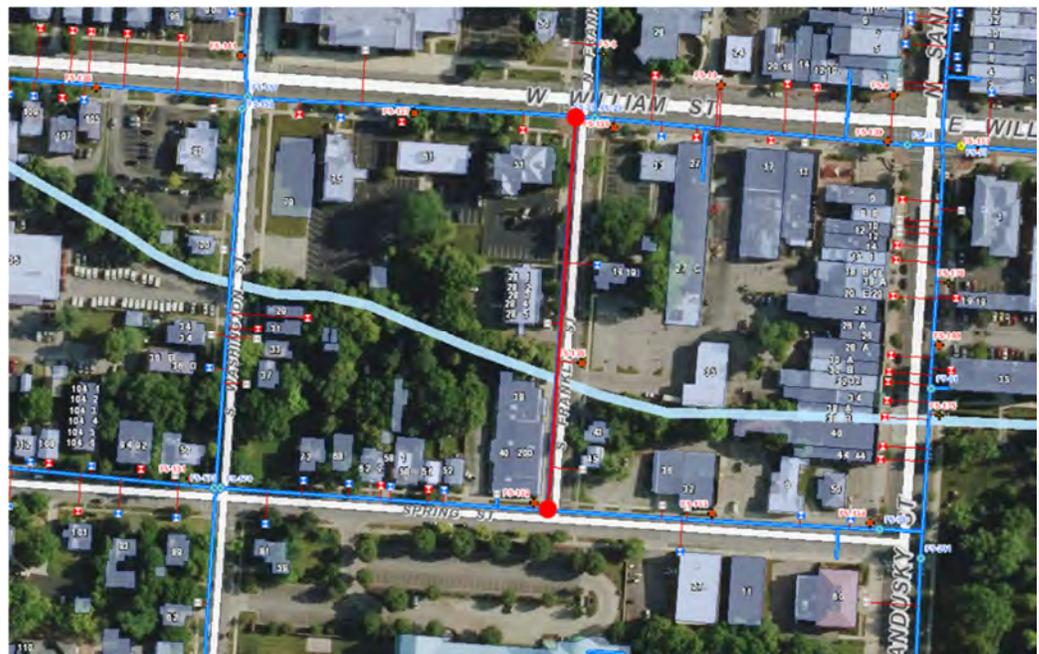
The project will replace the 6” water main along S. Franklin Street from W. William Street to Spring Street. Waterlines are considered to be in “failed” condition when they have experienced 3 or more breaks. At such time they are planned and scheduled for replacement, as is the case for this waterline. In addition, the current main size is deficient for todays required fire flows.

Financing

The project is anticipated to cost roughly \$190,000. Water line rehabilitation is an anticipated part of an infrastructure’s life-cycle, and is an included factor when calculating user rate schedules.

Status

The project is currently planned to take place in calendar year 2023, to be self-performed by the Public Utilities’ Water Distribution department.



**INFORMATION AT
A GLANCE**

COST
\$ 300,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Works

CONTRACTOR
TBD

Purpose

The City's thoroughfare plan includes the widening of East William Street from 23 to the point. While the majority of this work belongs to the Streets Department, there is utility relocation work that is involved as well.

Financing

This work is being allocated \$300,000 from the water capacity fund.

Status

The Public Works Dept. has already begun initial phases of the widening project. Utilities relocation work is expected to occur in 2019, to be performed under the same contract as the rest of the project.



**CAPITAL IMPROVEMENT PROGRAM
SEWER FUND CAPACITY PROJECTS
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	1,100,000	695,441	341,572	273,621	237,519
REVENUES:					
Sewer Capacity Fees	1,150,000	1,150,000	1,150,000	1,150,000	1,150,000
SE Highland Sewer ERU Fees	200,000	200,000	200,000	200,000	200,000
Sewer Fees Transfer - 2007,2008,2009	1,663,640	1,696,913	1,730,851	1,765,468	1,800,778
TOTAL REVENUES	3,013,640	3,046,913	3,080,851	3,115,468	3,150,778
EXPENDITURES:					
DEBT SERVICE					
Land Armstrong Rd. (\$2,915,000 10 yrs. 1.49%, 2022)	328,500	302,400	301,700	300,900	
23 North Sewer (\$1,000,000, 25 yrs, 4.51%), 2031	60,166	59,395	59,115	59,684	59,325
SE Highland Sewer (\$15,000,000, 25 yrs, 4.49%, 2037)	995,772	997,609	996,609	999,609	999,609
SE Highland Sewer (\$2,750,000, 20 yrs, 3.59%, 2026)	188,418	189,305	189,305	189,305	189,305
Plant Expansion (\$20,882,000, 20 yrs, 3.59%, 2026)	1,430,343	1,437,073	1,437,073	1,437,073	1,437,073
TOTAL DEBT SERVICE	3,003,199	2,985,782	2,983,802	2,986,571	2,685,312
SEWER SYSTEM IMPROVEMENTS					
COLLECTION CAPACITY PROJECTS					
Sewer Oversizing/Extension	100,000	100,000	100,000	100,000	100,000
Riverby Sewer Extension	250,000				
Spring Street Sewer Upsizing		250,000			
Reimbursement for Cherry St. Maint. Facility	65,000	65,000	65,000	65,000	65,000
TOTAL SEWER CAPACITY PROJECTS	415,000	415,000	165,000	165,000	165,000
ENDING FUND BALANCE	695,441	341,572	273,621	237,519	537,984

- Sewer capacity limited with available funds moving forward. 2018 collections will be about \$500k higher than budgeted which provides some flexibility and balances the CIP.
- Balance forward increased by \$353k.



SEPTEMBER 2018

NEW LINE OVERSIZING AND EXTENSION

INFORMATION AT A GLANCE

COST
2019 - \$ 100,000

PROJECTED SCHEDULE

Repeated Yearly

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The City of Delaware continues to experience rapid growth, with several new developments beginning each year. Each new development is expected to install all the needed connections needed for their utilities services, including taking those services to the edge of their property for the next development to continue. When the City requires a developer to put in larger service lines than their development requires, this fund is used to pay the City's portion of the oversizing.

Financing

This work is being allocated \$100,000 in 2019, and will change yearly with expected development rates.

Status

The City is always willing to work with developers regarding payments for utility oversizing, as this benefits the City's growth potential going forward.

**INFORMATION AT
A GLANCE**

COST
\$ 250,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The Riverby subdivision, located on Pollock Rd, has been ordered by the Ohio EPA to abandon their private wastewater treatment plant, and tie into a public sewer system. The City of Delaware has the closest existing sewer mains, so Riverby's integration into the City's system is currently being planned.

Financing

While this allocation is to cover the upfront costs of the project, the community will be entering into a multi-year payback agreement. These funds will be returned to the City in an agreed upon timeframe.

Status

Key details of the project are still being agreed upon between the City, the Riverby Home Owners Association, and the Delaware County Regional Sewer District. The work is expected to occur in calendar year 2019.



**INFORMATION AT
A GLANCE**

COST
\$ 250,000

PROJECTED SCHEDULE

Calendar year 2020

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

Removal of 500ft of 8” sewer main and replacement with 12” sewer main. Work is located along Spring Street from South Franklin Street to Sandusky Street. This area of sewer is a system capacity restriction, and currently effects large portions of the upstream sewer system.

Financing

This project is anticipated to cost \$250,000.

Status

Scope of work has been identified via the sewer master plan, and is scheduled to occur in 2020.



**CAPITAL IMPROVEMENT PROGRAM
SEWER FUND MAINTENANCE PROJECTS
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	1,473,172	1,713,227	1,696,517	1,849,342	2,582,292
REVENUES:					
Transfer from Sewer Fund	1,447,750	1,476,705	1,506,239	1,536,364	1,567,091
TOTAL REVENUES	1,447,750	1,476,705	1,506,239	1,536,364	1,567,091
EXPENDITURES:					
DEBT SERVICE					
Plant Rehabilitation (\$2,230,000 20 yrs. 3.59%, 2026)	152,695	153,414	153,414	153,414	153,414
TOTAL DEBT SERVICE	152,695	153,414	153,414	153,414	153,414
WASTEWATER TREATMENT PROJECTS					
Aeration Tank Diffuser Replacement		100,000	100,000		
Belt Filter Press			500,000		
Plant Maintenance	125,000	125,000	125,000	125,000	125,000
Influent Pump Replacement		150,000		150,000	
Settling Tank Upgrades		250,000			
Concrete EQ Basin Repairs	300,000				
Site Concrete Repairs		50,000		50,000	
Influent VFD Upgrade	50,000	50,000	50,000		
PLC Upgrades	50,000				100,000
WASTEWATER COLLECTION PROJECTS					
Large Meter Replacement		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 Rehav			150,000		
Hayes Colony Sewer Rehab	200,000				
Pump Station Repair/Upgrade		25,000		25,000	
West William St CIPP Lining		150,000			
Shelbourne forest CIPP Lining					280,000
Stratford Pedestrian Bridge/Sewer Repair		35,000			
Equipment Replacement	80,000	130,000			45,000
TOTAL SEWER REPAIR/MAINTENANCE	1,207,695	1,493,414	1,353,414	803,414	978,414
ENDING FUND BALANCE	1,713,227	1,696,517	1,849,342	2,582,292	3,170,969

**INFORMATION AT
A GLANCE**

COST

2020 - \$100,000

2021 - \$100,000

PROJECTED SCHEDULE

Calendar Years

2020

2021

CITY LEAD

Public Utilities

CONTRACTOR

TBD

Purpose

The project will replace out of date diffusers in our aeration system. These diffusers have exceeded their life expectancy, and should be replaced to increase the efficiency of the new High Speed Turbo Blowers that were installed in 2017. This may in turn may lower our utility bills.

Financing

Project cost is anticipated at \$100,000 for each year of replacements.

Status

As diffusers age, they become less efficient, allowing less air to be released into and absorbed within the treatment system. This requires the plant blowers to run at a higher speed to achieve needed dissolved oxygen levels. Current diffusers are reaching this point, and should be replaced as such.



INFORMATION AT
A GLANCE

COST
\$500,000

PROJECTED SCHEDULE

Calendar Year 2021

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project will replace the belt filter press which has exceeded its life expectancy. Replacement parts are becoming obsolete, and becoming very difficult to find. The Plant's belt filter press has been refurbished at least once in the past to prolong its lifespan, but that is no longer an option as current generation parts are no longer compatible with the existing unit.

Financing

Replacement cost is estimated to be \$500,000.

Status

The belt filter press is currently being maintained by finding reconditioned/used parts as needed. Replacing the existing belt filter press will allow for manufacturer support of equipment when repairs are needed.



**INFORMATION AT
A GLANCE**

COST
\$125,000

PROJECTED SCHEDULE

Unforeseen Yearly Needs

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

While the department does its best to pre-identify all plant maintenance needs, unforeseen equipment or plant structural failures do occur. In order to react to these unforeseen circumstances this item provides unallocated funds for emergencies.

Financing

The fund is to cover up to \$125,000 of unexpected maintenance.

Status

This funding helps the department by having the funding available for equipment repair or replacement as well as any structural repair in order to maintain the equipment and facilities to be able to constantly provide a safe effluent for discharge into the Olentangy River.



2018

WASTEWATER PLANT INFLUENT PUMP REPLACEMENT

INFORMATION AT A GLANCE

COST
\$150,000

PROJECTED SCHEDULE

Calendar years
2020
2022
2024

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project will replace an influent pump at each of the budgeted times. The pumps were installed during the 2007 plant expansion, and have begun to require semi-regular major repairs. Each pump has been repaired at least once during its life span, some multiple times. A typical repair ranges from \$25,000 to \$35,000, and are becoming more expensive and difficult to get rebuilt as they continue to age.

Financing

Pump replacement cost is expected to be \$150,000 for each of the listed years.

Status

Influent pumps are currently being disconnected and transported to the Cincinnati area for repair as needed. As these repairs have begun happening in more frequent intervals, a phased replacement of pumps has become the best solution to ensure stable plant operation.



INFORMATION AT
A GLANCE

COST
\$250,000

PROJECTED SCHEDULE

Calendar Year 2020

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project is aimed to repair or replace the rotating mechanism within the settling tanks. Some of these tanks are going on 50 years old, and the structure is starting to crumble and is becoming unsafe for employees. Also, the treatment technology of these tanks is out of date and inefficient, this work will allow for better wastewater treatment.

Financing

Costs are estimated to be \$250,000.

Status

The project is currently in initial planning stages; the City will soon begin bringing equipment manufacturers onsite to assess what equipment options are available to fit the existing clarifier tanks.



INFORMATION AT
A GLANCE

COST
\$300,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project will repair the concrete structure called the equalization basin. The basin was modified during the 2007 plant expansion, and the concrete has since settled and needs major rehab work. The concrete ballasts supporting the airlines in the tank are in disrepair.

Financing

Cost for repairs is estimated at \$300,000.

Status

Qualified professionals have been brought in to assess damage and begin planning repairs. The use of an epoxy mortar to seal the cracks is the method of repair planned, larger openings will be reinforced with a fiberglass mesh prior to the epoxy.



**INFORMATION AT
A GLANCE**

COST
\$50,000

PROJECTED SCHEDULE

Calendar Years
2020
2022

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project will repair concrete tanks and structure around the facility. With portions of the plant going on 50 years old, areas of concrete are starting to crumble, and are becoming unsafe for the employees to walk on or around.

Financing

Cost: \$50,000.

Status

Plant staff currently repair and maintain concrete surfaces in many ways, including grouting, patching and painting. These repairs are meant to address areas in which these methods are no longer enough to maintain what is present.



**INFORMATION AT
A GLANCE**

COST
\$50,000

PROJECTED SCHEDULE

Phased Replacements in

2019
2020
2021

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

The project will replace the variable frequency drives (VFD) for the influent pumps at the wastewater plant. The VFD's were installed during the 2007 plant expansion and are nearing the end of their life expectancy, according to the manufacturer. The current VFD's are obsolete, and have become increasingly difficult to repair and maintain.

Financing

Replacement costs are expected to be \$50,000 for each of the project years listed.

Status

Through conversations with the existing VFD's manufacturer, the City has been notified that this equipment is no longer supported, and new replacement parts are no longer in production. Currently as repairs are needed, the plant maintenance staff has been able to scavenge parts from other pieces of equipment on-site. This method will soon no longer be an option, and new VFD's are required.



INFORMATION AT
A GLANCE

COST
\$50,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

This project will begin the process of upgrading the Plant's influent pumps programmable logic controllers (PLC) at the wastewater plant. The PLC's were installed during the 2007 plant expansion and are nearing the end of their life expectancy, according to the manufacturer. Plant PLC and communications with the SCADA system is in need of major retrofitting in the near future, as we are currently using software that will soon be obsolete and no longer supported.

Financing

The cost of the work is expected to be \$50,000.

Status

The project is currently in the planning process between the IT department and Public Utilities. When ready, a systems integrator will be brought in to help City staff achieve a seamless replacement of equipment.



INFORMATION AT
A GLANCE

COST
\$100,000

PROJECTED SCHEDULE

Calendar Year 2023

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

This stage of programmable logic controller (PLC) upgrades is intended to continue the work started in 2019, bringing plant processes up to current standards, and allowing for easier upkeep and maintenance when needed.

Financing

The cost of the work is expected to be \$100,000.

Status

The project is currently in the process of getting updated quotes for upgrading the PLC's.





SEPTEMBER 2018

LARGE METER REPLACEMENT

INFORMATION AT A GLANCE

COST
\$ 25,000 yearly
alternated between
water and sewer funds

PROJECTED SCHEDULE

Repeated yearly

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

With normal use, a water meter loses accuracy during the span of its life expectancy. The loss of flow reading ability is most pronounced in large diameter meters. This rotating fund is aimed at replacing the large diameter meters used by the high flow business users of the City. This ensures proper water use tracking within the system.

Financing

This work is rotated between the water maintenance and sewer maintenance funds yearly, as it has impacts on the billing of both systems. The funds alternately allocate \$25,000 to this work, yearly.

Status

As large diameter meters reach the end of their expected life, or recorded flows begin trending lower, replacement is scheduled.

**INFORMATION AT
A GLANCE**

COST
\$ 175,000

PROJECTED SCHEDULE

Repeated yearly

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

As sewer lines age, they begin to allow ground water infiltration into the sewers. During rain events these areas of I&I allow large amounts of water into the system, which disrupts wastewater treatment plant operations. Once introduced, the City must also absorb the cost of treating this otherwise clean water.

Financing

The remediation work is being allotted up to \$175,000 per operating year to address problem areas as encountered.

Status

As areas in need of repair are found via camera inspection, they will be scheduled for repair.



**INFORMATION AT
A GLANCE**

COST

2019-2020 \$75,000
2021-2023 \$100,000

PROJECTED SCHEDULE

Repeating yearly

CITY LEAD

Public Utilities

CONTRACTOR

TBD

Purpose

As sewer lines age, deteriorate, and begin to fail, they must be replaced. A failed sewer line can allow wastewater to discharge into the surrounding soil, potentially poisoning natural soils and waterways. This is also a required maintenance item, as knowingly allowing the exfiltration of sewers into the environment would be a violation of the City's EPA permits.

Financing

This is a revolving yearly fund, currently funded at \$75,000/year, and is proposed to increase to \$100,000 in years 2021-2023.

Status

As sewer lines are found to be in a failed condition via camera inspections, they will be scheduled for replacement by City staff.





SEPTEMBER 2018

WESLYAN WOODS SEWER REHABILITATION

INFORMATION AT A GLANCE

COST
\$ 150,000

PROJECTED SCHEDULE

Calendar year 2021

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

Through sewer system camera inspections, areas of the Wesleyan Woods subdivision have been found to be a high source of system inflow & infiltration (I&I). The size and scope of repairs needed within the subdivision exclude it from fitting within the revolving I&I remediation line item.

Financing

This project is anticipated to cost \$150,000.

Status

Portions of Wesleyan Woods' sewer system have been found to be high contributors of inflow & infiltration. The remediation efforts entail grout injection into cracks, from within, to seal off these sources of infiltration.

**INFORMATION AT
A GLANCE**

COST
\$ 200,000

PROJECTED SCHEDULE

Calendar year 2019

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

Through sewer system flow monitoring, the Hayes Colony subdivision has been found to be a high source of system inflow & infiltration (I&I). The size and scope of repairs needed within the subdivision exclude it from fitting within the revolving I&I remediation line item. 1,935 linear foot of 8” to 12” diameter pipe will be rehabilitated.

Financing

This project is anticipated to cost \$200,000.

Status

Flow modeling work performed by HDR engineering has identified this area to be of critical importance for rehabilitation. These repairs will help the sewer system as a whole by greatly reducing sewer flows during rain events.



**INFORMATION AT
A GLANCE**

COST
\$ 25,000 bi-yearly

PROJECTED SCHEDULE

Repeated bi-yearly

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

This allocation is for the routine maintenance required with keeping the City's 12 pump stations in good operating order. As items require replacement or repair, this fund will allow for the work to happen.

Financing

This maintenance is allocated \$25,000 bi-yearly.

Status

As components within City owned pump stations are identified for replacement, they will be scheduled in accordance with the bi-yearly funding.



**INFORMATION AT
A GLANCE**

COST
\$ 150,000

PROJECTED SCHEDULE

Calendar year 2020

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

Cast in-place pipe (CIPP) is a form of sewer repair that can be used in lieu of digging up and replacing. West William street sewer has been found to be in failed condition, in need of replacement, and CIPP lining will work in this location to correct failures. Approximately 2,344 linear foot of 8” to 12” diameter pipe will be lined. This will also reduce the areas inflow & infiltration rates during rain events.

Financing

This project is anticipated to cost \$150,000.

Status

West William Street sewers have been found to be in failed condition via camera inspections. The City must schedule these lines for rehabilitation so that sewer flows do not make their way into surrounding soils.



**INFORMATION AT
A GLANCE**

COST
\$ 280,000

PROJECTED SCHEDULE

Calendar year 2023

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

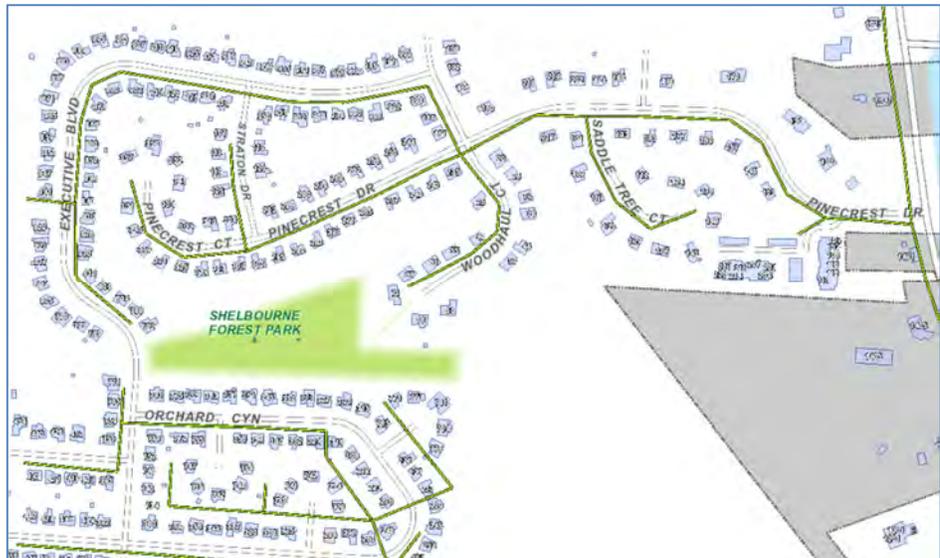
Cast in-place pipe (CIPP) is a form of sewer repair that can be used in lieu of digging up and replacing. The Shelbourne Forest subdivision sewers have been found to be in failed condition, in need of replacement, and CIPP lining will work in this location to correct failures. This will also reduce the areas inflow & infiltration (I&I) rates during rain events.

Financing

This project is anticipated to cost \$280,000.

Status

Shelbourne Forest sewers have been found to be in failed condition via camera inspections. The City must schedule these lines for rehabilitation so that sewer flows do not make their way into surrounding soils, as well as to reduce I&I.



**CAPITAL IMPROVEMENT PLAN
STORM WATER FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	822,039	394,653	269,521	386,785	196,595
REVENUES:					
Storm Water Fees	362,615	369,867	377,264	384,810	392,506
TOTAL REVENUE	362,615	369,867	377,264	384,810	392,506
EXPENDITURES:					
Storm Water Repair	125,000	125,000	125,000	125,000	125,000
Storm Water I&I Remediation		100,000		100,000	
Bernard Avenue (Sandusky to Liberty St.)	400,000				
Montrose/Columbus/Toledo		200,000			
Vernon Ave.			135,000		
Birch Terrace	225,000				
Chamberlain/Channing St.				350,000	
Pittsburgh Drive					200,000
100 Pincrest Slope Remediation	20,000				
Equipment Replacement	20,000	70,000			20,000
TOTAL EXPENDITURES	790,000	495,000	260,000	575,000	345,000
ENDING FUND BALANCE	394,653	269,521	386,785	196,595	244,101



SEPTEMBER 2018

STORM WATER LINE REPAIR

INFORMATION AT A GLANCE

COST
\$125,000

PROJECTED SCHEDULE

Repeating yearly

CITY LEAD
Public Utilities

CONTRACTOR
TBD

Purpose

As storm water lines age, deteriorate, and begin to fail, they must be replaced. A failed storm water line can lose its ability to properly convey storm flows, potentially causing flooding to Delaware neighborhoods.

Financing

This is a revolving yearly fund of \$125,000.

Status

As storm water lines are found to be in a failed condition, via camera inspections, they will be scheduled for replacement by City staff.

**INFORMATION AT
A GLANCE**

COST
\$ 100,000

PROJECTED SCHEDULE

Repeated yearly

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

As storm water lines age, they begin to allow ground water infiltration into the storm flows. During rain events these areas of infiltration can cause storm water lines to become full sooner, leading to possible storm drain backups and localized flooding.

Financing

The remediation work is being allotted up to \$100,000 bi-yearly.

Status

As areas in need of repair are found, via camera inspection, they will be scheduled for repair.



**INFORMATION AT
A GLANCE**

COST
\$ 400,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

Bernard Avenue’s storm sewer has been found to be in failed condition, unable to properly convey storm flows from the area, causing localized flooding. The existing storm sewer will be removed and replaced with good condition storm sewer lines.

Financing

The estimated cost for this project is \$400,000.

Status

Work is currently scheduled to be performed by City of Delaware utilities staff in calendar year 2019.





SEPTEMBER 2018

MONTROSE AVE/COLUMBUS AVE/TOLEDO ST STORM

INFORMATION AT A GLANCE

COST
\$ 200,000

PROJECTED SCHEDULE

Calendar Year 2020

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

The ability of the area storm sewers to properly convey storm water flows has greatly diminished in recent years. Many properties in the area are regularly on the verge of flooding conditions during rain events. This project is intended to quicken storm flow removal in the area, better serving local residents.

Financing

The estimated cost for this project is \$200,000.

Status

Work is currently scheduled to be performed by City of Public Utilities Department staff in calendar year 2020.

**INFORMATION AT
A GLANCE**

COST
\$ 135,000

PROJECTED SCHEDULE

Calendar Year 2021

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

Vernon Avenue’s ditch ways are no longer able to convey the required storm flows from the area, this is due to buildup of sediment from years of storm water conveyance. Ditches are as integral a part of storm water removal as storm sewers are, and must also be maintained to ensure needed levels of flow.

Financing

The estimated cost for this project is \$135,000.

Status

Work is currently scheduled to be performed by City of Delaware utilities staff in calendar year 2021.



SEPTEMBER 2018

BIRCH TERRACE STORM SEWER CAPACITY IMPROVEMENTS

INFORMATION AT A GLANCE

COST
\$ 225,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

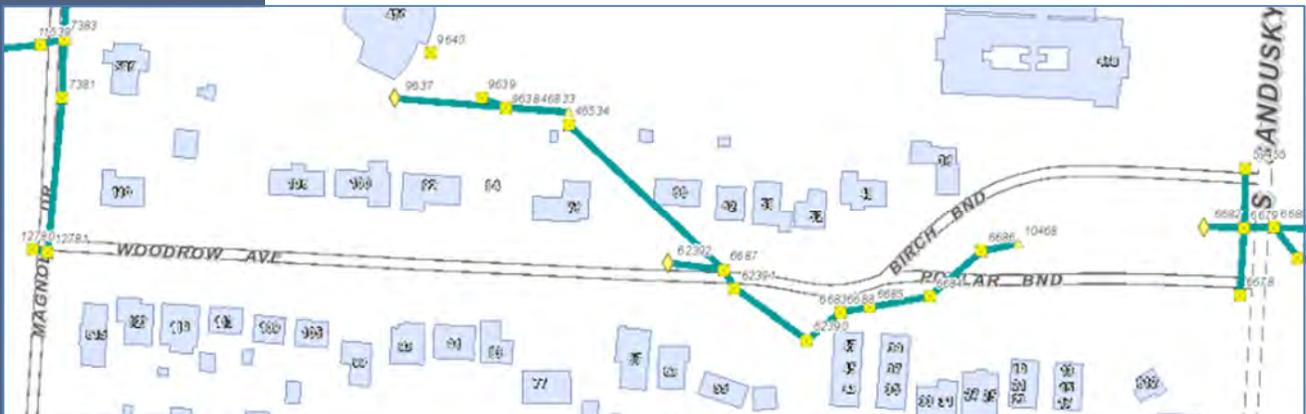
The Birch Terrace area does not currently have the needed storm sewer infrastructure to handle storm flows generated. Increasing the areas storm sewer connections will allow residents to see quicker storm flow drainage, and decrease the likelihood of residential flooding.

Financing

The estimated cost for this project is \$225,000.

Status

Work is currently scheduled to be performed by City of Delaware utilities staff in calendar year 2019.





SEPTEMBER 2018

CHAMBERLAIN & CHANNING STREET STORM

INFORMATION AT A GLANCE

COST
\$ 350,000

PROJECTED SCHEDULE

Calendar Year 2022

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

The area of Chamberlain St. and Channing St. is experiencing storm sewer failure shown by area flooding during rain events. This project is intended to open up flow in the area to reduce the likelihood of flooding events.

Financing

The estimated cost for this project is \$350,000.

Status

Work is currently scheduled to be performed by City of Delaware utilities staff in calendar year 2022.



SEPTEMBER 2018

PITTSBURGH DRIVE STORM SEWER

INFORMATION AT A GLANCE

COST
\$ 200,000

PROJECTED SCHEDULE

Calendar Year 2023

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

Pittsburgh Drive’s ditch ways are no longer able to convey the required storm flows from the area, this is due to buildup of sediment from years of storm water conveyance. Ditches are as integral a part of storm water removal as storm sewers are, and must also be maintained to ensure needed levels of flow.

Financing

The estimated cost for this project is \$200,000.

Status

Work is currently scheduled to be performed by City of Public Utilities Department staff in calendar year 2023.



SEPTEMBER 2018

100 PINECREST DRIVE SLOPE REMEDIATION

INFORMATION AT A GLANCE

COST
\$ 20,000

PROJECTED SCHEDULE

Calendar Year 2019

CITY LEAD
Public Utilities

DESIGN CONSULTANT
TBD

CONTRACTORS
TBD

Purpose

The sloped side yard of 100 Pinecrest Drive has begun to experience failure due to storm events washing away native soils. During heavy rain soils are being washed down into the roadways, and ultimately into the storm sewers. Proper upkeep of storm water flows falls to the utilities department to address.

Financing

The estimated cost for this project is \$20,000.

Status

Work is currently scheduled to be performed by City of Delaware Parks Department staff in calendar year 2019.

**CAPITAL IMPROVEMENT PLAN
UTILITY EQUIPMENT REPLACEMENT FUND
2019 - 2023**

	2019	2020	2021	2022	2023
REVENUES:					
Water Fund Allocation	60,000		65,000	150,000	30,000
Sewer Fund Allocation	80,000	130,000			45,000
Storm Water Fund Allocation	20,000	70,000			20,000
TOTAL REVENUE	160,000	200,000	65,000	150,000	95,000
EXPENDITURES:					
One Ton Dump Truck			65,000		65,000
Two Ton Dump Truck		130,000			
Backhoe	100,000				
One-ton Service Truck		70,000			
Utility Truck - Water				150,000	
Pickup Truck - Water	60,000				30,000
TOTAL PUBLIC UTILITIES EQUIPMENT	160,000	200,000	65,000	150,000	95,000

**CAPITAL IMPROVEMENT PLAN
REFUSE FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	165,437	292,677	485,917	595,642	506,367
REVENUES:					
Refuse Fees	624,240	624,240	636,725	636,725	649,459
Bond Revenue					
TOTAL REVENUE	624,240	624,240	636,725	636,725	649,459
EXPENDITURES:					
Equipment					
Rear Load 20-Yard Packer - Commercial		179,000		184,000	
Side Load Truck	245,000	252,000	260,000	267,000	275,000
Recycling Vehicle - Recycling	252,000		267,000	275,000	283,000
TOTAL EXPENDITURES	497,000	431,000	527,000	726,000	558,000
ENDING FUND BALANCE	292,677	485,917	595,642	506,367	597,826

**CAPITAL IMPROVEMENT PLAN
DEVELOPER TRUST FUND
2019 - 2023**

	2019	2020	2021	2022	2023
BALANCES FORWARD	536,221	582,721	499,221	333,721	341,221
REVENUES:					
Assessments	7,500	7,500	7,500	7,500	7,500
Grant Revenue		100,000			
City Contribution	84,000		27,000		
TOTAL REVENUE	91,500	107,500	34,500	7,500	7,500
EXPENDITURES:					
Equipment					
Stratford Pedestrian Bridge		165,000			
Hills Miller Sidewalk	45,000				
Curtis St Turn Lane		26,000	200,000		
TOTAL EXPENDITURES	45,000	191,000	200,000	0	0
ENDING FUND BALANCE	582,721	499,221	333,721	341,221	348,721



SEPTEMBER 18, 2018

STRATFORD PEDESTRIAN BRIDGE IMPROVEMENTS

INFORMATION AT A GLANCE

 COST
 \$200,000

 FUNDING

OEPA \$100,000
 Sanitary \$35,000
 Developer \$65,000

 PROJECTED SCHEDULE

EPA Grant App 2019
 Construction 2020

 CITY LEAD
 Public Works

DESIGN CONSULTANT
 Pomeroy & Associates

CONTRACTOR
 TBD

Purpose

The City's South Central Sanitary Trunk Sewer crosses the Olentangy River suspended beneath a bridge structure located near the intersection of Stratford Road and US 23. The structure provides protection to the sewer and will serve to carry pedestrian traffic over the river. This structure is comprised of two (2) concrete box beams, with the sewer suspended between the beams, below a concrete slab poured over the top. The bridge was recently inspected and found to be in fair condition, though there is notable concrete cracking at the south bridge abutment that must be repaired. The purpose of this project is to improve the bridge to:

- Make necessary repairs to the south abutment
- Installing railing along the entire span of the bridge
- Connect both ends of the bridge to adjacent roadway.

Not included in the scope of this project is a 1500 LF multi-use path extension that would connect the north end of the bridge to the proposed Stratford Road and Meeker Way path system.

Finance

Various funding sources could be tapped to cover the construction costs for this project, currently estimated to be \$175,000-\$200,000 (depending on contingency items performed). The proposed strategy to fund this project is to combine a possible OEPA Clean Trails Grant with sanitary sewer maintenance funds (structural repairs) and developer contributions (pedestrian pathway component). The City is owed a developer contribution from the car dealership in the amount of \$117,364 if the second phase of its 2014 Development Plan is executed. These funds could help fund the bridge rehabilitation effort as well as 1500 LF offsite path extension to Meeker Way.

Status

Design plans for the structural repairs, railing improvements, and the short path to Pollock Road are complete. The 2018 Budget included an appropriation of sanitary maintenance funds that will need to be moved to 2020, increased to account for contingency items, and combined with developer contributions - in order to execute this project.

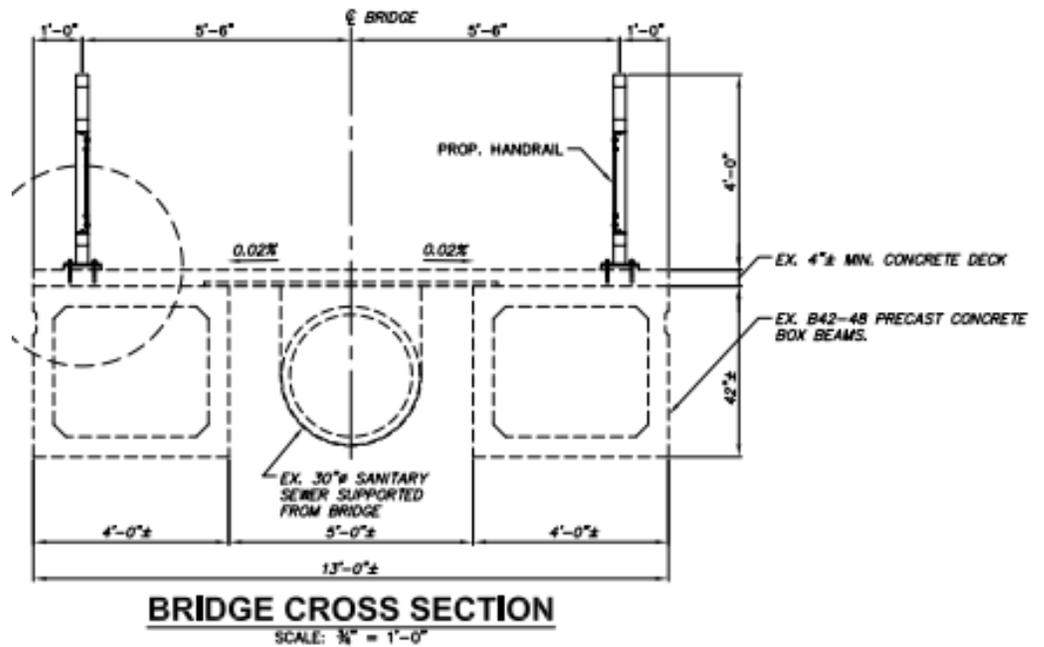
Image #1

Existing Bridge Structure crossing the Olentangy River at US23/SR315/Stratford Road



Image #2

Cross-Section of Existing Bridge Showing Proposed Addition of Rail Improvements



**INFORMATION AT
A GLANCE**

COST
\$ 45,000

FUNDING

Trust Fund \$45,000

PROJECTED SCHEDULE

Prelim. Design 2018
Final Design 2019
Construction 2019

CITY LEAD
Public Works

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

Purpose

700 LF Extension of a 5'-0 concrete sidewalks along Hills Miller Road from the current terminus at the southwest corner of the Speedway property to the east side of Oakhurst Drive. Project will include construction of required ADA ramps on both sides of Hills Miller Road at Bruce Road as well as installation of an RRFB warning signal.

Financing

The project is anticipated to cost roughly \$45,000. The Trust Fund has \$46,375 in developer contributions available for sidewalk improvements along the US 23/Hills Miller corridor.

Status

The project is currently in the concept phase to determine the level of survey and design effort required to advance the initiative through to construction.



SEPTEMBER 18, 2018

CURTIS STREET & FIRESTONE DRIVE INTERSECTION IMPROVEMENTS

INFORMATION AT A GLANCE

PROJECT
COST
\$226,000

FUNDING

TRUST FUND
\$80,000

ASSESSMENTS
\$119,000
LOCAL
\$27,000

PROJECTED SCHEDULE

Design 2020
Construction 2021

CITY LEAD
Public Works

DESIGN CONSULTANT
TBD

CONTRACTOR
TBD

IMAGE #1

Project
Location Map

Purpose

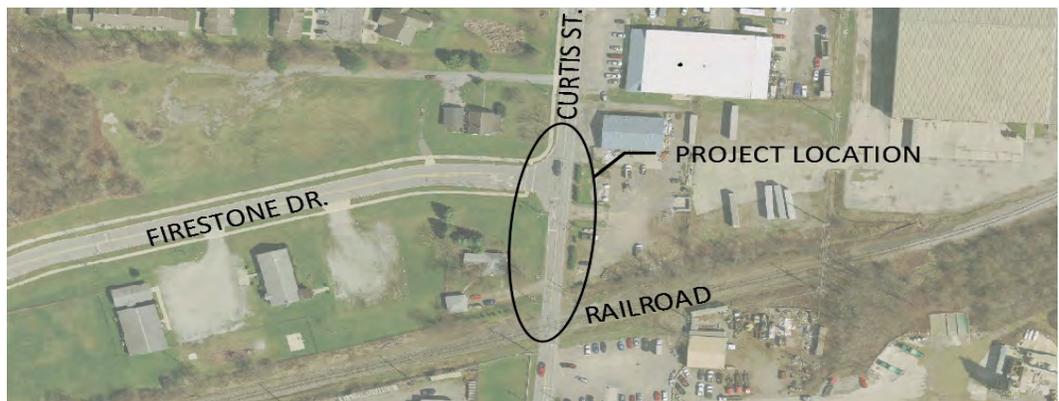
This project will add a left turn lane for northbound traffic on Curtis Street turning left onto Firestone Drive to travel westbound. Currently, during periods of heavy traffic, there is a need to separate turning vehicles from vehicles continuing to travel northbound. Curtis Street and Firestone Drives are both Collector Streets that provide routes for high volumes of traffic. The project will also include improvements to the existing railroad grade crossing. These improvements will fulfill a portion of the Curtis Street Realignment Project identified in the City's 2016 Priority Roadway Improvements and Expansion Projects document.

Financing

The project is anticipated to cost approximately \$226,000. The City's Transportation Trust Fund/Assessments will cover \$199,000 assuming the Del-Mor project proposed for the northwest corner of the intersection advances. The amount includes the anticipation final collection of \$119,000 through property assessment contributions in the Curtis Farms subdivision.

Status

The project is in the conceptual design stage and will advance to full design in 2020 if funds for design are appropriated in the 2020 Budget. As additional development is proposed at the northwest corner of this intersection, it is important to construct this project in a timely manner. Also, the completion of Boulder Drive to the west will increase the utilization of Firestone Drive as an alternate path to travel to Veteran's Park and the YMCA.





FACT SHEET

AGENDA ITEM NO: 19

DATE: 09/24/2018

ORDINANCE NO: 18-70

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: YES
August 27, 2018 at 7:30 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 METRO DEVELOPMENT LLC., FOR APPROVAL OF A REZONING AMENDMENT FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) TO R-6 AND B-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 7-0 on August 1, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

Memo from Sean Hughes pertaining to TIF
Staff Report

ORDINANCE NO. 18-70

AN ORDINANCE FOR METRO DEVELOPMENT LLC., FOR APPROVAL OF A REZONING AMENDMENT FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) TO R-6 AND B-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

WHEREAS, the Planning Commission at its meeting on August 1, 2018 recommended approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot (PC Case 2018-1394).

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

SECTION 1. That the Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, is hereby confirmed, approved, and accepted with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions to the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted in Sub-Area 4 shall not exceed 240 dwelling units.
4. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road



FACT SHEET

AGENDA ITEM NO: 20

DATE: 09/24/2018

ORDINANCE NO: 18-71

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: YES
August 27, 2018 at 7:30 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 METRO DEVELOPMENT LLC., FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

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 recommended approval by a vote of 7-0 on August 1, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

Memo from Sean Hughes pertaining to TIF
Staff Report



FACT SHEET

AGENDA ITEM NO: 21

DATE: 09/24/2018

ORDINANCE NO: 18-72

RESOLUTION NO:

READING: FOURTH

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 METRO DEVELOPMENT LLC., FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) ZONED R-6 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1129.04 Procedures of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 6-1 on August 1, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

Memo from Sean Hughes pertaining to TIF
Staff Report

ORDINANCE NO. 18-72

AN ORDINANCE FOR METRO DEVELOPMENT LLC., FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) ZONED R-6 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

WHEREAS, the Planning Commission at its meeting on August 1, 2018 recommended approval of a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 (Multi-Family Residential District and Community Business District with a Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot (PC Case 2018-1396).

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

SECTION 1. That the Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 (Multi-Family Residential District and Community Business District with a Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, 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. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. The north/south access road and Bilmore Drive shall be constructed per the City Engineer.

4. The emergency only access road from Bowtown Road to the apartment complex shall be constructed per the City Engineer and Fire Department.
5. A bike path shall be conducted on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk shall be required on the south side of Biltmore Drive.
6. A sidewalk shall be constructed on the south side of Bowtown Road.
7. The developer shall make a payment in lieu of constructing a sidewalk on the east side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.
8. The density of the multi-family portion of the development (Sub-Area A) shall not exceed 240 units.
9. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
10. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
11. The apartment building elevations fronting Bowtown Road and proposed Biltmore Drive shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered from the residential property to the east,.
13. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
14. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mounding with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.
15. The parking islands within the apartment development shall be planted with street trees.



MEMORANDUM

TO: City Council
Tom Homan, City Manager

FROM: Sean Hughes, Economic Development Director 

DATE: 9/19/2018

RE: Highpoint and Seattle Apartment Complex Tax Increment Financing (TIF)

This memo is in response to Council's request for information pertaining to Tax Increment Financing (TIF), and if the two Metro Development apartment projects (Highpoint and Seattle) would "qualify" for a commercial TIF. Multi-family residential projects are considered commercial projects, and, therefore commercial TIFs do apply to them.

The cost of infrastructure has steeply climbed after the 2008 economic downturn. However, since the early 1950s Tax Increment Financing or TIFs have assisted governments and private developers in investing in needed infrastructure improvements.

Now, more than ever, TIFs are a major component to the financial formula for a successful project. Most call TIFs tax abatements, however, they really are redirected tax monies that go to an infrastructure project that serves the greater good rather than to the entities that normally would have received those funds. The owner of the land and/or buildings continues to pay taxes as they normally would.

The City of Delaware typically only utilizes non-school TIFs which allow the tax proceeds that go to the schools to continue to be allocated to the schools. The remaining non-school taxes are what are then redirected towards designated infrastructure projects. The developer of the proposed High Point and Seattle apartment projects is expressing interest in allowing us to TIF their projects in order to generate revenues for surrounding infrastructure projects. One of those projects could be the Point Project. A 2017 update on the Point Project estimated the project cost to be \$25.15 million.

With this being said, the developer is indicating that a 30-year non-school TIF would generate an estimated \$1,833,417 from the redirected taxes on the Highpoint Apartments project and \$2,573,391 from redirected taxes on the Seattle Apartments project. After speaking with the lawyer that generated these estimates, I do believe they are fairly



conservative estimates. For instance, he did not utilize tri-annual assessments which will normally increase the market value of the properties for tax purposes every three years. However, the developer also could request a lower value every three years in this scenario, so we may want to consider adding language to TIF agreements indicating that the developer will not request a lower market value during the term of the TIF if we move forward with a TIF on the projects.

In 2005, City Council passed City Ordinance 05-55 which created Principles for Tax Increment Financing Districts (see attached). The proposed project is a parcel TIF that is specific to two projects rather than a district, however, if we were to apply the principles that Council created for TIF Districts, the proposed Parcel TIFs would still meet the necessary criteria established by City Council for District TIFs. In fact, the proposed Parcel TIFs fall into all four of the four types of TIF districts established by Ordinance 05-55:

1. Those to support job creation/retention:

In this case, workforce has become the number one factor with companies staying in a community or locating to a community. Having diverse housing options for all types of workers is necessary that maintain and grow a healthy workforce. Infrastructure such as the Point also is important to companies that are trying to not only move goods, but also that are relying on SR36/37 as an important transportation corridor for workers to get to their places of employment efficiently and safely.

2. Those to support the creation of affordable housing:

The apartments themselves could be considered to be affordable housing. The definition of "affordable" is influenced by many factors. In this case, "affordable" may apply to housing for young white collar professionals as opposed to blue collar workers. It really depends on what we are trying to attract and retain as a workforce, as well as what type of businesses we are trying to attract. With our current economic development plan, it would be appropriate to assist with housing projects for white collar professionals.

3. Those to finance area-wide improvements in growth areas:

In this case, the east side of Delaware is an incredibly high growth area, and, therefore, is incurring the need for infrastructure improvements which could be partially financed by TIF mechanisms.



- 4. Those to finance improvements to enhance a proposed project:**
Again, in this case, the proposed infrastructure project being the Point Project would greatly enhance the proposed apartment projects by allowing more efficient and safe travel on SR36/37. In addition, funds could be directed towards improvements to E. Central Ave. corridor improvements.

Furthermore, Ordinance 05-55 established the following principles to evaluate a proposed TIF district:

- 1. TIF proceeds will support only activities that serve a public purpose:**
In this case, the TIF proceeds may be used for the Point which serves the public and the "greater good."
- 2. Boundaries of a TIF District must be carefully drawn so as not to affect TIF capacity in other nearby areas with future potential for TIF Districts:**
If this is done as a Parcel TIF, this principle doesn't apply. However, if we do a TIF District, we must follow the new state laws in regards to drawing TIF District boundaries which were written in such a way as to allow neighboring property owners to "opt out" of a district if they do not feel that the proceeds would be directed to an infrastructure project that serves their property or project.
- 3. Improvements to be supported by TIF proceeds must be completed during the period in which the TIF revenues are collected:**
In this case, the proposed Point project would easily be completed within a proposed 30-year TIF term.
- 4. Improvements funded by TIF proceeds should be accessible to and benefit the broader community in addition to specific developments:**
In this case, the proposed Point Project serves the greater City of Delaware community.
- 5. Public improvements funded by TIF proceeds must be publicly accessible by public streets with sidewalks and ADA ramps:**
The proposed Point Project is a public street with proposed sidewalks and ADA accessibility.
- 6. TIF Districts will be structured to minimize effects on school districts:**
A proposed Parcel or District TIF would be a Non-School TIF. Therefore, the



schools would continue to receive 100% of their property tax revenues.

7. **Other agencies supported by property tax revenues will also be considered:**

While we always take the welfare of other county agencies into consideration, the proposed Point Project impacts all other county agencies, and, therefore, any improvements made to this particular infrastructure would benefit these agencies in addition to the greater good.

8. **Consideration should be given to requiring that the party proposing the TIF District pay an annual administrative fee to offset City administrative costs associated with TIF Districts:**

The County Auditor is the entity that administers the TIFs. They would issue a check to us for our proceeds for which we would then allocate to the infrastructure project. We file a simple form to the Auditor each year and annually report the impacts of the TIF to the Ohio Development Services Agency.

It is my recommendation that we seriously consider the utilization of a Parcel or District TIF for these apartment complex projects to assist the City with financing infrastructure projects associated with the efficiency and safety of the SR36/37 corridor within the City limits. The primary criteria set forth by the State of Ohio and the City of Delaware have been met for utilizing this financing mechanism.

I look forward to discussing this further. In the meantime, please let me know if you have any questions.

CC: Directors

ORDINANCE NO. 05-55

AN ORDINANCE ADOPTING THE TAX-INCREMENT FINANCING (TIF) DISTRICT PRINCIPLES FOR THE CITY OF DELAWARE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has established the tax-increment financing district principles, and

NOW THEREFORE, Be it ordained by the City Council of the City of Delaware, State of Ohio:

SECTION 1. That the Tax-Increment Financing District Principles (attached) be adopted.

SECTION 2. Emergency Clause. That in order to provide for the usual daily operation of the various departments of the municipal government and to provide for the public peace, safety, health and welfare, this ordinance is hereby declared to be an emergency measure and shall take effect and be in full force effective immediately upon its passage.

VOTE ON RULES SUSPENSION:

YEAS 7 NAYS 0
ABSTAIN 0

VOTE ON EMERGENCY CLAUSE:

YEAS 7 NAYS 0
ABSTAIN 0

PASSED: 6/13, 2005

YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Cindy Rucio
CITY CLERK

Windele Wheeler
MAYOR

TAX-INCREMENT FINANCING DISTRICT PRINCIPLES

Tax-Increment Financing (TIF) Districts will be considered by the City of Delaware case-by-case. Certain guiding principles will be observed in their consideration.

The Districts will be used to fund the city's portion of an infrastructure improvement and may be used to assist with private sector funding only under special circumstances.

Generally, the City supports four types of TIF Districts:

- Those to support job creation/retention,
- Those to support the creation of affordable housing,
- Those to finance area-wide improvements in growth areas, and
- Those to finance improvements to enhance a proposed project.

All categories

The following principles will be used to evaluate TIF Districts in all categories:

- ✓ • TIF proceeds will support only activities that serve a public purpose.
- ✓ • Boundaries of a TIF District must be carefully drawn so as not to affect TIF capacity in other nearby areas with future potential for TIF Districts.
- ✓ • Improvements to be supported by TIF proceeds must be complete during the period in which TIF revenues are collected.
- ✓ • Improvements funded by TIF proceeds should be accessible to and benefit the broader community in addition to specific developments.
- Public improvements funded by TIF proceeds must be publicly accessible by public streets with sidewalks and ADA ramps.
- TIF Districts will be structured to minimize effects on school districts.
- Other agencies supported by property tax revenues will also be considered.
- Consideration should be given to requiring that the party proposing the TIF District pay an annual administrative fee to offset city administrative costs associated with TIF Districts.

Job Creation

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to support job creation/retention:

- A TIF District may be warranted for projects with clearly quantifiable job creation and new income tax revenue.
- A TIF District may be warranted in cases where TIF and associated projects can serve as a stabilizing force leading to neighborhood job creation.

- A TIF District may be warranted where infrastructure costs are extraordinary due to unusually high site costs, project size, or extra impact on surrounding areas.
- Tax abatement should be discouraged when TIF is used.

Affordable housing

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to support the creation of affordable housing:

- For qualifying projects (perhaps those that qualify for other forms of city assistance such as housing assistance or tax abatement or other qualifying criteria), TIF proceeds may be used to support facilities or services that would otherwise be the developer's responsibility, such as requirements of the Thoroughfare Plan or parkland dedication ordinance, commitments made in a limitation text, development agreement, or other city requirements.

Area wide improvements

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to finance area wide improvements in growth areas:

- The project must be located in a Priority Growth Area (PGA) as recommended in the Comp Plan, or a supportable expansion of a designated PGA.
- TIF proceeds should support infrastructure needs of all types in the area including key roadways, parks, recreation facilities, safety facilities, particularly those endorsed by adopted area plans or other publicly adopted documents.
- Developers will continue to fund those roadway and facility requirements that are normally their responsibility, such as requirements of the Thoroughfare Plan or parkland dedication ordinance, commitments contained in a limitation text or development agreement, or other city requirements.
- When a TIF District is created in a growth area future development will be required to join existing TIF Districts or create new ones if the needed infrastructure identified in the plan remains inadequate.

Project enhancements

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to finance improvements to enhance the proposed project:

- TIF proceeds may be used to support roadways, facilities or services that would otherwise be the developer's responsibility, such as requirements of the Thoroughfare Plan or parkland dedication ordinance, commitments made in a limitation test, development agreement, or other

city requirements. It is intended to apply a TIF in cases where extraordinary circumstances exist. This could include but not be limited to, the following factors:

- o Clean-up of brownfield site
- o Mitigate excessive costs of development where project would not happen unless assistance is provided.
- o Infrastructure costs are extraordinary due to unusually high site costs, project size, or extra impact on surrounding areas.

CASE NUMBER: 2018-1394-1396

REQUEST: Multiple Requests

PROJECT: Seattle House Apartments

MEETING DATE: July 18, 2018

APPLICANT/OWNER

Metro Development LLC
470 Olde Worthington Road
Westerville, Ohio 43083

REQUEST

2018-1394: A request by Metro Development LLC for approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

2018-1395: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

2018-1396: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

PROPERTY LOCATION & DESCRIPTION

The proposed development encompasses 24.212 acres which would be divided into two sub-areas. Sub-Area A would encompass approximately 20.972 acres of multi-family property and Sub-Area B would encompass approximately 3.24 acres of a commercial property and open space. The majority of the site is zoned R-6 (Multi-Family Residential District) while the extreme southwestern portion of the site fronting US 36/37 is zoned B-3 (Community Business District). The properties to the south are zoned B-3 and B-3 PMU across US 36/37, the properties to the west are zoned B-3 and R-1 (One-Family Residential District) and the four properties to the north are zoned A-1 (Agricultural District) and R-2 (One-Family Residential District) in the City. The remaining properties to the north and the properties to the east are zoned FR-1 (Farm Residential) in the County.

BACKGROUND/PROPOSAL

In September 2002, City Council approved the rezoning (Ordinance 02-114) of the subject 24.212 acres to R-6 as part of a larger rezoning that also included the 35.363 acres rezoned to B-3 just east of the subject property. In August and September 2003, City Council approved a Preliminary Development Plan for a 192 multi-family dwelling units for Brighton Square Apartments and a Conditional Use Permit for the clubhouse and pool (Ordinances 03-66, 03-67 & 03-68). The R-6 zoning would have allowed the developer with approval a conditionally permitted density bonus, up to 242 dwelling units but they did not choose to pursue that option. Then in September 2004 City Council approved an extension to the Preliminary Development Plan (Ordinance 04-163) which then expired in 2006.

The new developer is proposing to construct 240 apartment units in 10 buildings on approximately 20.972 acre of the site which yields approximately 11.44 units per acre in Sub-Area A but an overall gross density for the 24.212 acres of 9.9 dwelling units per acre. Also included is a 2.45 acre commercial out lot and an 0.79 acre open space in Sub-Area B on the southwestern portion of the property fronting US 36/37. The site would be accessed from US 36/37 at the existing main traffic signal for Glenwood Commons through a north/south access road that bisects Biltmore Drive which is an east/west connector required per the City Thoroughfare Plan. The proposed two curb cuts on Biltmore Drive would extend into an interior looped private street network that would access the apartment units while an emergency only access point would access Bowtown Road to the north. The apartment development would have a clubhouse, pool, passive open space and walking paths. A bike path would be constructed on the north side and a sidewalk on the south side of Biltmore Drive and a sidewalk would be constructed on the south side of Bowtown Road.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the majority of subject site is R-6 while a small portion is zoned B-3 in the southwestern portion of the site. The current R-6 zoning allows the apartment development but requires a maximum density by right of 8.0 dwelling units per acre while conditionally permits up to 10 units per acre with a density bonus, the buildings a maximum height of 35 feet, a minimum one bedroom apartment size of 800 square feet and a minimum two bedroom apartment size of 950 square feet and 100% of all apartment elevations to be natural materials. The developer is requesting four changes to these requirements in exchange for the amenity package, the mix of uses, doubling of the open space to over 40% and including a 10 foot high mounding along Bowtown Road with robust landscaping, in part to help buffer existing single family houses uses along the north and east sides of the proposal. Differences to the base R-6 requirements include a maximum height of 42 feet (to the peak of the eave) for the three-story apartment buildings, one and two bedroom apartment sizes ranging from 678-933 square feet and the majority of each elevation would have vinyl siding and vinyl shake siding which is not considered a natural material per the zoning code although there are large sections of stone shown as well. Therefore the applicant is requesting a Planned Mixed Use Overlay District (PMU). The PMU requires a specific site plan and zoning text that is compatible with and provides a much better transition to the adjacent residents. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to allow such use with increased development standards over a base zoning district in many respects. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. The PMU approach allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development as discussed above under the current R-6 district. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan approval 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 developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City and County are reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

The developer is proposing a north/south access road at the current main traffic signal for Glenwood Commons on US 36/37 that would extend north and bisect with the proposed extension of Biltmore Drive to the east and west property lines per the City Thoroughfare Plan. Because the east and west property lines of the property are not at or near 90 degrees with adjacent properties, Biltmore Drive shall be extended to the east and west lines of the property as much as possible per the City Engineer with right of way dedicated to the City to stub to the property lines to the east and west respectively. The apartment development would have two full access curb cuts on Biltmore Drive and an emergency access only curb cut on Bowtown Road. The internal loop street network would be private streets built to public standards per the City Engineer. The commercial out lot would be permitted a full movement curb cut from Biltmore Drive and a right-in/right-out only curb cut from the proposed north/south connector road with exact locations of the curb cuts to be determined at Final Development Plan approval. In conclusion, the entire development would have to achieve

compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectivity are proposed within the development. A bike path would be proposed on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk would be required on the south side of Biltmore Drive. A sidewalk would typically be required on the east and west side of the north/south connector but staff is requesting a sidewalk on the west side only and a contribution in lieu of a sidewalk on the east side of the north/south access drive so a sidewalk can be extended to the Glenwood Commons site south of existing Kohl's traffic signal to provide connectivity north and south of US 36/37 (between the subject site and Glenwood Commons). The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities that would connect with the proposed bike path on Biltmore Drive. Also, a sidewalk would be required on the south side of Bowtown Road.
- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts proposed from Biltmore Drive that would extend into a private loop street configuration with apartment buildings, detached garages and parking spaces loaded on both sides of the looped street. Two north/south private streets bisect the loop street with two apartment buildings and four detached garages fronting the private street. The subject development has 480 parking spaces provided while 480 parking spaces are required (2 spaces per dwelling unit based on 240 proposed dwelling units). Of the 480 parking spaces, there are 420 street parking spaces and 60 parking spaces located in nine detached garages.

The 240 units in 10 buildings would be divided into 60 one bedroom units and 180 two bedroom units. This equates to 75% two bedroom units for the development. Each building would have 24 units and would be three stories in height (42 feet). The one bedroom and two bedroom units would range in size between 678 to 933 square feet. As mentioned above, the zoning code requires the minimum size for a one bedroom unit to be 800 square feet and 950 square feet for a two bedroom unit. A clubhouse with a pool deck is located just north of the entrance into the development with open space located just north of the pool. The plans indicate there is 10.3 acres of open space (approximately 30%) within the development but the majority of the open space is within required setbacks and passive without amenities. Staff recommends more amenities including pavilions, benches, dog park, recreational fields etc., and to ensure any field space is flat and does not provide stormwater drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface. A trash compactor is located in the southeastern portion of the site having been moved from the northwestern portion of site during staff level review. The trash compactor shall be enclosed by a brick or stone wall to match the buildings and have wood doors painted to match. A proposed detention basin is located on the northeastern portion of the site fronting Bowtown Road and a detention basin is located on the southeastern portion of the site fronting Biltmore Drive. The detention basins shall achieve compliance with any engineering requirements.

- **BUILDING DESIGN:** The proposed ten buildings would have identical elevations with the same architectural design style and color pallet. All the three story buildings would have a maximum height of 42 feet with the following building materials: 1). Precast limestone wainscoting; 2). Majority of the elevations would be vinyl siding and vinyl shake siding with some precast limestone, 3). The pitched roof would have asphalt shingles; 4). Aluminum handrails on the balconies 5). Standing seam metal roof over the main entrances into the building. If the base R-6 zoning code were applied it could require all elevations to have natural materials (brick, stone, fiber cement siding). Vinyl siding and vinyl shake siding are not considered a natural material. Any limestone on the buildings should be Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects. Staff recommends a blended approach in this case for apartment building elevations fronting Bowtown Road and proposed Biltmore Drive having the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. The idea would be to enhance the public facing side of all structures with additional brick and stone from that shown while allowing interior elevations to be different. Elevations that are completely interior facing could potentially have less natural material.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, foundation landscaping and significant perimeter mounding and

buffering. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive requires street trees and 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs) to be consistent with the zoning code and other recently approved projects. Along Bowtown Road the developer is proposing a 7-8 high mound with landscaping west of the emergency access road and a 6-7 high mound with landscaping east of the emergency access road that wraps around the eastern property line adjacent to the existing single family house to the east. Staff recommends that the several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner to provide a consistent year round buffer that is compatible to other multi-family uses adjacent to single family houses. The applicant has agreed to this approach verbally but plans were not able to be revised in time for submission. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house. The developer is planting trees along the eastern property line south of the proposed mound to supplement the existing tree row that straddles the property line in this area. The interior landscaping within the apartment development appears to achieve compliance with the code except for each parking island shall require a tree to create a public street tree appearance throughout the development. Also each building would have foundation plantings to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.

- **TREE REMOVAL & REPLACEMENT:** The developer provided a tree survey that indicates they are preserving 505 (23 trees) caliper inches of qualified trees (6 inches caliper or larger) and removing 68 (3 trees) caliper inches of trees. Therefore the developer is preserving significantly more trees than are being removed and achieves compliance with other previously approved PMU tree approvals, the proposed text in this case, and Chapter 1168 Tree Preservation Regulations.
- **GATEWAYS & CORRIDORS PLAN:** The applicant did not provide a signage plan but staff recommends a comprehensive sign plan that achieves compliance with the zoning code requirements, approved development text and the adopted Gateways and Corridors Plan with the Final Development Plan submittal.
- **LIGHTING:** The applicant did not provide a lighting plans plan but staff recommends a lighting plan that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official would be required with Final Development Plan submittal.
- **REFUSE SERVICE:** The developer is proposing a private trash compactor on the southeastern portion for the site. As mentioned above, the trash compactor shall be enclosed by a brick or stone to match the buildings and have wood doors painted to match and be buffered from the residential property to the east.

STAFF RECOMMENDATION (2018-1394 – ZONING TEXT AMENDMENT)

Staff recommends approval of a request by Metro Development LLC for a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions to the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted in Sub-Area 4 shall not exceed 240 dwelling units.
4. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

STAFF RECOMMENDATION (2018-1395 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Metro Development LLC for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

STAFF RECOMMENDATION (2018-1396 – PRELIMINARY FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Metro Development LLC for a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. The north/south access road and Biltmore Drive shall be constructed per the City Engineer.
4. The emergency only access road from Bowtown Road to the apartment complex shall be constructed per the City Engineer and Fire Department.
5. A bike path shall be conducted on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk shall be required on the south side of Biltmore Drive.
6. A sidewalk shall be constructed on the south side of Bowtown Road.
7. The developer shall make a payment in lieu of constructing a sidewalk on the east side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.
8. The density of the multi-family portion of the development (Sub-Area A) shall not exceed 240 units.
9. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
10. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
11. The apartment building elevations fronting Bowtown Road and proposed Biltmore Drive shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered from the residential property to the east.
13. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
14. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mounding with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

PLANNED MIXED USE DEVELOPMENT TEXT
METRO DEVELOPMENT
SEATTLE HOUSE APARTMENTS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Metro Development ("Developer") is proposing to rezone the approximate 24.212 acre site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot from R-6 (Multi Family Residential) and B-3 (Community Business District) to R-6 & B-3 PMU (Multi Family Residential and Community Business District with a Planned Mixed-Use Development District) for a 240-unit apartment development on approximately 20.972 acres, a 2.45 acre commercial/retail out lot along US37/SR36 and a 0.79 acre lot of open space just south of Biltmore Drive.



2. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent. It is the intent of the Developer to provide a planned multi-family and commercial out lot development with high quality site improvements, architectural design, signage and amenities. This Development Text represents the zoning requirements for this development as agreed upon between the Developer and the City.

B. Conformance with Codified Ordinances and City Policy. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. Limitations. Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

D. Major Modifications. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

- (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
- (2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.
- (3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.

E. Minor Modifications. Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

- (1) Any modification that is not considered a major modification by this

Zoning Text or by determination of the Director of Planning & Community Development.

- (2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
- (3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
- (4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

- (1) The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council

G. Tree Removal and Replacement. Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

- (1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
- (2) Trees in fair condition shall be replaced at 50%.
- (3) Trees in good condition shall be replaced at 100%
- (4) Ash trees shall not be replaced and must be removed from the site.
- (5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
- (6) Per the submitted tree survey, the applicant indicated they are removing 68 caliper inches of trees (3 trees).
- (7) Per the submitted tree survey, the applicant indicated they are preserving 505 caliper inches of trees (23 trees).
- (8) Therefore, the applicant is preserving a significant amount of more trees than being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.

3. SITE PLAN

The project is located on an approximate 24.212 acres site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot. The applicant is proposing 240 apartment units on approximately 20.972 acres (Sub-Area A) and a 2.45 acre commercial out lot (Sub-Area B) of the southwestern portion of the site fronting US 36/37. The primary access point would be from a proposed north/south access road at the main Glenwood Common's traffic signal on US 36/37 that would extend north and bisect with the proposed Biltmore Drive that would extend to the east and west property line per the City Thoroughfare Plan. The developer is proposing 240 three-story apartment units in 10 apartment buildings that would be accessed by a looped internal private street network accessed from two Biltmore Drive full movement curb cuts. The apartment complex would include a clubhouse building, mail kiosk, and detached garages. Among the amenities, the developer plans to include a community swimming pool with outdoor

kitchen for residents, as well as internal walking paths through the open spaces. The one and two bedroom apartments would range from at least 678 up to 933 square feet respectively. Two retention basins would be located along Bowtown Road and Biltmore Drive extension on the east side of the property. Mail delivery will be in a community kiosk, and trash service would be at a centrally located compactor. Open space shall be provided that includes building and parking setback, as well as detention areas, equal to 42 %, or approximately 10.31 acres. An approximately 2.45 acre commercial out lot would be on the west side of the main north/south access road fronting US 36/37 just west of the main Glenwood Common's traffic signal. The commercial out lot would have full access from Biltmore Drive and limited access from the main north/south access road.

4. SITE USES

A. Uses. The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process. Uses are allocated between Sub-Area A (multi-family) portion of site and Sub-Area B (commercial out lot).

(1) Permitted Uses. Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) Conditionally Permitted Uses. In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) Limited Uses. Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) Accessory Uses and Structures. Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off- street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

SUB- AREA A - Land Use Category	Uses
(a) Residential	
(1) Multi-Family (not to exceed 240 dwelling units) with accessory Club House, community pool, mail kiosk, trash compactor and detached garages.	P

SUB-AREA B - Land Use Category	Uses
(a) Office Professional Services	
1. Offices - Administrative, Business and Professional	P
2. Medical/Dental Offices health and allied services	P
3. Financial Institutions/Banks	P
(b) Retail and Services	
1. Retail and service establishments in a completely enclosed building	P
2. Restaurant-Table Service	P
3. Restaurant- Counter Service	P
4. Funeral Home and related facilities	C
5. Veterinary office (no outside run or kennel)	P
6. Self Service Storage	C
(c) Automotive and Transportation	
1 Gas Station	C
2 Automobile sales and rental	C
3 Automotive Service Station	C

4 Drive-thru associated with any principal permitted or conditionally permitted use	C
5 Car wash	C
6 Parking lots and garages	P
(d) Outdoor Display/Storage	
1 Outdoor Display	C
2 Outdoor Storage	C
(e) Community Facilities	
1.Places of Worship	P
2. Schools, public or private	C
3. Schools, trade, business or cultural arts	C
4. Library	P
5. Public cultural institutions and art galleries	P
6. Hospital	C
7 Day Care Center - child/adult	P
8. Nursing Home	P
9. Public Safety and Service Facility	C
(f) Recreation and Entertainment	
1 Outdoor recreation and amusement	C
2 Indoor recreation and amusement	C
3 Health Club	P

(5) Prohibited Uses.

- i. **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.
- ii. **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely

camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

- iii. **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction.
- iv. **Medical Marijuana:** No medical marijuana principal or accessory uses are permitted on the subject site.
- v. **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

B. Lot Standards. The following standards shall apply for lot standards and coverage.

SUB-AREA A & B - Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage	Per approved FDP
(3) Maximum building coverage	Per approved FDP
(4) Maximum lot coverage	Per approved FDP

C. Building Setback Standards. The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as decks, canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

SUB-AREA A - Minimum Building Setbacks	
(1) Setback from Biltmore Drive Extension ROW	50 ft.
(2) Setback from Bowtown Road ROW	25 ft

(3) Setback from private street Apartment Building Garage Building Compactor Clubhouse Mail kiosk	20' 0' 0' 20' 20'
(4) Setback from parking spaces Apartment Building Garage Building Compactor Clubhouse Mail kiosk	15' main wall, 10' end wall 0' 0' 10' 10'
(5) Apartment Building to Apartment building (6) Garage/mail kiosk to main buildings	25 ft. minimum separation 20 ft. minimum separation

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from main north/south access road ROW	50 ft.
(2) Setback from 36/37 ROW	50 ft
(3) Setback from Biltmore Drive extension ROW	50 ft
(4) Setback from west property line	30 ft

D. Parking Setbacks. The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

SUB-AREA A - Minimum Parking Setbacks	
(1) Setback from adjacent property and/or ROW	50 ft.

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from ROW	20 ft.
(2) Setback from west property line	5 ft

E. Maximum Building Height. The maximum height of any building or structure in Sub-Area A shall be 42 feet as measured from finished floor elevation to the highest point of the structure and the maximum height of any building or structure in Sub-Area B shall be 45 feet as measured from finished floor elevation to the highest point of the structure.

F. Building Design

SUB-AREA A. The intent of this regulation to create a cohesive and unified design throughout the entire development, each multi-family building (dwellings and clubhouse building) shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

- (1) The architectural design/patterns of multi-family dwellings and the Clubhouse Building shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials, and building massing.
- (2) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- (3) The exterior materials shall be as shown in the Preliminary Development Plan Architectural Elevations. Stone (cultured or real) shall be used on the front, side, and rear elevations of each structure for at least a wainscoting and garage surrounds as determined in final form with an approved Final Development Plan and not inconsistent with the Architectural Elevations provided in the Preliminary Development Plan.
- (4) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- (5) As shown in the attached Architectural Elevations, all front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.

- (6) Treated lumber shall be painted or stained.
- (7) Any exposed foundation walls more than 12" high shall be faced with brick or stone.
- (8) Trim board around all comers, windows, and doors shall be a minimum of 3.5 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- (9) Frieze trim a minimum of 3.5 inches wide shall be required under all overhangs and gables as shown on the Architectural Elevations in the Preliminary Development Plan. The roofs shall have asphalt shingles.
- (10) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- (11) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The side elevations will not require windows.
- (12) Parking shall be provided at a minimum rate of 2.0 spaces per unit, and detached garages shall contain architectural elements consistent with the design of the apartment and development. Developer shall use white garage doors.
- (13) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.

SUB-AREA B – The intent of this regulation is for the commercial building(s) to be consistent with other recently approved commercial buildings in the corridor and would have to achieve compliance with the following requirements:

- (1) Commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts.
- (2) Buildings shall be oriented to a street whenever possible.
- (3) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- (4) Exterior materials shall include brick, cultured stone, limestone, wood or similarly approved products on all elevations visible to the general public.
- (5) Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.
- (6) Painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials..

- (7) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view..
- (8) EIFS, Stucco, or similar products are prohibited as an exterior material, except as accents.
- (9) Treated lumber shall be painted or stained
- (10) All exposed foundation walls shall be faced with brick or stone.
- (11) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around except where shutters directly abut windows.
- (12) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.
- (13) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.
- (14) Primary Roofs shall have a minimum pitch of 6:12
- (15) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals and areas and shall be metal or wood painted or stained to match the primary building materials.
- (16) Rooftop or ground mounted mechanical equipment shall be completely screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

G. Parking. The amount of parking shall be as approved on the Final Development Plan and not inconsistent with the Preliminary Development Plan.

- (1) SUB-AREA A – Multi-Family
 - The apartment development shall have a minimum 480 parking spaces (360 surface parking spaces and 60 garage parking spaces).
- (2) SUB-AREA B – Commercial Out Lot

- The parking shall meet the minimum standards of Chapter 1161 Off-Street Parking and Loading Requirements.

H. Landscaping and Screening. All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

(1) SUB-AREA A – Multi-Family

- Street trees shall be required along Biltmore Drive and the north/south access road.
- The proposed landscaping of the Preliminary Development shall be required along with the following supplemental landscaping and mounding:
- The apartment frontage along Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.
- The parking islands within the apartment development shall be planted with street trees.
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

(2) SUB-AREA B – Commercial Out Lot

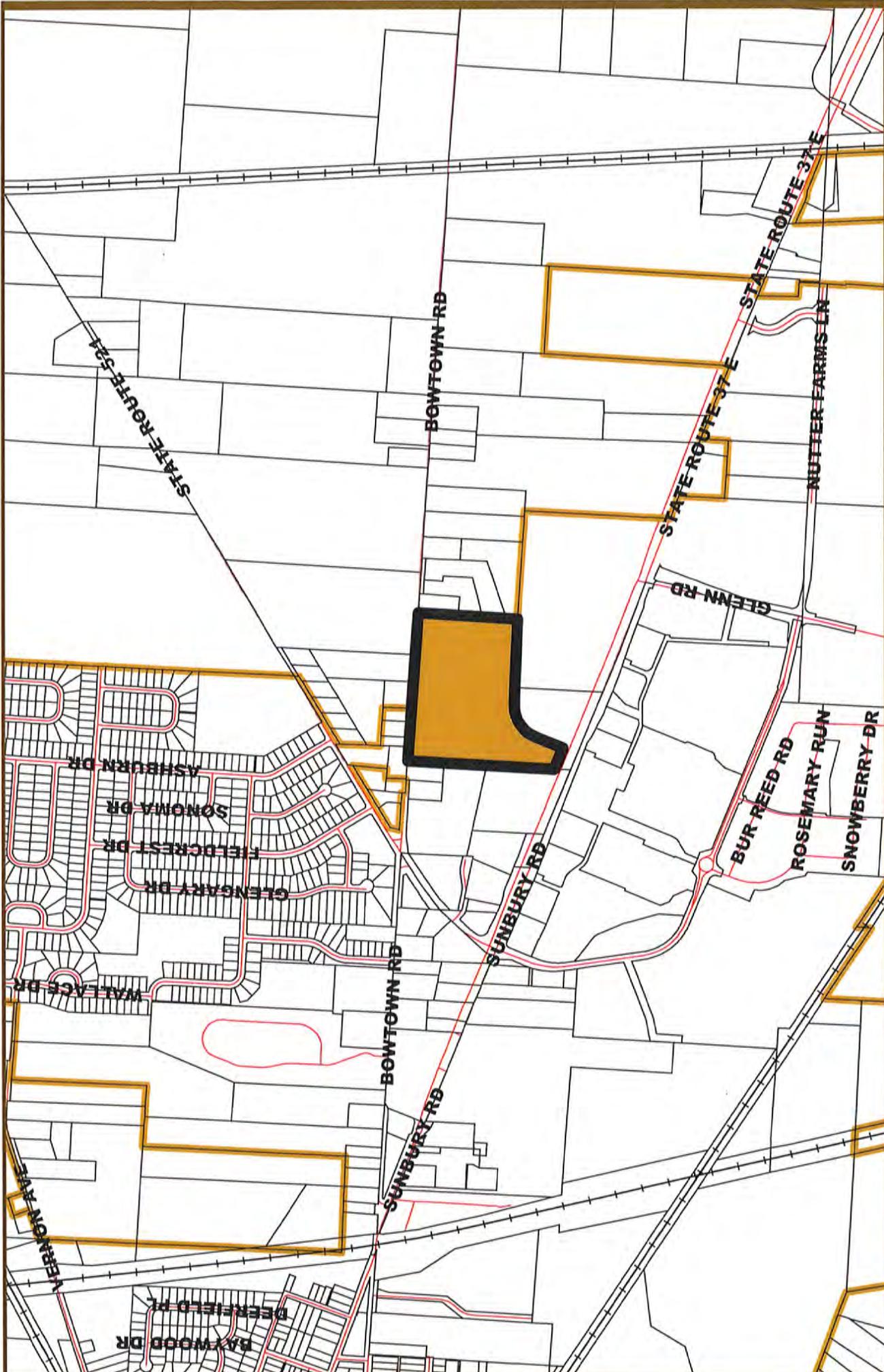
- The subject development shall comply with all the requirements of Chapter 1166 Landscaping and Screening for commercial uses along with the following supplemental requirements:
- The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

I. Lighting. Building, site, and accent lighting shall be provided in accordance with the current zoning and building code for the multi-family and commercial out lot development.

J. Signs. A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final

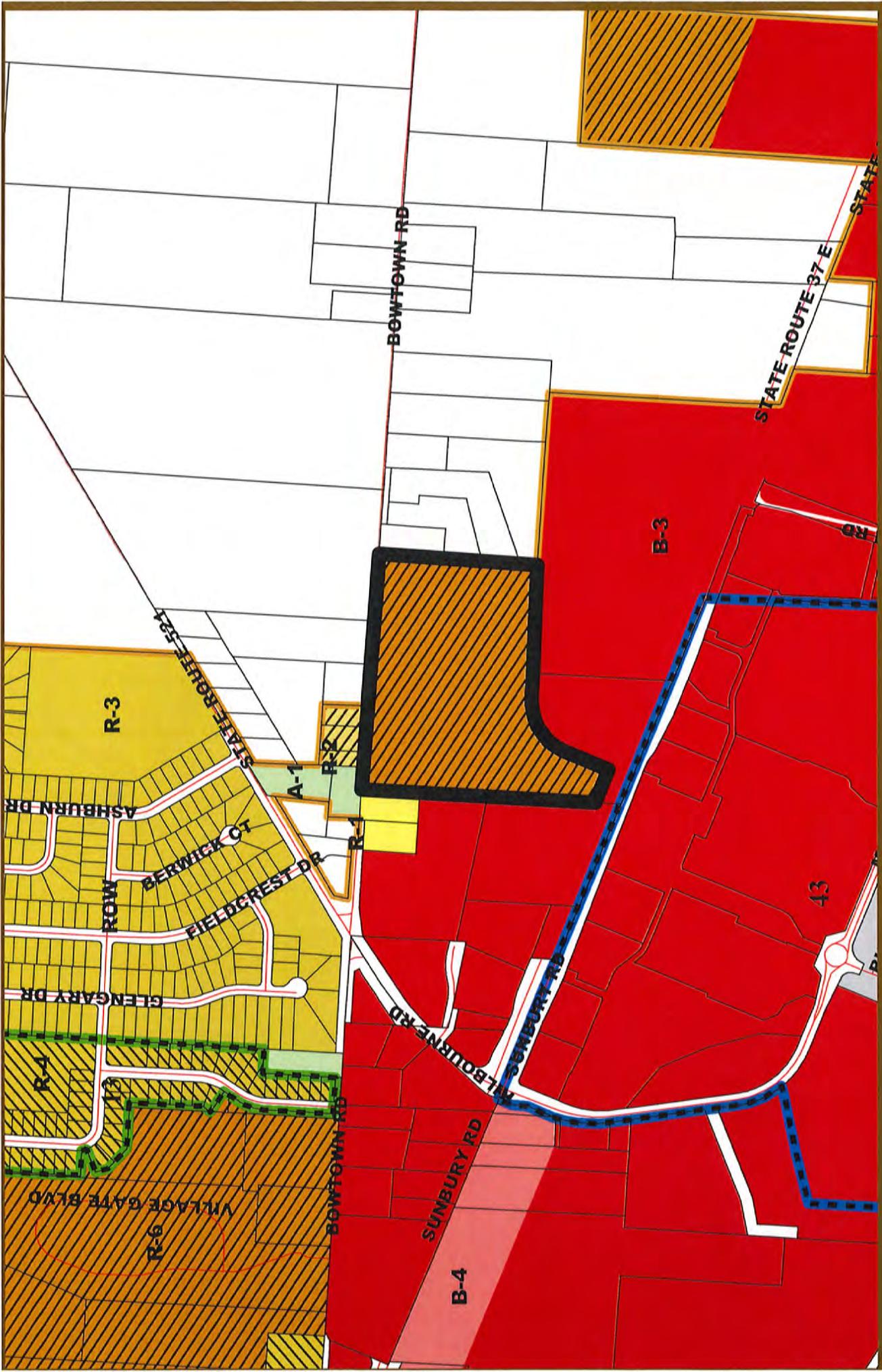
Development Plan for the multi-family and commercial out lot development.

- K. Roads.** The following roadway improvements shall be required per the City Thoroughfare Plan and City Engineer:
- (1) The north/south access road shall be constructed per the plan and City Engineer.
 - (2) The Biltmore Drive extension shall be constructed per the plan and City Engineer.
 - (3) The multi-family private street network shall be constructed to public standards per the City Engineer.
- L. Pedestrian/Bike Path.** The following multi use paths and sidewalk shall be required per the adopted Bicycle and Pedestrians Master Plan 2027:
1. A bike path shall be constructed on the north side of Biltmore Drive and a sidewalk would be required on the south side of Biltmore Drive.
 2. A sidewalk shall be constructed on the south side of Bowtown Road.
 3. The developer shall make a payment of in lieu of constructing a sidewalk on the west side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.
- M. Utilities.** All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

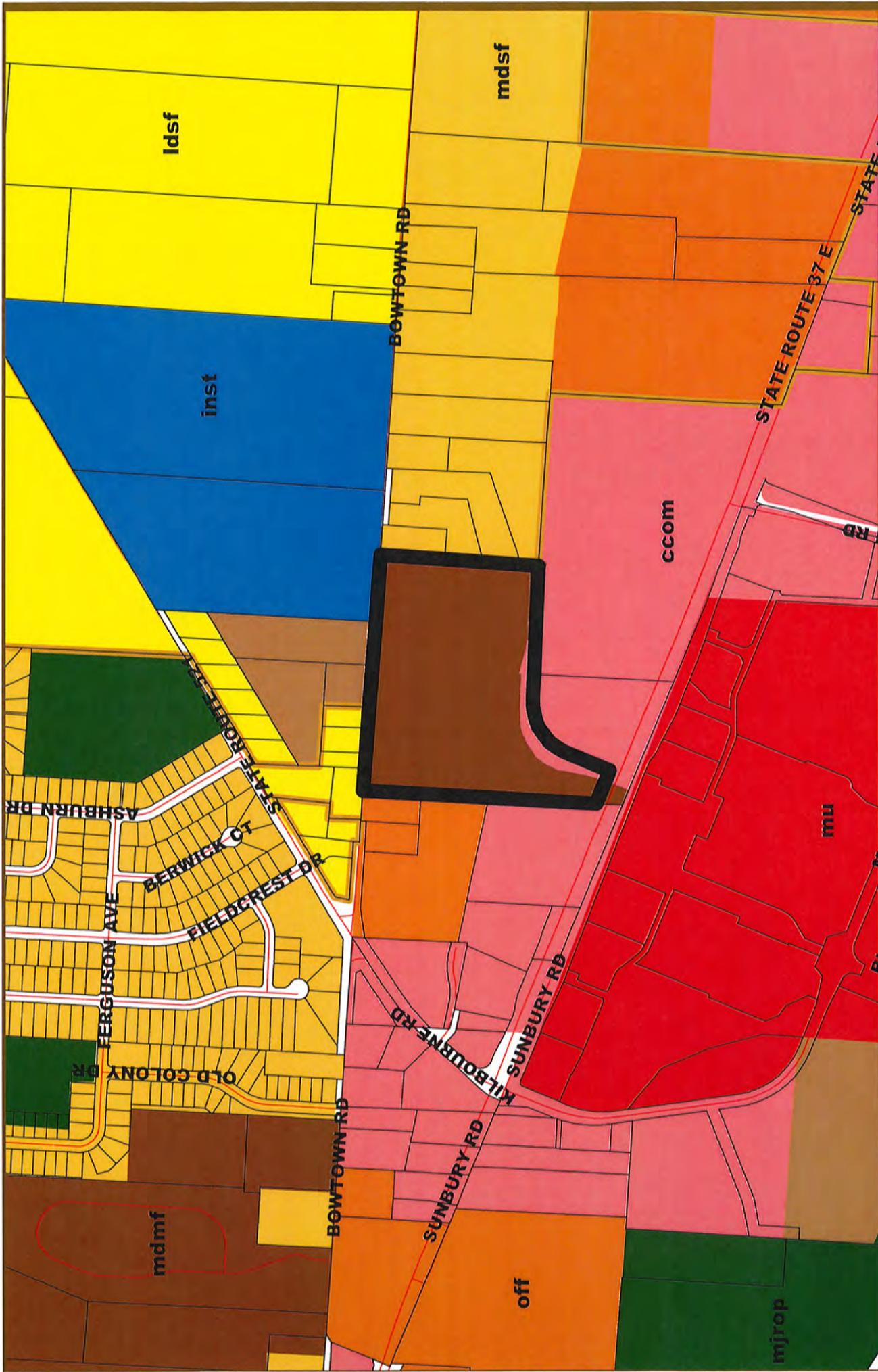


2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Location Map





2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Zoning Map



2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Comprehensive Plan Map



2018-1394-1396
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Seattle House Apartments - Bowtown Road
 Aerial (2016) Map



REVISIONS

SEATTLE HOUSE
METRO DEVELOPMENT
400 OLIVE WASHINGTON ROAD
WESTERVILLE, OHIO 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
2014 N. 17th Street
Columbus, OH 43215
www.parisplanning.com

DATE: 6/16/18
PROJECT: 17138
SHEET: C-3

DEVELOPER
METRO DEVELOPMENT
400 OLIVE WASHINGTON RD, SUITE 100
WESTERVILLE, OHIO 43082

GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 250 WEST WILLOW ROAD, STE 250, WORTHINGTON, OH 43082, P 614-844-6433.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, OR SPECIFICATIONS TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ILLUSTRATIVE PLAN



SITE DATA

TOTAL SITE AC	# 24,312 AC
24+ - 3400 BLDGS	5 BUILDINGS / 120 UNITS
12+ - 3400 / 12+ - 3400 BLDGS	5 BUILDINGS / 120 UNITS
TOTAL UNITS	240 UNITS
GROSS DENSITY	# 9.91 DU/AC
EXISTING FLOOR	# 16.00 DU/AC
NET DENSITY PROVIDED	# 16.00 DU/AC
OPEN SPACE PROVIDED	# 18.00 AC (74.8%)
OPEN SPACE PROVIDED PER BA STANDARD (INCLUDES SETBACKS AND DETENTION BASINS)	# 4.25 AC (17.5%)
OPEN SPACE PROVIDED PER BA STANDARD (EXCLUDES SETBACKS AND DETENTION BASINS)	# 10.38 AC (42.7%)
PROPOSED BAUN, AC	# 1.91 AC
SURFACE PARKING SPACES	400 SPACES
GARAGE PARKING SPACES	48 SPACES
TOTAL PARKING	448 SPACES (18 SPACES / DU)

VICINITY MAP



C-1

SHEET

PROJECT 17138

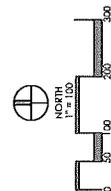
DATE 6/6/18

Paris Planning & Design
LANDSCAPE ARCHITECTS
243 N. 29th Street
P.O. Box 13184
Seattle, WA 98101
www.parisplanninganddesign.com

SEATTLE HOUSE
METRO DEVELOPMENT
216-1000
470 OLDE WORTHINGTON ROAD
SURE 100
WESTVILLE, OHIO 43082

EXISTING
CONDITIONS PLAN

REVISIONS



SOILS INFORMATION

- SoA: Blount sil loam, 0-2% slopes
- SoB: Blount sil loam, 2-4% slopes



DEVELOPER

METO DEVELOPMENTS
 40502 WORTHINGTON RD, SUITE 100
 REDWOOD CITY, CA 94061

GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., 250 WILSON AVENUE, SUITE 100, WORTHINGTON, CA 94094, ON 11/14/2018.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN, DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, AND DIMENSIONS TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE INDICATED BY THE HATCHING AND SHALL BE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

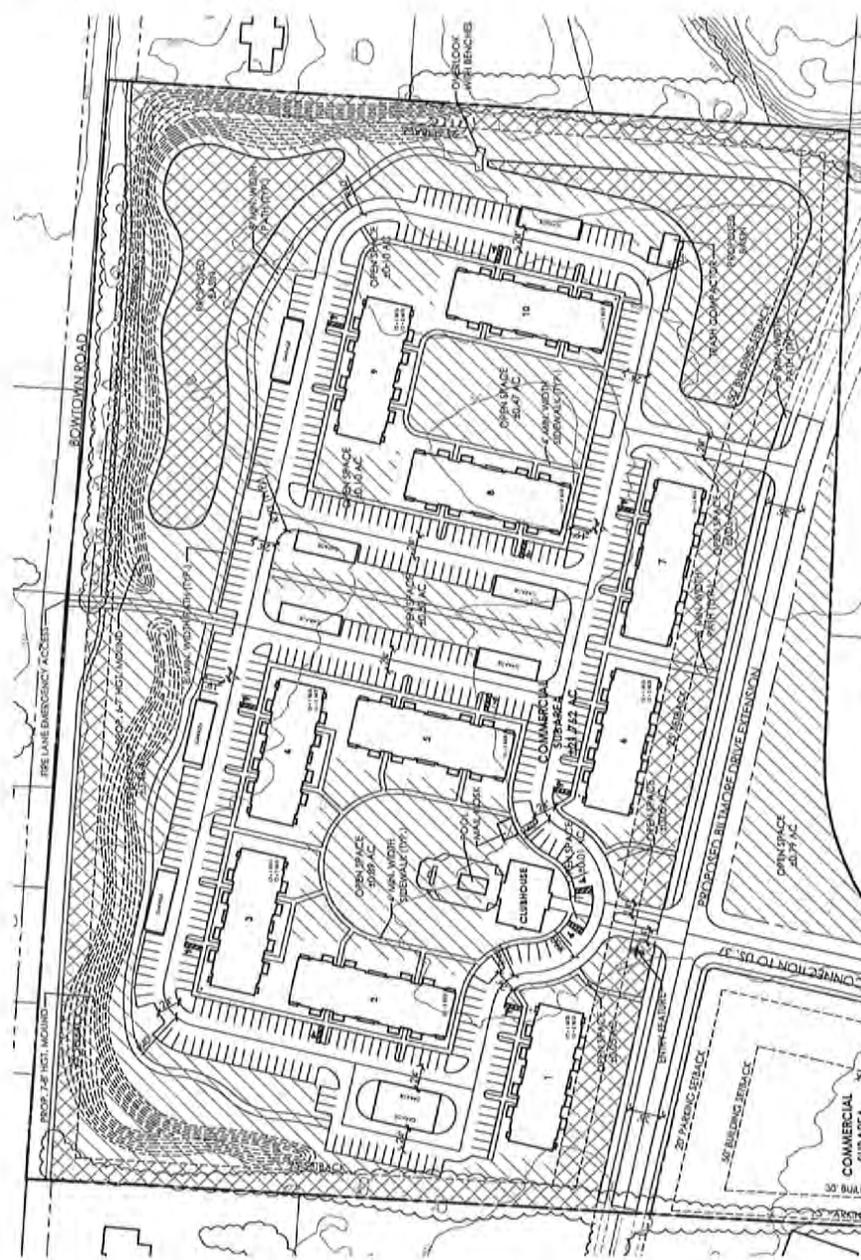
REVISIONS

NO.	DATE	DESCRIPTION

SEATTLE HOUSE
 METRO DEVELOPMENT
 40502 WORTHINGTON ROAD
 REDWOOD CITY, CA 94061

Faris Planning & Design
 1400 FAY AVENUE
 CLARKS SUMMIT, CA 94015
 TEL: 650.334.1111
 WWW.FARISPLANNING.COM

DATE: 6/16/18
 PROJECT: 17198
 SHEET: C-2



SITE DATA

OPEN SPACE FOR PAST/PARKING EXCLUDING SEASIDE AND DETENTION BASIN	207,111 AC
STORAGE AND DETENTION BASIN OPEN SPACE	207,111 AC

SITE DATA

TOTAL SITE AC	± 24,272 AC
COMMERCIAL SUBAREA	± 2,014 AC
RESIDENTIAL SUBAREA	± 21,252 AC
24+ UNED BLDG/LOTS	5 BLDG/LOT / 150 UNED
12+ UNED / 12+ UNED BLDG/LOTS	3 BLDG/LOT / 120 UNED
TOTAL UNED	360 UNED
GROSS DENSITY	± 11.08 UNED/AC
PERMITTED PAV.	± 18.5 PAV
NET DENSITY ALLOWED	± 10.00 UNED/AC
OPEN SPACE REQUIRED	± 11.38 UNED/AC
STANDARDS INCLUDES STRIPES	± 7.68 (40,000)
STANDARDS INCLUDES STRIPES	± 4.55 AC (10,870)
PROPOSED E.O.W. AC	± 10.38 AC (40,540)
SURFACE PARKING SPACES	± 1,151 AC
GAUGE PARKING SPACES	420 SPACES
TOTAL PARKING	460 SPACES (2 SPACES / 125)

VICINITY MAP



SCALE



COMMISSIONER'S OFFICE

DATE: 6/16/18
 PROJECT: 17198
 SHEET: C-2

REVISIONS

CLUBHOUSE AND POOL LANDSCAPE PLANS

SEATTLE HOUSE
METRO DEVELOPMENT
LANDSCAPE ARCHITECTURE
2915 5th Street
Suite 401
Columbia, OH 43215
www.landscapearchitect.com

Paris Planning & Design
LANDSCAPE ARCHITECTURE
2915 5th Street
Suite 401
Columbia, OH 43215
www.landscapearchitect.com

DATE	6/16/18
PROJECT	17138
SHEET	

D-2

GENERAL PLANTING NOTES:

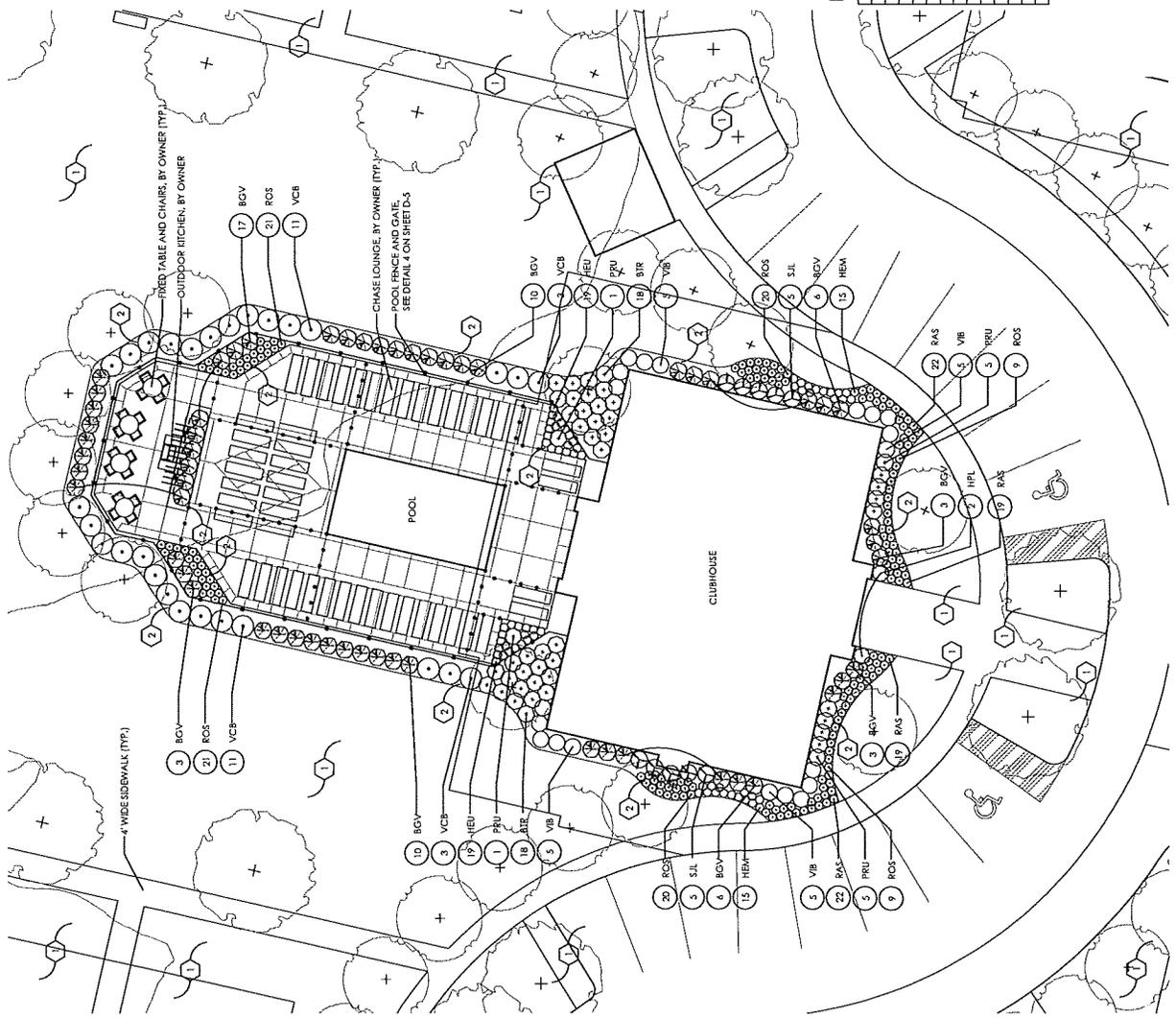
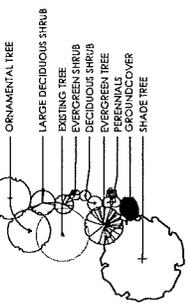
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR, AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDED PINEWOOD BARK MULCH, MULCH RIDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SOODED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

BE PLANT LIST FOR SPECIFIC PLANT SPECIES

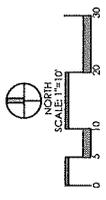


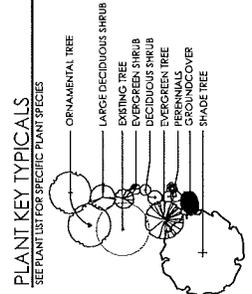
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

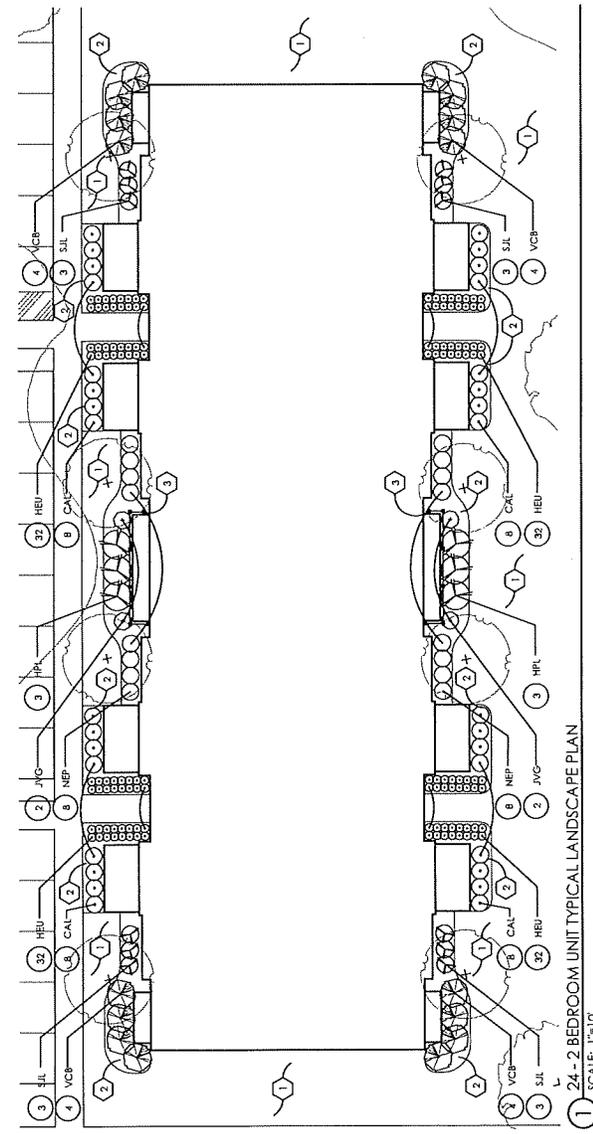
QTY	KEY	BOTANICAL NAME	SITE	COND.	REMARKS
38	BOV	BUXUS GREEN VELVET	NO. 2	CONT	
36	BTR	BREWERIA THUNBERGII 'ROSY GLOW'	NO. 2	CONT	
2	HPF	HYDRANGEA PANICULATA 'LIMELIGHT'	NO. 5	CONT	
12	PRU	PRUNUS X CISTENA	NO. 2	CONT	
82	RAS	RHIZ ARIZONATICA 'GRO LOW'	NO. 1	CONT	
10	SIL	SILYBIA JAPONICA 'LITTLE PRINCESS'	NO. 3	CONT	
28	VCB	VIBURNUM DENTATUM 'CHRISOXIA BLUE MAUPIN'	NO. 5	CONT	
20	VIB	VIBURNUM CARLESI	NO. 3	CONT	
PERENNIALS/ORNAMENTAL GRASSES					
30	HEM	HEMOCALLIS 'HAPPY RETURNS'	NO. 1	CONT	
38	HEU	HEUCHERA 'SOUTHERN COMFORT'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

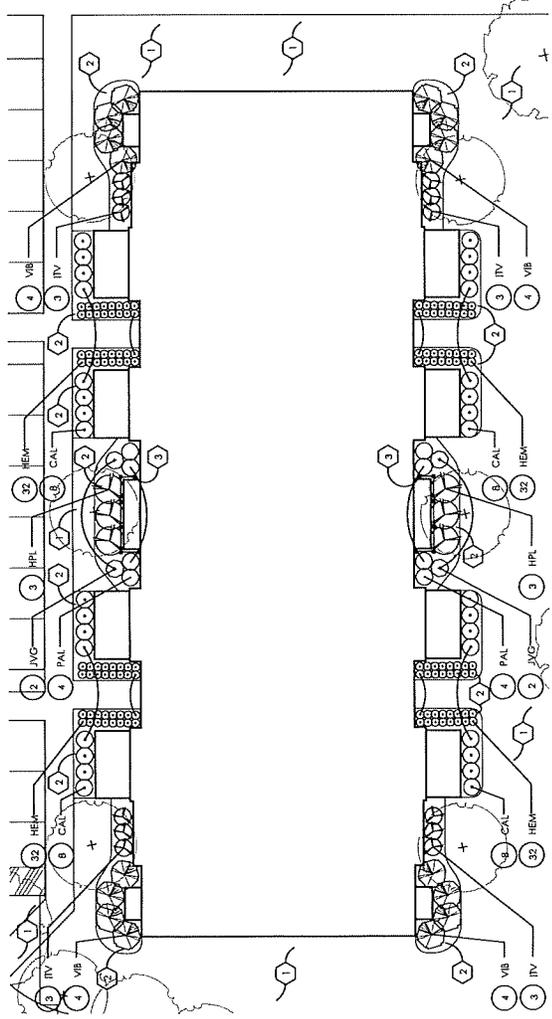




PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



1 24-2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'



2 12-1 BEDROOM / 12-2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'

- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, WHICH HELD IN A CONTINUOUS BED.
 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
 7. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/SODDED.
 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

- CONSTRUCTION NOTES:**
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 3. A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL S, SHEET D-5, AND ARCHITECTS PLANS.

LANDSCAPE ENLARGEMENTS

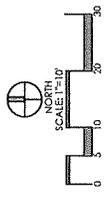
REVISIONS

SEATTLE HOUSE
METRO DEVELOPMENT
470 OLIVE WORTHINGTON ROAD
WESTERVILLE, OHIO 43082

Paris Planning & Design
LANDSCAPE ARCHITECTS
2831 SW 51st AVE
Suite #210
Portland, OR 97219
P (503) 421-1244
www.parisplanninganddesign.com

DATE 6/6/18
PROJECT 17138
SHEET

D-3



PLANT LIST - 24-2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SIZE	COND.	REMARKS
6	HPL	HYDRANGEA PANCULATA 'LIMELIGHT'	NO. 5	CONT	
4	JVC	JUNIPERUS VIRGINIANA 'GREY OWL'	NO. 1	CONT	
12	S/L	SPIRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT	
18	VCB	VIBURNUM DENTATUM 'CHRISTOPH BLUE MUFFIN'	NO. 3	CONT	
PERENNIALS/ORNAMENTAL GRASSES					
12	HEU	HEUCHERA ACUTIFLORA 'KARL FORSTER'	NO. 2	CONT	
12	HEU	HEUCHERA SCUTIFLORA 'COMFORT'	NO. 1	CONT	
16	NEP	NERITA FRAASSENII 'WALKER'S LOW'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

PLANT LIST - 12-1 BEDROOM / 12-2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SIZE	COND.	REMARKS
6	HPL	HYDRANGEA PANCULATA 'LIMELIGHT'	NO. 5	CONT	
12	IVV	IREA VIRGINICA 'HENRY'S GARNET'	NO. 2	CONT	
4	JVC	JUNIPERUS VIRGINIANA 'GREY OWL'	NO. 1	CONT	
16	VB	VIBURNUM CARLESI	NO. 3	CONT	
PERENNIALS/ORNAMENTAL GRASSES					
32	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	NO. 2	CONT	
12	HEM	HEMOCALLIS 'HAPPY FEUDS'	NO. 1	CONT	
8	PAL	PEROVSKIA AIRPACTICOLA 'LITTLE SPIRE'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 250 Old Winton Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6533 - 688-598-8808
 WWW.CECINC.COM

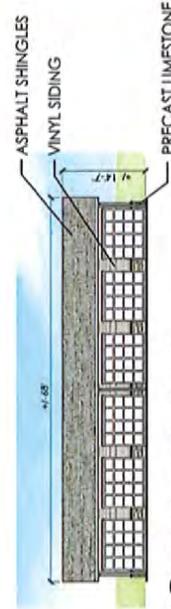


SEATTLE HOUSE
 METRO DEVELOPMENT
 CITY OF DELAWARE, OHIO
 DELAWARE COUNTY

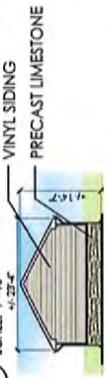
DATE	JUNE 2018
PROJECT NO.	174-991
PROJECT NAME	PRE-DEVELOPMENT TRIBUTARY MAP
DRAWN BY	
CHECKED BY	
DATE	

SHEET
SWM-1
 OF 1





5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



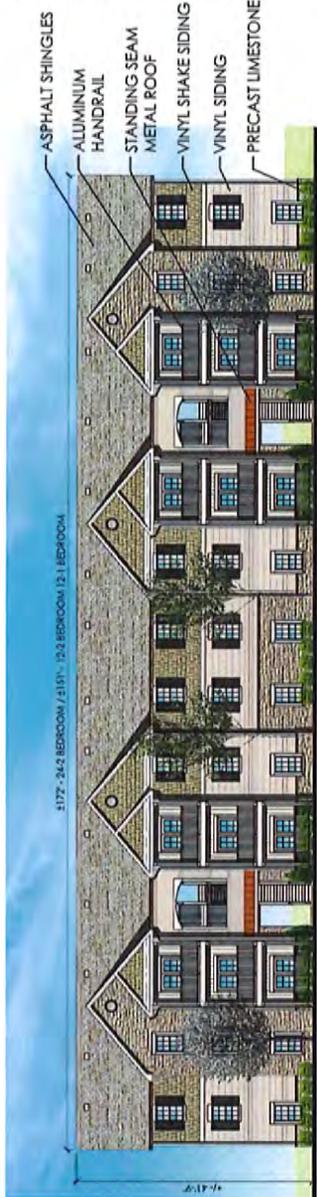
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



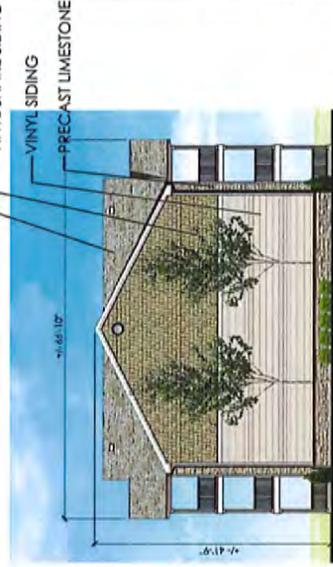
8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



1 TYPICAL 3 STORY BUILDING, FRONT ELEVATION
SCALE: 1"=10'



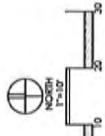
2 TYPICAL 3 STORY BUILDING, REAR ELEVATION
SCALE: 1"=10'



3 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



4 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



REVISIONS

SEATTLE HOUSE
METRO DEVELOPMENT
PROVIDENCE
430 CLODE WASHINGTON ROAD
SUITE 400
WESTVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + ARCHITECTURE
5011 CANTON CHURCH
SUITE 401
P.O. BOX 124
WESTVILLE, OHIO 43082
www.parisplanning.com

DATE	6/6/18
PROJECT	17198
SHEET	

F-1



2 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



4 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'

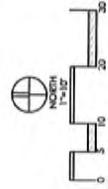


ASPHALT SHINGLES
VINYL SHAKE SIDING
VINYL SIDING
PRECAST LIMESTONE

1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'





DESCRIPTION OF 18.426 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, Farm Lot 28, Section 4, Township 5, Range 19 and Farm Lot 18, Section 3, Township 5, Range 18, United States Military Lands and being out of a 24.212 acre parcel of land conveyed to Brighton Roads LLC of record in Official Record 537, Page 1476, all references to records being on file in the Office of the Recorder, Delaware County, Ohio, said 18.426 acre parcel being more fully described herein;

BEGINNING at a railroad spike found in the centerline of Bowtown Road (County Road 84), the northwest corner of said 24.212 acre parcel, the northeast corner of a 1.000 acre parcel of land conveyed to Carol Ann Ford, of record in Volume 690, Page 2684 and being the south line of a 0.920 acre parcel of land conveyed to Margaret A. & Bryan Holton, of record in Deed Book 1394, Page 1830

Thence, South 85°50'08" East a distance of 621.26 feet, with the north line of said 24.212 acre parcel, part of the south line of said 0.920 acre parcel, the south line of a 0.395 acre parcel of land conveyed to Stephen M. Stockdale, of record in Official Record 814, Page 302, the south line of a 0.654 acre parcel of land conveyed to Janet I. Davis, of record in Volume 813, Page 617, the south line of a 0.542 acre parcel of land conveyed to Michele L. & Christopher M. Jeunelot, of record in Deed Book 1371, Page 549 and part of the south line of a 8.311 acre parcel of land conveyed to Max C. & Wendy R. Caldwell, of record in Volume 381, Page 1482 and being in the centerline of said Bowtown Road to a point at an angle point in the north line of said 24.212 acre parcel, the south line of said 8.311 acre parcel and in the centerline of said Bowtown Road;

Thence, South 86°02'18" East a distance of 548.71 feet, with the north line of said 24.212 acre parcel and part of the south line of said 8.311 acre parcel and being the south line of a parcel of land conveyed to BD of ED City County JVS, to a point at the northeast corner of said 24.212 acre parcel the south line of said BD of ED City County JVS, the northwest corner of a 1.102 acre parcel of land conveyed to Dirk L. Rader & Cynthia S. Rader, of record in Official Record 565, Page 62 and being in the centerline of said Bowtown Road;

Thence, South 03°28'30" West a distance of 811.26 feet, with the east line of said 24.212 acre parcel, the west line of said 1.102 acre parcel, the west line of Lots 151 and 152 in Bowtown Subdivision, of record in Plat Book 18, Page 138 and the west line of a 5.152 acre parcel of land (Parcel 1) conveyed to Donna J. Bukovec, of record in Volume 660, Page 1596, to a point at the southeast corner of said 24.212 acre parcel, the southwest corner of said 5.152 acre parcel and being on the north line of a 9.695 acre parcel of land conveyed to Nutter Farm Inc., of record in Deed Book 371, Page 744;

Thence, North 86°49'59" West a distance of 19.11 feet, with the south line of said 24.212 acre parcel part of the north line of said 9.695 acre parcel to a point being on the south line of said 24.212 acre parcel and the north line of said 9.695 acre parcel;

Thence, through said 24.212 acre parcel the following three (3) courses:

1. North 68°24'19" West a distance of 216.93 feet to a point;
2. Thence 165.82 feet along the arc of a tangent curve to the left, having a radius of 1035.00 feet, a central angle of 09°10'47", the chord of which bears North 72°59'43" West, a chord distance of 165.65 feet to a point;
3. Thence, North 77°35'06" West a distance of 792.34 feet, to a point on the west line of said 24.212 acre parcel and on the east line of a 7.681 acre parcel of land conveyed to Jim Gill Properties LLC., of record in Deed Book 1403, Page 526;

Thence, North 03°23'34" East, with the west line of said 24.212 acre parcel, part of the east line of said 7.681 acre parcel and the west line of said 1.000 acre parcel, passing over a ¼" iron pin found at 300.00 feet, for a total distance of 594.16 feet, to the **TRUE POINT OF BEGINNING**, containing 18.426 acres of land. Which 9.288 acres lie within Farm Lot 18 and 9.138 acres lie within Farm Lot 28, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

For the purpose of this description a bearing of South 85°50'08" East was held on a portion of the centerline of Bowtown Road, and is based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in April of the year 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Robert W. Martin 4-2-18
Robert W. Martin, P.S. Date
Registered Surveyor No. 8114

Chesrown



GMC

July 28, 2018

Chairwoman Stacy Simpson
Planning Commission
City of Delaware
1 N. Sandusky Street
Delaware, Ohio 43015

RE: Support of Metro Development-Multifamily Projects

Dear Chairwoman Simpson and Planning Commission Members:

I strongly support the multifamily projects proposed by Metro Development on 36/37 and Botown Roads. These parcels have been zoned multi-family for nearly 20 years and are less dense than other recently approved multifamily projects within the City. Moreover, this area is a commercial corridor for the City, and this type of development will only make the commercial viability of this area stronger.

Chesrown Chevrolet Buick GMC is a family owned and operated dealership that has been part of the central Ohio community for over 55 years. We employ nearly 150 people at our Delaware location. We recently acquired property on 36/37 that we are currently using for new car storage. We would love to develop this ground into a more viable and job producing use, and this development by Metro will be the catalyst for that by their investing over \$1 Million in new road infrastructure that will open up not only commercial development on my site, but behind us, and also to the East on Nutter Farms.

The economic benefits to the City of Delaware are very positive. This area of the City can really be a commercial growth corridor for all of us. These upscale one and two bedroom units are desperately needed within our community in order for us to have a housing stock that attracts new business investment. For example, one of the reasons Amazon and Facebook were drawn to the City of New Albany was because of their existing and planned multi-family developments.

Moreover, these projects will generate nearly \$4 Million in upfront payments to the City for parks and utilities, 250,000/year in new income tax dollars to the City, and \$700,000/year in new dollars to Delaware City Schools. Currently, neither of the sites generate any tax benefit to the City, and contribute less than \$2,000/year in marginal CAUV-Agricultural property taxes.

Chesrown



GMC

We urge your support of these projects and as always feel free to contact me if you have any questions.

Sincerely,

Jim Gill

Ryan Gill

Joseph Gill

cc: The Honorable Carolyn Kay Riggle
Delaware City Planning Commission Members
Tom Homan, City Manager
Dave Efland, Director of Planning and Community Development

Christopher Acker Thoughts to Zoning Board

I would like to spend a few moments discussing the Metro Development rezoning Amendment for the Seattle House Apartments (240) units, on 21.2 acres on the north side of Route 36/37 and the south side of Bowtown Rd, just east of the Chesrown auto storage lot. I would ask that you consider our concerns in your deliberations concerning any re-zoning of this property. I would like to lightly discuss the issues of **public concerns, i.e., new construction, traffic, infrastructure, surface water runoff, schools and variances.**

Public concerns: These are primarily the concerns of those of us who live east of Delaware or in the communities serviced by State Route 521, Bowtown Road, State Route 36/37, Glenn Road, Plunkett and Baker roads, Curve and Lackey roads.

New construction: The construction of Village Gate Apartments, the Kensington Place Subdivision, the Delaware Preserve, Northlake Summit Rental Properties, (600 rentals) Meijer's Shopping Center, Evans Farm with their (600) single family homes, Cheshire Crossing, a new subdivision on Lackey Old State Road currently under construction and now a proposed mammoth Oasis Water Park on the east side of Interstate 71. The obvious question is, "How much is enough"?

Traffic: All of these subdivisions and businesses feed directly or ancillary into State Route 521, or Route 36/37 east. We, the county residents do not expect the City Administration to know about or even worry about construction projects outside the city limits, but those of us who live east of Delaware are definitely concerned about additional construction projects both within the city limits and those in the county east of Delaware.

Today, without further development, **traffic is at a standstill** between the hours of 3 and 7 PM, five days a week on Rt 36/37. **Between the two new proposed subdivisions for Metro Development, (Village Gate and Seattle House Apartments) I calculate an additional 800 vehicles** trying to get onto Bowtown Road, State Route 521 and 36/37 twice daily. Bowtown Rd will have to be closed where it intersects with 36/37 near the Tri Twp Fire Dept, and I will be greatly

surprised if a traffic light will not be required at Bowtown Rd and 521. I am not a traffic engineer, but I can surmise what will occur when an additional 800 vehicles are added to the mixing bowl from projects built within and contiguous to the city limits. I also think those residents that live on Vernon Ave will also be in for a surprise as new residents find out they can go into Delaware via an alternate route.

Fixing the point underpass would be wonderful, but it will not fix the traffic problems on the east side of Delaware. It is beyond the scope of this panel to address the final solution. But make no mistake, it can only be fixed with time, money, citizen cooperation **and a by-pass**. Those are issues for future planning and deliberations far beyond our reason for being here tonight.

Infrastructure: While a traffic study is laudable and necessary I would think a closer look at other factors are equally important.

For Instance -

Water run off: Where will the surface water runoff go? **Please do not tell me it is going into the O'Brien ditch east of the proposed construction site. Please don't tell me it is going into holding ponds. Please tell me that if the project is build that the city will provide storm drainage for all of the proposed projects.** The O'Brien ditch is full now and holding ponds are only good until they fill. Without storm sewers the water drainage east of the O'Brien ditch will remain in our pastures and fields until the water recedes thus creating unanticipated drainage problems for us, the property owners that have land east of the O'Brien ditch.

The city typically does not consult Delaware County Soil and Water on issues outside the city limits, but in this case I would appeal to the City to consult with Soil and Water capitalizing on their vast experience in drainage matters before making any rezoning decisions.

Schools: Has there been a study or appraisal of how many elementary school children will reside in these developments. How many more students can Conger accept? How many more high school students can Hayes accept? All of our county schools are fraught with students already and believe me, the tax payers have been bleed white funding these expanding educational facilities.

Requested Variances: The City, County and Townships all have zoning restrictions and regulations. These amendments set forth by duly elected representatives of the people are not there for parties to apply for and receive variances at will. Either we have amendments that we ^{are} live by or we don't. To have it any other way leaves one with a taste of favoritism, a feeling that two sets of amendments exists, one for big construction, big money corporations and one for the folks. I mention this as I have been informed that Metro Development is already pursuing variances for parking and building density and building heights.

In closing, I think I speak for the vast majority of citizens of the county, and especially those who live in the path of this ever increasing residential and business sprawl. All we ask is that all aspects of expansion, infrastructure, transportation, education, surface runoff, be examined closely and in detail before making any rezoning decision. For it is us, the citizens east of Delaware, in the City and outside the City who will pay the price for a decision that turns our homes into parking lots. **We are the ones who must live with the results of not getting it right.** Perhaps it is time to call for a moratorium on expansion until all other issues encompassing myriad of problems are addressed with aplomb. Perhaps it is time to build the infrastructure first, before the buildings. I served thirty-nine years in the military and I came away with one inexplicable truth, you can have the best plan ever devised, but if you can't support it logistically, you will fail.

I would like to thank the committee for allowing me this time to address issues important to those of who reside east of Delaware. I would ask that whatever decision you make, please consider the impact of that decision on the citizens that live along the busy highways on the east side of Delaware and their daily situation first and foremost. Thank You.



FACT SHEET

AGENDA ITEM NO: 22

DATE: 09/24/2018

ORDINANCE NO: 18-73

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: YES
August 27, 2018 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 METRO DEVELOPMENT LLC., FOR APPROVAL OF A REZONING AMENDMENT FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO R-6 PMU (MULTI-FAMILY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission recommended denial of the case by a 4-3 vote on August 1, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

Memo from Sean Hughes pertaining to TIF
Staff Report

ORDINANCE NO. 18-73

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A REZONING AMENDMENT FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO R-6 PMU (MULTI-FAMILY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

WHEREAS, the Planning Commission at its meeting on August 1, 2018 failed to recommend approval of a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments (PC Case 2018-1402).

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

SECTION 1. That the Council of the City of Delaware overturns the recommendation of denial by the Planning Commission of the Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments, is hereby confirmed, approved, and accepted with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted shall not exceed 160 dwelling units.

SECTION 2. This Council finds and determines that all formal actions of



FACT SHEET

AGENDA ITEM NO: 23

DATE: 09/24/2018

ORDINANCE NO: 18-74

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: YES
August 27, 2018 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 METRO DEVELOPMENT LLC., FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

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 recommended denial of the case by a vote 4-3 on August 1, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

Memo from Sean Hughes pertaining to TIF
Staff Report



FACT SHEET

AGENDA ITEM NO: 24

DATE: 09/24/2018

ORDINANCE NO: 18-75

RESOLUTION NO:

READING: FOURTH

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 METRO DEVELOPMENT LLC, FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1129.04 Procedures of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission recommended denial of the case by a vote of 4-3 on August 1, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

Memo from Sean Hughes pertaining to TIF
Staff Report

ORDINANCE NO. 18-75

AN ORDINANCE FOR METRO DEVELOPMENT LLC, FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE HIGHPOINT PLACE APARTMENTS (160 UNITS) ON APPROXIMATELY 16.70 ACRES (PARCELS 519-442-10-020-000 AND 519-442-10-021-000) ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF BOWTOWN ROAD JUST WEST OF VILLAGE GATE APARTMENTS.

WHEREAS, the Planning Commission at its meeting on August 1, 2018 failed to recommend approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments (PC Case 2018-1404).

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

SECTION 1. That the Council of the City of Delaware overturns recommendation of denial by the Planning Commission of the Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments, 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. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. Ferguson Avenue from Bowtown Road shall be extended north to the adjacent property line per the City Engineer.
4. The developer shall dedicate the appropriate right-of-way and make a payment in lieu to be determined by the City Engineer for the Ferguson

Avenue extension along the northern portion of the property that would be constructed when the adjacent properties are developed.

5. A bike path shall be constructed on the east side of Ferguson Avenue per the adopted Bicycle and Pedestrians Master Plan 2027 and a side walk shall be required on the west side of Ferguson Avenue.
6. A bike path shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrians Master Plan 2027.
7. The density of the multi-family portion of the development shall not exceed 160 units.
8. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
9. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
10. The apartment building elevations shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material on the public view side of the building. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
11. The Ferguson Avenue right-of-way shall be setback a minimum 20 feet from the residential property to the west,
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered from the residential property to the east,.
13. The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to a single family property shall have a 2-3 foot high undulating mound with landscaping (a mixture of deciduous trees, evergreen trees and shrubs)
14. A 5-6 foot high mound with landscaping and minimum 6 foot high evergreen trees planted in a soldier course manner shall be required along the east and west side of Ferguson Avenue adjacent to the existing single family properties fronting Bowtown Road
15. The parking islands within the apartment development shall be planted with street trees.
16. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
17. The open space within the apartment development shall have more amenities including pavilions, benches, dog park, recreational fields and



MEMORANDUM

TO: City Council
Tom Homan, City Manager

FROM: Sean Hughes, Economic Development Director 

DATE: 9/19/2018

RE: Highpoint and Seattle Apartment Complex Tax Increment Financing (TIF)

This memo is in response to Council's request for information pertaining to Tax Increment Financing (TIF), and if the two Metro Development apartment projects (Highpoint and Seattle) would "qualify" for a commercial TIF. Multi-family residential projects are considered commercial projects, and, therefore commercial TIFs do apply to them.

The cost of infrastructure has steeply climbed after the 2008 economic downturn. However, since the early 1950s Tax Increment Financing or TIFs have assisted governments and private developers in investing in needed infrastructure improvements.

Now, more than ever, TIFs are a major component to the financial formula for a successful project. Most call TIFs tax abatements, however, they really are redirected tax monies that go to an infrastructure project that serves the greater good rather than to the entities that normally would have received those funds. The owner of the land and/or buildings continues to pay taxes as they normally would.

The City of Delaware typically only utilizes non-school TIFs which allow the tax proceeds that go to the schools to continue to be allocated to the schools. The remaining non-school taxes are what are then redirected towards designated infrastructure projects. The developer of the proposed High Point and Seattle apartment projects is expressing interest in allowing us to TIF their projects in order to generate revenues for surrounding infrastructure projects. One of those projects could be the Point Project. A 2017 update on the Point Project estimated the project cost to be \$25.15 million.

With this being said, the developer is indicating that a 30-year non-school TIF would generate an estimated \$1,833,417 from the redirected taxes on the Highpoint Apartments project and \$2,573,391 from redirected taxes on the Seattle Apartments project. After speaking with the lawyer that generated these estimates, I do believe they are fairly



conservative estimates. For instance, he did not utilize tri-annual assessments which will normally increase the market value of the properties for tax purposes every three years. However, the developer also could request a lower value every three years in this scenario, so we may want to consider adding language to TIF agreements indicating that the developer will not request a lower market value during the term of the TIF if we move forward with a TIF on the projects.

In 2005, City Council passed City Ordinance 05-55 which created Principles for Tax Increment Financing Districts (see attached). The proposed project is a parcel TIF that is specific to two projects rather than a district, however, if we were to apply the principles that Council created for TIF Districts, the proposed Parcel TIFs would still meet the necessary criteria established by City Council for District TIFs. In fact, the proposed Parcel TIFs fall into all four of the four types of TIF districts established by Ordinance 05-55:

1. Those to support job creation/retention:

In this case, workforce has become the number one factor with companies staying in a community or locating to a community. Having diverse housing options for all types of workers is necessary that maintain and grow a healthy workforce. Infrastructure such as the Point also is important to companies that are trying to not only move goods, but also that are relying on SR36/37 as an important transportation corridor for workers to get to their places of employment efficiently and safely.

2. Those to support the creation of affordable housing:

The apartments themselves could be considered to be affordable housing. The definition of "affordable" is influenced by many factors. In this case, "affordable" may apply to housing for young white collar professionals as opposed to blue collar workers. It really depends on what we are trying to attract and retain as a workforce, as well as what type of businesses we are trying to attract. With our current economic development plan, it would be appropriate to assist with housing projects for white collar professionals.

3. Those to finance area-wide improvements in growth areas:

In this case, the east side of Delaware is an incredibly high growth area, and, therefore, is incurring the need for infrastructure improvements which could be partially financed by TIF mechanisms.



- 4. Those to finance improvements to enhance a proposed project:**
Again, in this case, the proposed infrastructure project being the Point Project would greatly enhance the proposed apartment projects by allowing more efficient and safe travel on SR36/37. In addition, funds could be directed towards improvements to E. Central Ave. corridor improvements.

Furthermore, Ordinance 05-55 established the following principles to evaluate a proposed TIF district:

- 1. TIF proceeds will support only activities that serve a public purpose:**
In this case, the TIF proceeds may be used for the Point which serves the public and the "greater good."
- 2. Boundaries of a TIF District must be carefully drawn so as not to affect TIF capacity in other nearby areas with future potential for TIF Districts:**
If this is done as a Parcel TIF, this principle doesn't apply. However, if we do a TIF District, we must follow the new state laws in regards to drawing TIF District boundaries which were written in such a way as to allow neighboring property owners to "opt out" of a district if they do not feel that the proceeds would be directed to an infrastructure project that serves their property or project.
- 3. Improvements to be supported by TIF proceeds must be completed during the period in which the TIF revenues are collected:**
In this case, the proposed Point project would easily be completed within a proposed 30-year TIF term.
- 4. Improvements funded by TIF proceeds should be accessible to and benefit the broader community in addition to specific developments:**
In this case, the proposed Point Project serves the greater City of Delaware community.
- 5. Public improvements funded by TIF proceeds must be publicly accessible by public streets with sidewalks and ADA ramps:**
The proposed Point Project is a public street with proposed sidewalks and ADA accessibility.
- 6. TIF Districts will be structured to minimize effects on school districts:**
A proposed Parcel or District TIF would be a Non-School TIF. Therefore, the



schools would continue to receive 100% of their property tax revenues.

7. **Other agencies supported by property tax revenues will also be considered:**

While we always take the welfare of other county agencies into consideration, the proposed Point Project impacts all other county agencies, and, therefore, any improvements made to this particular infrastructure would benefit these agencies in addition to the greater good.

8. **Consideration should be given to requiring that the party proposing the TIF District pay an annual administrative fee to offset City administrative costs associated with TIF Districts:**

The County Auditor is the entity that administers the TIFs. They would issue a check to us for our proceeds for which we would then allocate to the infrastructure project. We file a simple form to the Auditor each year and annually report the impacts of the TIF to the Ohio Development Services Agency.

It is my recommendation that we seriously consider the utilization of a Parcel or District TIF for these apartment complex projects to assist the City with financing infrastructure projects associated with the efficiency and safety of the SR36/37 corridor within the City limits. The primary criteria set forth by the State of Ohio and the City of Delaware have been met for utilizing this financing mechanism.

I look forward to discussing this further. In the meantime, please let me know if you have any questions.

CC: Directors

ORDINANCE NO. 05-55

AN ORDINANCE ADOPTING THE TAX-INCREMENT FINANCING (TIF) DISTRICT PRINCIPLES FOR THE CITY OF DELAWARE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has established the tax-increment financing district principles, and

NOW THEREFORE, Be it ordained by the City Council of the City of Delaware, State of Ohio:

SECTION 1. That the Tax-Increment Financing District Principles (attached) be adopted.

SECTION 2. Emergency Clause. That in order to provide for the usual daily operation of the various departments of the municipal government and to provide for the public peace, safety, health and welfare, this ordinance is hereby declared to be an emergency measure and shall take effect and be in full force effective immediately upon its passage.

VOTE ON RULES SUSPENSION:

YEAS 7 NAYS 0
ABSTAIN 0

VOTE ON EMERGENCY CLAUSE:

YEAS 7 NAYS 0
ABSTAIN 0

PASSED: 6/13, 2005

YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Cindy Rucio
CITY CLERK

Windele Wheeler
MAYOR

TAX-INCREMENT FINANCING DISTRICT PRINCIPLES

Tax-Increment Financing (TIF) Districts will be considered by the City of Delaware case-by-case. Certain guiding principles will be observed in their consideration.

The Districts will be used to fund the city's portion of an infrastructure improvement and may be used to assist with private sector funding only under special circumstances.

Generally, the City supports four types of TIF Districts:

- Those to support job creation/retention,
- Those to support the creation of affordable housing,
- Those to finance area-wide improvements in growth areas, and
- Those to finance improvements to enhance a proposed project.

All categories

The following principles will be used to evaluate TIF Districts in all categories:

- ✓ • TIF proceeds will support only activities that serve a public purpose.
- ✓ • Boundaries of a TIF District must be carefully drawn so as not to affect TIF capacity in other nearby areas with future potential for TIF Districts.
- ✓ • Improvements to be supported by TIF proceeds must be complete during the period in which TIF revenues are collected.
- ✓ • Improvements funded by TIF proceeds should be accessible to and benefit the broader community in addition to specific developments.
- Public improvements funded by TIF proceeds must be publicly accessible by public streets with sidewalks and ADA ramps.
- TIF Districts will be structured to minimize effects on school districts.
- Other agencies supported by property tax revenues will also be considered.
- Consideration should be given to requiring that the party proposing the TIF District pay an annual administrative fee to offset city administrative costs associated with TIF Districts.

Job Creation

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to support job creation/retention:

- A TIF District may be warranted for projects with clearly quantifiable job creation and new income tax revenue.
- A TIF District may be warranted in cases where TIF and associated projects can serve as a stabilizing force leading to neighborhood job creation.

- A TIF District may be warranted where infrastructure costs are extraordinary due to unusually high site costs, project size, or extra impact on surrounding areas.
- Tax abatement should be discouraged when TIF is used.

Affordable housing

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to support the creation of affordable housing:

- For qualifying projects (perhaps those that qualify for other forms of city assistance such as housing assistance or tax abatement or other qualifying criteria), TIF proceeds may be used to support facilities or services that would otherwise be the developer's responsibility, such as requirements of the Thoroughfare Plan or parkland dedication ordinance, commitments made in a limitation text, development agreement, or other city requirements.

Area wide improvements

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to finance area wide improvements in growth areas:

- The project must be located in a Priority Growth Area (PGA) as recommended in the Comp Plan, or a supportable expansion of a designated PGA.
- TIF proceeds should support infrastructure needs of all types in the area including key roadways, parks, recreation facilities, safety facilities, particularly those endorsed by adopted area plans or other publicly adopted documents.
- Developers will continue to fund those roadway and facility requirements that are normally their responsibility, such as requirements of the Thoroughfare Plan or parkland dedication ordinance, commitments contained in a limitation text or development agreement, or other city requirements.
- When a TIF District is created in a growth area future development will be required to join existing TIF Districts or create new ones if the needed infrastructure identified in the plan remains inadequate.

Project enhancements

In addition to the principles applied in all categories, the following principles will be used to evaluate TIF Districts proposed to finance improvements to enhance the proposed project:

- TIF proceeds may be used to support roadways, facilities or services that would otherwise be the developer's responsibility, such as requirements of the Thoroughfare Plan or parkland dedication ordinance, commitments made in a limitation test, development agreement, or other

city requirements. It is intended to apply a TIF in cases where extraordinary circumstances exist. This could include but not be limited to, the following factors:

- o Clean-up of brownfield site
- o Mitigate excessive costs of development where project would not happen unless assistance is provided.
- o Infrastructure costs are extraordinary due to unusually high site costs, project size, or extra impact on surrounding areas.

CASE NUMBER: 2018-1402-1404
REQUEST: Multiple Requests
PROJECT: Highpoint Place Apartments
MEETING DATE: July 18, 2018

APPLICANT/OWNER

Metro Development LLC
470 Olde Worthington Road
Westerville, Ohio 43083

REQUEST

2018-1402: A request by Metro Development LLC for approval of a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Bowtown Road just west of Village Gate Apartments.

2018-1403: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.

2018-1404: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments.

PROPERTY LOCATION & DESCRIPTION

The proposed development encompasses 16.70 acres located on the north side of Bowtown Road and just west of the Village Gate Apartments. The subject property is zoned R-6 (Multi-Family Residential District). The properties to the north are zoned R-6 in the City and FR-1 (Farm Residential) in the County, the properties to the south are zoned R-4 (Medium Density Residential District) and B-3 (Community Business District), the properties to the east are zoned R-4 and R-6, and the properties to the west are zoned R-3 (One-Family Residential District) in the City and FR-1 in the County.

BACKGROUND/PROPOSAL

The developer is proposing to construct 160 apartment units in 7 buildings with a clubhouse on 16.70 acres for a density of 9.58 dwelling units per acre. The site would be accessed from proposed Ferguson Avenue which would be extended from Bowtown Road per the City Thoroughfare Plan. The proposed full movement curb cut on Ferguson Drive would extend into an interior looped private street that would access the apartment units while a proposed emergency access point would be located through the Village Gate Apartments to the east. The apartment development would have a clubhouse, pool, passive open space and a walking path through the tree preservation area.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-6. The current R-6 allows the apartment development but zoning requires a maximum density of 8.0 dwelling units per acre (10 units per acre if a conditionally permitted density bonus is granted), the apartment buildings would be a maximum height of 35 feet, a minimum one bedroom apartment size of 800 square feet and a minimum two bedroom apartment size of 950 square feet, 100% of all apartment elevations would be natural materials and the Ferguson Avenue right-of-way would be setback 20 feet with appropriate screening from the single-family zoned property just west of Ferguson Avenue. The developer is requesting five changes from the R-6 requirements which include the apartment density to be 9.58 dwelling units per acre, a maximum height of 42 feet for the three-story apartment buildings, one and two bedroom apartment sizes ranging from 678-933 square feet, the majority of each elevation would have vinyl siding and vinyl shake siding which is not considered a natural material per the zoning code and the Ferguson Avenue right-of-way is setback approximately 12 feet from the adjacent single family zoned property. Therefore the applicant is requesting a Planned Mixed Use Overlay District (PMU) to allow these changes while increasing buffering, amenities and permanently preserving a large stand of trees on the north side of the property. The PMU requires a specific

site plan and zoning text that is compatible with and provides a reasonable transition to the adjacent residents. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to allow such use with increased development standards over a base zoning district. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. The PMU approach allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development in many ways than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development as discussed above under the current R-6 district. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan approval 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 developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City is reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City Engineer.

The developer is proposing to construct the southern leg of the Ferguson Avenue extension through the subject property that would initiate at Bowtown Road and would terminate at the adjacent property line to the west of proposed development per the City Thoroughfare Plan. Per the zoning code, Ferguson Avenue right-of-way would have to be setback a minimum 20 feet from the single family zoned property just off Ferguson Avenue. The remainder of the Ferguson Avenue extension would be development driven and constructed when the properties to the west and north are developed and potentially annexed into the City. Because the western property line of the subject property are not at or near 90 degrees with adjacent properties, Ferguson Avenue shall be extended to the west property line as much as possible per the City Engineer with right of way dedicated to the City to stub to the property western line. Also, the developer shall dedicate the appropriate right-of-way and make a payment in lieu to be determined by the City Engineer for the Ferguson Avenue extension along the northern portion of the property that would be constructed when the adjacent properties are developed. The apartment development would have one full access curb cut on Ferguson Avenue and a potential emergency access location through the Village Gate Apartments to the east. If this secondary emergency access through Village Gate Apartments cannot be achieved then the applicant shall provide the alternate emergency access shown on the east side of the preliminary plan or as approved by the City. The internal loop street network would be private streets built to public standards per the City Engineer. In conclusion, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectivity are proposed within the development. A bike path would be proposed on the east side of Ferguson Avenue and on the north side of Bowtown Road per the adopted Bicycle and Pedestrian Master Plan 2027 and a sidewalk would be required on the west side of Ferguson Avenue. The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities that would connect with the proposed bike path on Ferguson Avenue. Also, a bike shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrian Master Plan 2027.
- **SITE CONFIGURATION:** As mentioned earlier, there is one full movement curb cut proposed from Ferguson Avenue that would extend into a private loop street configuration with apartment buildings, detached garages and parking spaces loaded on both sides of the looped street. The subject development has 340 parking spaces provided while 320 parking spaces are required (2 spaces per dwelling unit based on 160 proposed

dwelling units). Of the 340 parking spaces, there are 298 street parking spaces and 42 parking spaces located in seven detached garages.

The 160 units in seven buildings would be divided into 80 one bedroom units and 80 two bedroom units. Six buildings would have 24 units and one building would have 16 units with all the buildings being three stories in height (42 feet) except building #4 (16 unit building) which is located on the southern portion of the site adjacent to the single family homes along Bowtown Road. The maximum building height in an R-6 district is 35 feet. The one bedroom and two bedroom units would range in size between 678 to 933 square feet. As mentioned above, the zoning code requires the minimum size for a one bedroom unit to be 800 square feet and 950 square feet for a two bedroom unit. A clubhouse with a pool and deck is located just east of the entrance into the development. The plans indicate there is 10.08 acres of open space (approximately 60%) within the development but the majority of the open space is within required setbacks and is passive without amenities. The 1.31 acre tree preserve located on the northern portion of the site has a gravel walking path looping through the preserve. Staff recommends more amenities including pavilions, benches, dog park, recreational fields and the like and to ensure any field space is flat and does not provide storm water drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface. A trash compactor is located in the northern portion of the site. The trash compactor shall be enclosed by a brick or stone wall to match the buildings and have wood doors painted to match. A proposed detention basin is located on the southern portion of the site just north of the existing single family house fronting Bowtown Road and a detention basin is on the northern portion of the site just south of the tree preserve. The detention basins shall achieve compliance with any engineering requirements.

- **BUILDING DESIGN:** The proposed seven apartment buildings and garages would have identical elevations with the same architectural design style and color pallet. All the three story buildings would have a maximum height of 42 feet with the following building materials: 1). Precast limestone wainscoting; 2). Majority of the elevations would be vinyl siding and vinyl shake siding with some precast limestone, 3). The pitched roof would have asphalt shingles; 4). Aluminum handrails on the balconies 5). Standing seam metal roof over the main entrances into the building. The based R-6 zoning code requires all elevations to have natural materials (brick, stone, fiber cement siding). Vinyl siding and vinyl shake siding are not considered a natural material. Any limestone on the buildings should be Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects. Staff recommends the apartment building elevations shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, foundation landscaping and perimeter mounding and buffering. The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to single family houses requires street trees and 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs) to be consistent with the zoning code and other recently approved projects. The developer is proposing a 5-6 high mound with landscaping on the north and west side of the single family house fronting Bowtown Road. The base zoning code requires a 6 foot high continuous visual screen this area. Staff recommends a 5-6 foot high mound with 6 high evergreen trees planted in a soldier course manner along the west side of Ferguson Avenue adjacent to the existing single family property fronting Bowtown Road effectively doubling the screen required by base code. Also, the developer is proposing a 5-6 foot high mound along the eastern property line adjacent to the Village Gate Apartments. The interior landscaping within the apartment development appears to achieve compliance with the code except for each parking island shall require a tree to create a public street tree appearance throughout the development. Also each building would have foundation planting to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The developer provided a tree survey that indicates they are preserving 4,861 (301 trees) caliper inches of qualified trees (6 inches caliper or larger) and removing 1,172 (82 trees) caliper inches of trees. Therefore, the developer is preserving significantly more caliper inches of trees than are being removed in this development. In addition, the City requested and the developer is proposing a tree preservation area on the northern 1.31 acres of the subject site. The tree preservation area shall be located within an easement with the appropriate language that would need to be reviewed and

approved by staff and then be recorded at the County. The above proposal would achieve compliance with Chapter 1168 Tree Preservation Requirements, the approved development text and would be consistent with other recently approved developments.

- **GATEWAYS & CORRIDORS PLAN:** The applicant did not provide a signage plan but staff recommends a comprehensive sign plan that achieves compliance with the zoning code requirements, approved development text and the adopted Gateways and Corridors Plan with the Final Development Plan submittal.
- **LIGHTING:** The applicant did not provide a lighting plans plan but staff recommends a lighting plans that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official would be required with Final Development Plan submittal.
- **REFUSE SERVICE:** The developer is proposing a private trash compactor on the northern portion of the site. As mentioned above, the trash compactor shall be enclosed by a brick or stone to match the buildings and have wood doors painted to match and be buffered from the residential property to the east.

STAFF RECOMMENDATION (2018-1402 – ZONING TEXT AMENDMENT)

Staff recommends approval of a request by Metro Development LLC for a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Bowtown Road just west of Village Gate Apartments with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted shall not exceed 160 dwelling units.

STAFF RECOMMENDATION (2018-1403 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Metro Development LLC for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.

STAFF RECOMMENDATION (2018-1404 – PRELIMINARY FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Metro Development LLC for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments, with following conditions that:

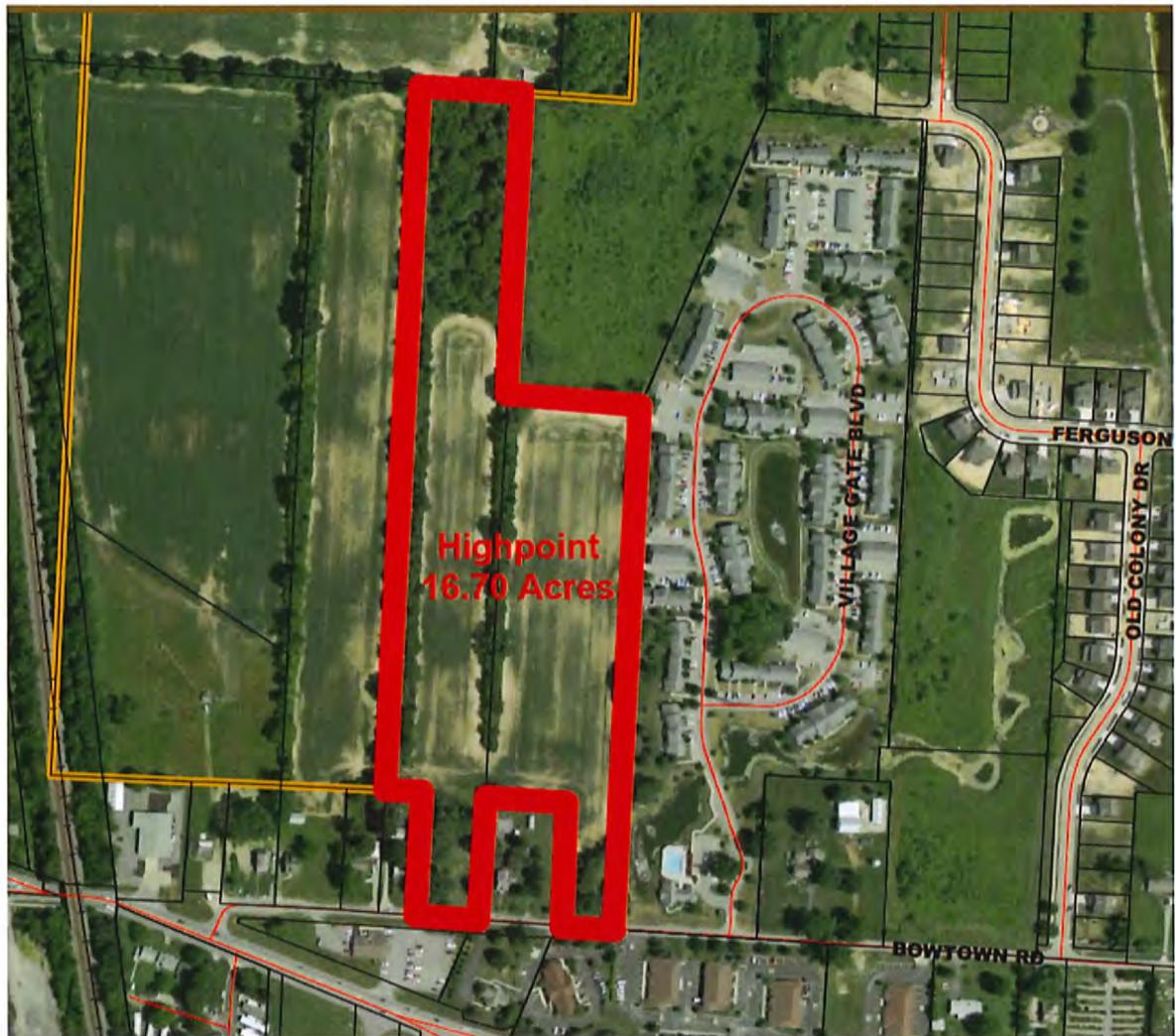
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. Ferguson Avenue from Bowtown Road shall be extended north to the adjacent property line per the City Engineer.

4. The developer shall dedicate the appropriate right-of-way and make a payment in lieu to be determined by the City Engineer for the Ferguson Avenue extension along the northern portion of the property that would be constructed when the adjacent properties are developed.
5. A bike path shall be constructed on the east side of Ferguson Avenue per the adopted Bicycle and Pedestrians Master Plan 2027 and a side walk shall be required on the west side of Ferguson Avenue.
6. A bike path shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrians Master Plan 2027.
7. The density of the multi-family portion of the development shall not exceed 160 units.
8. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
9. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
10. The apartment building elevations shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material on the public view side of the building. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
11. The Ferguson Avenue right-of-way shall be setback a minimum 20 feet from the residential property to the west,
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered form the residential property to the east,.
13. The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to a single family property shall have a 2-3 foot high undulating mound with landscaping (a mixture of deciduous trees, evergreen trees and shrubs)
14. A 5-6 foot high mound with landscaping and minimum 6 foot high evergreen trees planted in a soldier course manner shall be required along the east and west side of Ferguson Avenue adjacent to the existing single family properties fronting Bowtown Road
15. The parking islands within the apartment development shall be planted with street trees.
16. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
17. The open space within the apartment development shall have more amenities including pavilions, benches, dog park, recreational fields and the like and to ensure any field space is flat and does not provide stromwater drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface.
18. The tree preservation area shall be located within a permanent preservation easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the County.
19. Lighting plans that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official shall be required with Final Development Plan submittal.
20. A comprehensive sign plan that achieves compliance with the zoning code requirements, the approved development text and the adopted Gateways and Corridors Plan shall be required with the Final Development Plan submittal.
21. The private street names shall be submitted and approved by the City and other appropriate agencies.
22. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
23. An emergency access location shall be located through the Village Gate Apartments to the east if possible. If not possible another location shall be established and approved by the City Engineer and Fire Department prior to Final Development Plan submittal.

PLANNED MIXED USE DEVELOPMENT TEXT METRO DEVELOPMENT
HIGHPOINT PLACE APARTMENTS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Metro Development ("Developer") is proposing to rezone the approximate 16.7 acre site north of Bowtown Road and just west of Village Gate Apartments from R-6 (Multi-Family Residential) to R-6 PMU (Multi-Family Residential with a Planned Mixed-Use Development District) for a 160 unit apartment development.



2. GENERAL DEVELOPMENT STANDARDS

- A. Purpose and Intent.** It is the intent of the developer to provide a planned multi-family development with high quality site improvements, architectural design, signage and amenities. This development text represents the zoning requirements for this development as agreed upon between the developer and the City.
- B. Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- C. Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- D. Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
- (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
 - (2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.
 - (3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
- E. Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
- (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
 - (2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the

approved site layout.

- (3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
- (4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

- (1) The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

G. Tree Removal and Replacement. Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

- (1) Trees in poor condition shall not be replaced (dead, damaged or diseased)
- (2) Trees in fair condition shall be replaced at 50%.
- (3) Trees in good condition shall be replaced at 100%
- (4) Ash trees shall not be replaced and must be removed from the site.
- (5) Other tree species considered by the City Arborist to be species of poor quality will be considered as such with a 0% replacement value.
- (6) Per the submitted tree survey, the applicant indicated they are removing 1,172 caliper inches of trees (82 trees).
- (7) Per the submitted tree survey, the applicant indicated they are preserving 4,861 caliper inches of trees (301 trees).
- (8) Therefore, the applicant is preserving a significantly more trees than being removed and achieves compliance with other recently approved PMU's and with Chapter 1168 Tree Preservation Regulations.
- (9) The applicant indicated they are encumbering the northern 1.31 acres of the parcel into a permanent tree preservation area.

3. SITE PLAN

The project is located on an approximate 16.7 acre site north of Bowtown Road and just west of Village Gate Apartments, with the primary access point from a proposed full movement curb cut from Ferguson Avenue extension which would be constructed as part of this development. The looped internal street network would be private streets but built to public standards. The developer is proposing 144 three story apartments and 16 two story apartments in 7 apartment buildings for a gross density of approximately 9.58 units per acre. The apartment complex would include a clubhouse building, mail kiosk, and detached garages. Among the amenities, the developer plans to include a community swimming pool with outdoor kitchen for residents, as well as internal walking paths through the open spaces. The one and two bedroom apartments would range from at least 678 up to 933 square feet. Retention basins will be located along Bowtown Road on the south side of the property and along the northern portion of the property. Mail delivery will be in a community kiosk, and trash service would be at a centrally located compactor. Also, open space shall be provided that includes building and parking setback, as well as detention areas, equal to 60 %, or approximately 10.08 acres. In addition, the developer is proposing a permanent tree

preservation easement to be encumbered along the northern 1.31 acre portion of the property.

4. SITE USES

A. Uses. The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process. Uses are allocated for the Multi Family portion of site.

(1) Permitted Uses. Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) Conditionally Permitted Uses. In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) Limited Uses. Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) Accessory Uses and Structures. Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off- street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category-Multi Family	Uses
(a) Residential	
(1) Multi-Family (not to exceed 160 dwelling units) with accessory Club House, community pool, mail kiosk, trash compactor and detached garages.	P

(5) Prohibited Uses.

- i. **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.
- ii. **Wireless Telecommunication:** Any facilities including installations known as small cell sites and Distributed Antenna Systems (DAS): Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.
- iii. **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction.
- iv. **Medical Marijuana:** No medical marijuana principal or accessory uses are permitted on the subject site.
- v. **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster’s, Magic Mountain, and Chuck E. Cheese

B. Lot Standards. The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage	Per approved FDP
(3) Maximum building coverage	Per approved FDP
(4) Maximum lot coverage	Per approved FDP

C. Building Setback Standards. The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as decks, canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback from Ferguson Road Extension ROW	50 ft
(2) Setback from Bowtown Road ROW	25 ft
(3) Setback from other boundaries (project perimeter)	50 ft
(4) Setback from private street Apartment Building Garage Building Compactor Clubhouse Mail kiosk	20' 0' 0' 20' 20'
(5) Setback from parking spaces Apartment Building Garage Building Compactor Clubhouse Mail kiosk	15' main wall, 10' end wall and building corners 0' 0' 10' 10'
(6) Apartment Building to Apartment Building Garage/mail kiosk separation to main building	25 ft. minimum separation 20 ft. minimum separation

D. Parking Setbacks. The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from adjacent property (perimeter setback)	25 ft.
(2) Setback from ROW	25 ft.

E. Maximum Building Height. The maximum height of any building or structure shall be 42 feet as measured from finished floor elevation to the highest point of the roof.

F. Building Design. The intent of this regulation to create a cohesive and unified design throughout the entire development, each building (dwellings and clubhouse building) shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

- (1) The architectural design/patterns of multi-family dwellings and the Clubhouse Building shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials, and building massing.
- (2) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
- (3) The exterior materials shall be as shown in the Preliminary Development Plan Architectural Elevations. Stone (cultured or real) shall be used on the front, side, and rear elevations of each structure for at least a wainscoting and garage surrounds as determined in final form with an approved Final Development Plan and not inconsistent with the Architectural Elevations provided in the Preliminary Development Plan.
- (4) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- (5) As shown in the attached Architectural Elevations, all front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.
- (6) Treated lumber shall be painted or stained.
- (7) Any exposed foundation walls more than 12" high shall be faced with brick or stone.
- (8) Trim board around all corners, windows, and doors shall be a minimum of 3.5 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
- (9) Frieze trim a minimum of 3.5 inches wide shall be required under all overhangs and gables as shown on the Architectural Elevations in the Preliminary Development Plan. The roofs shall have asphalt shingles.
- (10) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
- (11) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The side elevations will not require windows.
- (12) The detached garages shall contain architectural elements consistent with the design of the apartment and development. Developer shall use white garage doors.

- (13) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.

G. Parking. The amount of parking shall be as approved on the Final Development Plan and not inconsistent with the Preliminary Development Plan.

- (1) The apartment development shall have a minimum 320 parking spaces.

H. Landscaping and Screening. All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

- (1) The road frontage along Ferguson Avenue and Bowtown Road that is not adjacent to a single family properties shall have a 2-3 foot high undulating mound with landscaping (a mixture of deciduous trees, evergreen trees and shrubs)
- (2) A 6 foot high mound with 6 foot high evergreen trees planted in a soldier course manner shall be required along the east and west side of Ferguson Avenue adjacent to the existing single family properties fronting Bowtown Road
- (3) The parking islands within the apartment development shall be planted with street trees.
- (4) All landscape plans shall be reviewed and approved by the Shade Tree Commission.

I. Lighting. Building, site, and accent lighting shall be provided in accordance with the current zoning and building code

J. Signs. A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final Development Plan.

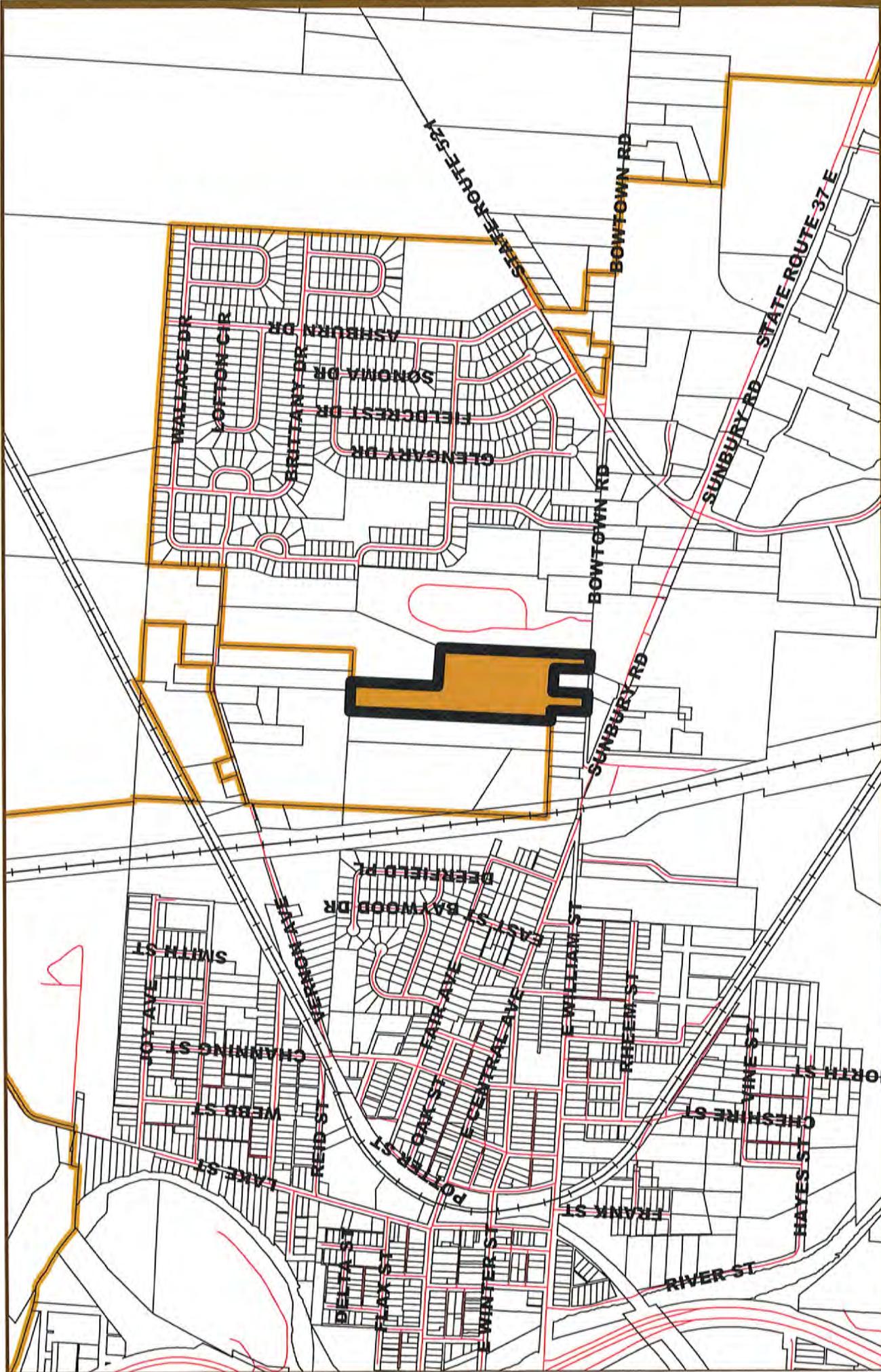
K. Roads. The following roadway improvements shall be required per the City Thoroughfare Plan and City Engineer:

- (1) The Ferguson Avenue extension shall be constructed per the Thoroughfare Plan and the City Engineer.
- (2) The private streets shall be constructed to public street standards per the City Engineer.
- (3) The applicant shall be responsible for the payment in lieu to be determined by the City Engineer of the Ferguson Avenue extension along the northern portion of the site to be constructed when the adjacent properties extend Ferguson Avenue per the City Thoroughfare Plan.

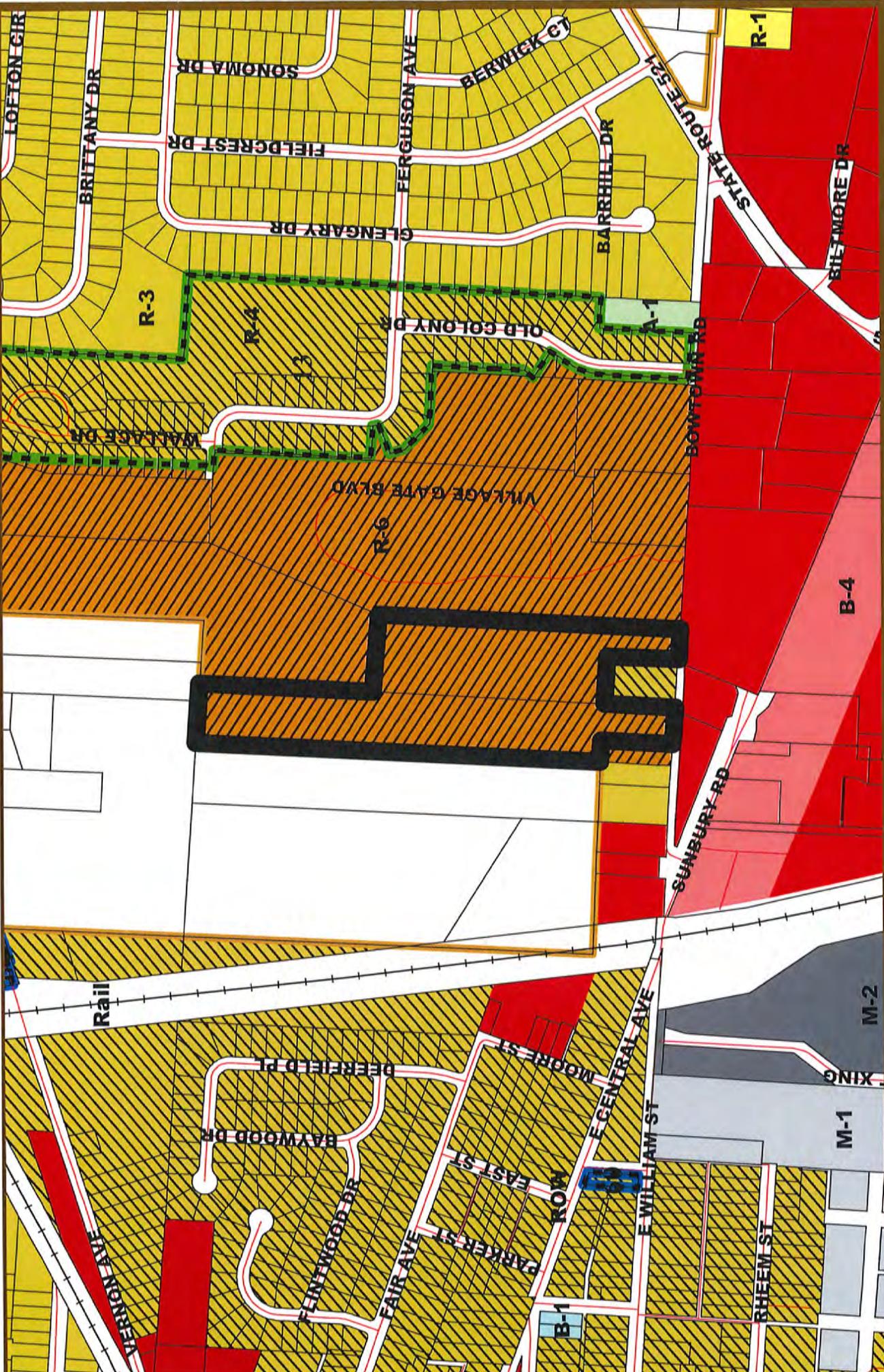
L. Pedestrian/Bike Path. The following multi-use paths and sidewalk shall be required per the adopted Bicycle and Pedestrians Master Plan 2027.

- (1) A bike path shall be constructed on the east side of Ferguson Avenue per the adopted Bicycle and Pedestrians Master Plan 2027 and a side walk shall be required on the west side of Ferguson Avenue.
- (2) A bike path shall be constructed on the north side of Bowtown Road per the adopted Bicycle and Pedestrians Master Plan 2027.

Utilities. All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

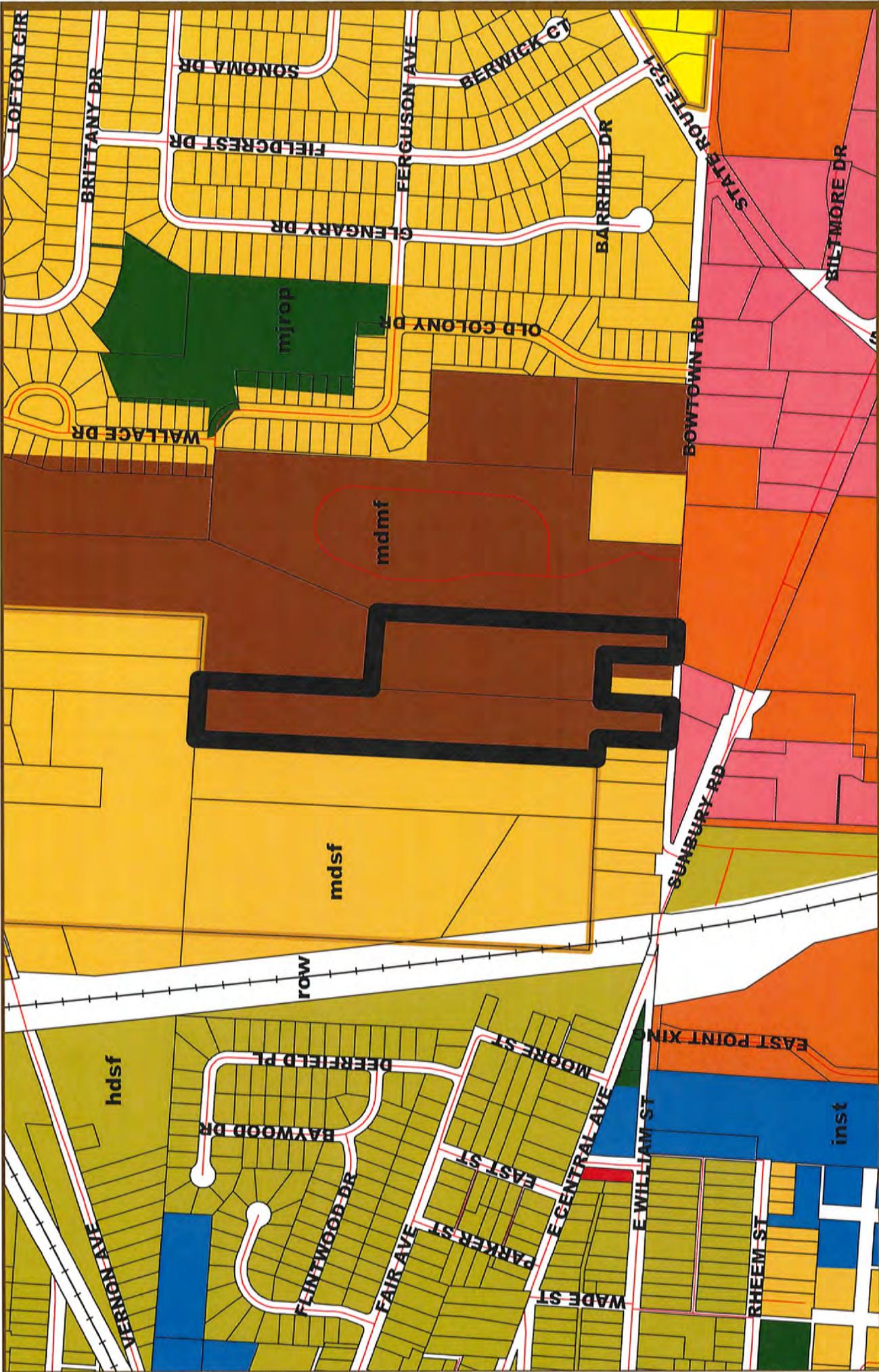


2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Location Map



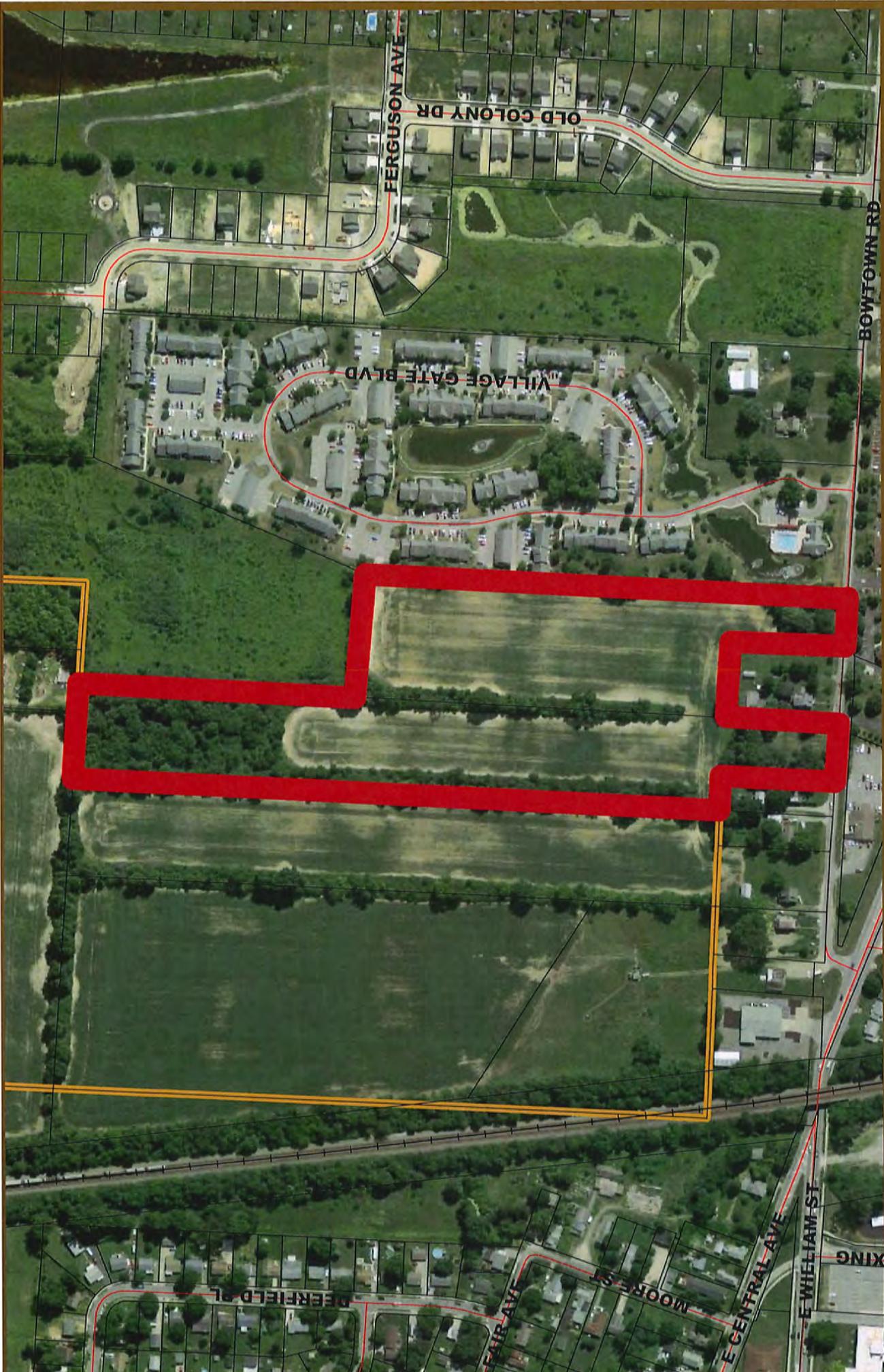
2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Zoning Map





2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Comprehensive Plan Map





2018-1402-1404
 Rezoning Amendment, Conditional Use Permit &
 Preliminary Development Plan
 Highpoint Place Apartments - Bowtown Road
 Aerial (2016) Map



NO.	DATE	DESCRIPTION

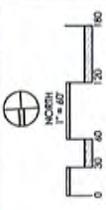
ILLUSTRATIVE PLAN

HIGHPOINT PLACE
METRO DEVELOPMENT
470 OLDE WORTHINGTON RD
WESTERVILLE, OHIO 43081

Farris Planning & Design
LANDSCAPE ARCHITECTURE
Landscape Architecture
3101 N. STATE ST.
COLUMBUS, OHIO 43215
www.farrisplanning.com

DATE	6/6/18
PROJECT	17138
SHEET	

C-3



GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 250 OLD WORTHINGTON ROAD, STE 250, WORTHINGTON, OH 43081. P: 614-544-6433.
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN, DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, AND METHODS TO THE ARCHITECT AND NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DEVELOPER

METRO DEVELOPMENT
470 OLDE WORTHINGTON RD, SUITE 100
WESTERVILLE, OHIO 43081

VICINITY MAP



SITE DATA

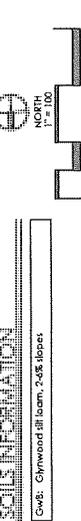
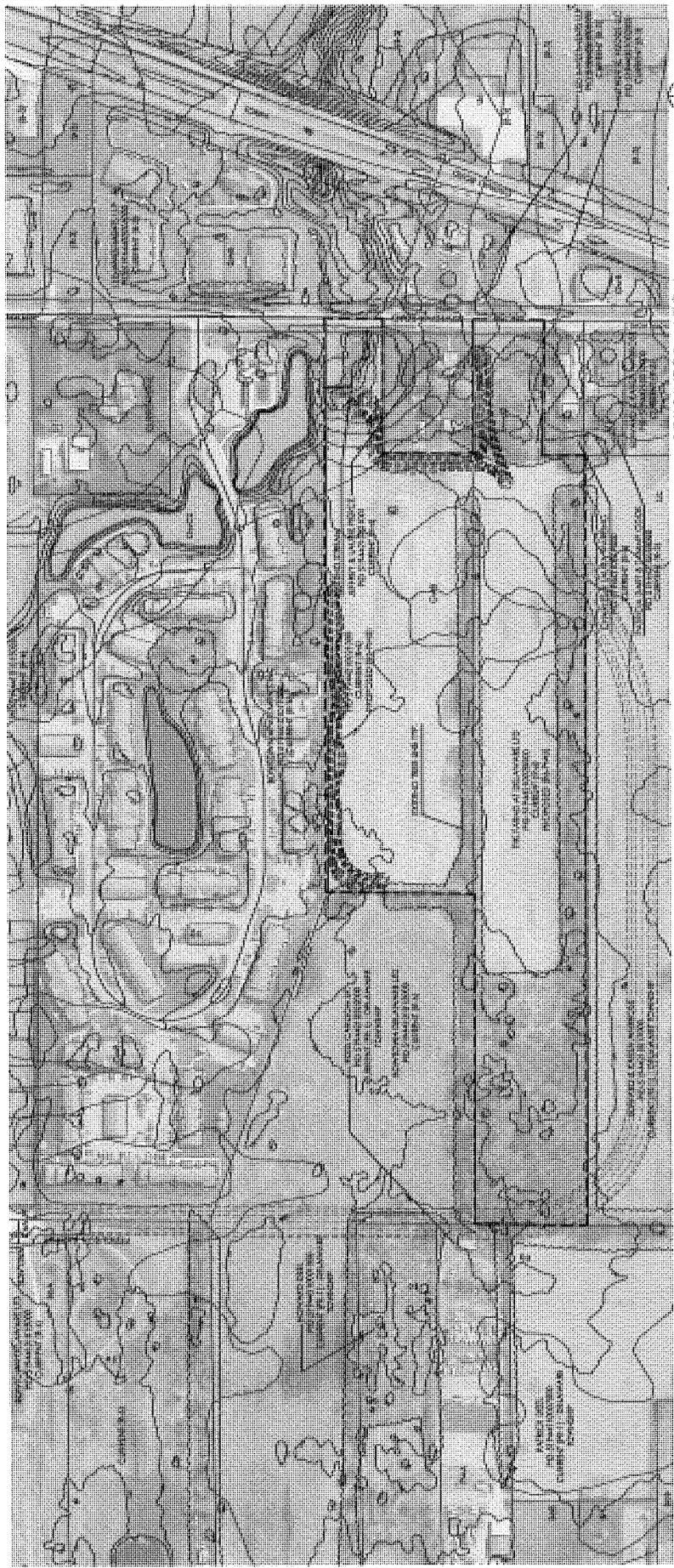
TOTAL SITE AC	16.70 AC
24'-X-40' BLDG	3 BLDGS / 77 UNITS
12'-X-40' / 12'-X-1-1/2' BLDG	3 BLDGS / 77 UNITS
8'-X-28' / 8'-X-1-1/2' BLDG	1 BLDG / 10 UNITS
TOTAL UNITS	180 UNITS
GROSS DENSITY	10.8 UNITS/AC
EMERGENCY E.O.W.	4.17 AC
NET DENSITY ALLOWED	10.0 UNITS/AC
NET DENSITY PROVIDED	10.8 UNITS/AC
OPEN SPACE REQUIRED	4.08 AC (24%)
OPEN SPACE PROVIDED (PER 15% & 20% MINIMUM)	13.47 AC (80.7%)
OPEN SPACE PROVIDED (EXCLUDES TERRACES AND DETENTION BASINS)	13.09 AC (78.4%)
PROPOSED E.O.W. AC	1.08 AC
SURFACE PARKING SPACES	298 SPACES
UNDERGROUND PARKING SPACES	45 SPACES
TOTAL PARKING	343 SPACES (208 SPACES / 100)

REVISIONS	

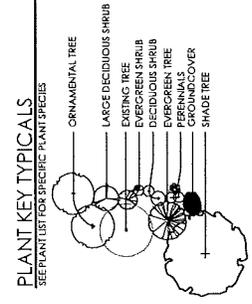
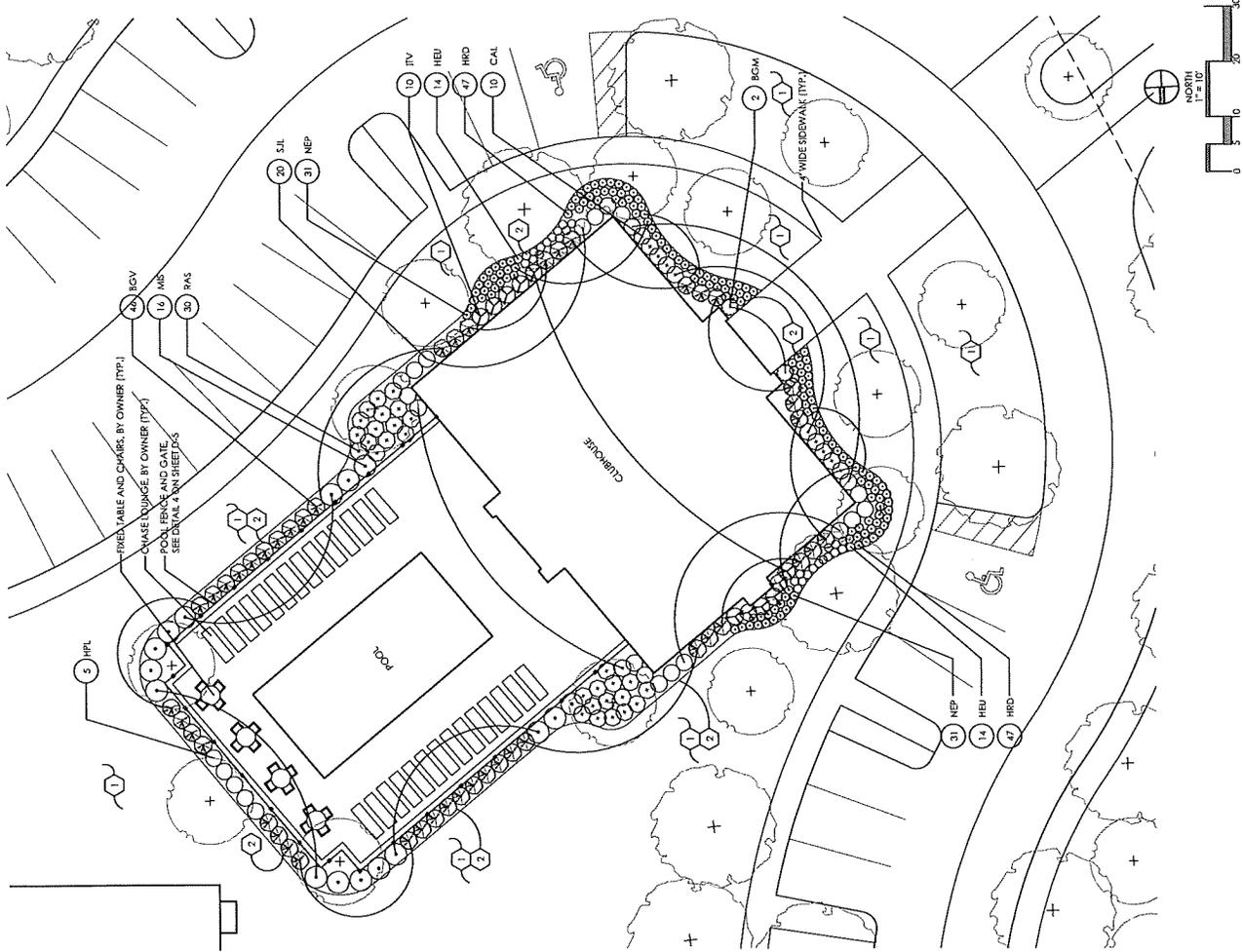
EXISTING
CONDITIONS PLAN

HIGHPOINT PLACE
METRO DEVELOPMENT
1470 OLDS WILSON ROAD
SUITE 100
WESTERVILLE OHIO 43082

Paris Planning & Design
Landscape Architecture
5100 401
Columbus OH 43215
P (614) 421-1848
www.parisplanninganddesign.com



DATE	6/6/18
PROJECT	17113B
SHEET	
C-1	



- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE ISA STANDARD FOR NURSERY STOCK.
 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTORS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, WHICH HEDGES IN A CONTINUOUS BED.
 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SOODED.
 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

- CONSTRUCTION NOTES:**
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
 2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	SYMBOL	BOTANICAL NAME	SITE	COND.	REMARKS
2	BCM	BUXUS S. GREEN MOUNTAIN	NO. 2	CONT.	
44	BCV	BUXUS GREEN VELVET	NO. 2	CONT.	
5	HPL	HYDRANGEA PANICULATA 'LIME LIGHT'	NO. 3	CONT.	
10	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	NO. 2	CONT.	
30	RAS	RHINE ARONATICA 'GRO LOW'	NO. 1	CONT.	
20	SIL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT.	
PERENNIALS/ORNAMENTAL GRASSES					
10	CAL	CALAMAGOSTIS ACUTIFLORA 'LARI FORBITER'	NO. 2	CONT.	
20	HEU	HEUCHERA 'SOUTHERN COMFORT'	NO. 1	CONT.	
1A	MS	MISCANTHUS SINENSIS 'VARIEGATUS'	NO. 2	CONT.	
42	NEP	NERITA 'FAAASERHI' 'WALKER'S LOW'	NO. 1	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

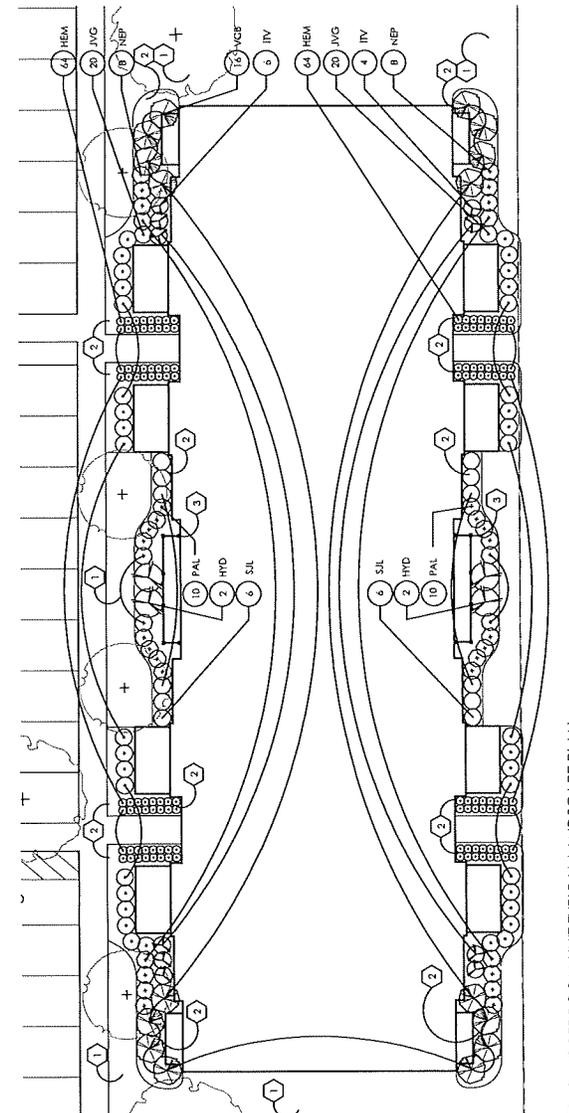
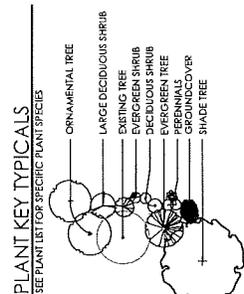
REVISIONS

HIGHPOINT PLACE
METRO DEVELOPMENT
470 OLIVE WORTHINGTON ROAD
WESTLEYALE, OHIO 43082

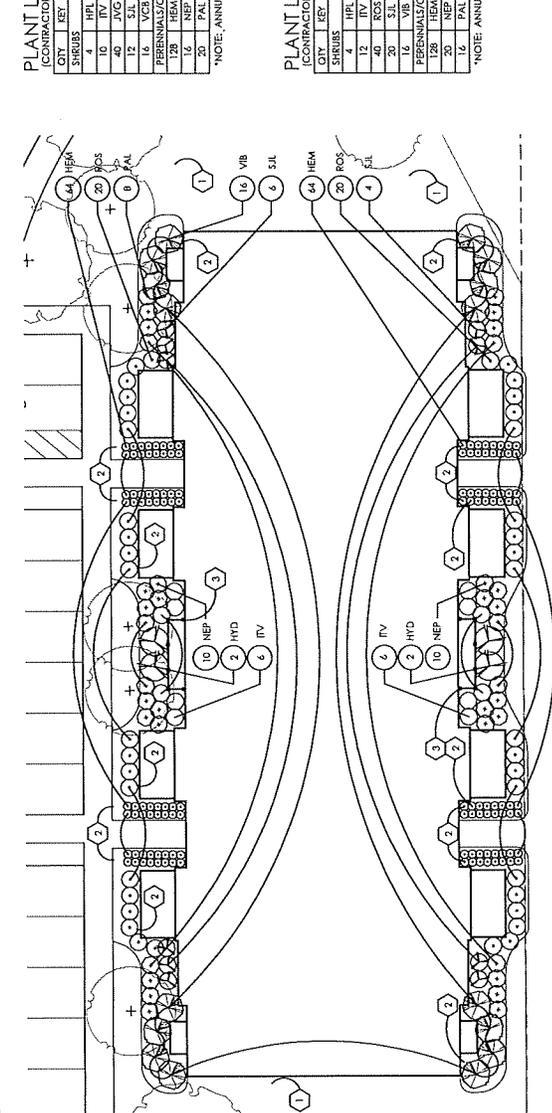
Paris Planning & Design
LANDSCAPE ARCHITECTURE
3170 E. 601
COLUMBUS, OHIO 43215
P: 614.421.1744
WWW.PARISPLANNINGANDDESIGN.COM

DATE: 6/6/18
PROJECT: 17138
SHEET:

D-2



1 24 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'



2 12 - 1 BEDROOM / 12 - 2 BEDROOM AND 8 - ONE BEDROOM / 8 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEES SHALL BE LOCATED BY CONTRACTORS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEES TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEES TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL 5. SHEET D-5, AND ARCHITECTS PLANS.

PLANT LIST - 24 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SIZE	COND.	REMARKS
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	NO. 5	CONT	
10	IVY	HEPATICACA 'HAPPY RETURNS'	NO. 2	CONT	
40	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	NO. 1	CONT	
12	SIL	SPRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT	
20	SIL	SPRAEA JAPONICA 'LITTLE PRINCESS'	NO. 3	CONT	
16	HEM	HEMOCALIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	
16	HEM	HEMOCALIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COCS.

PLANT LIST - 12 - 1 BEDROOM / 12 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SIZE	COND.	REMARKS
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	NO. 5	CONT	
12	IVY	HEPATICACA 'HAPPY RETURNS'	NO. 2	CONT	
40	ROS	ROSA 'X. RADICE'	NO. 1	CONT	
20	SIL	SPRAEA JAPONICA 'LITTLE PRINCESS'	NO. 2	CONT	
16	VIB	VIBURNUM CARLESII	NO. 5	CONT	
16	HEM	HEMOCALIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	
16	HEM	HEMOCALIS 'HAPPY RETURNS'	NO. 1	CONT	
20	PAL	PEROVSKIA ATRIPLEFOLIA 'LITTLE SPIRE'	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COCS.

REVISIONS

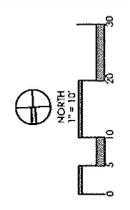
NO.	DESCRIPTION	DATE

HIGHPOINT PLACE
METRO DEVELOPMENT
1400 OLIVE HOORING ROAD
SILE 100
WESTFIELD OHIO 43082

Paris Planning & Design
LANDSCAPE ARCHITECTS
1245 PLAINFIELD
LAKESIDE, OHIO 44133
(419) 427-1824
www.parisplanningdesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

D-3



REVISIONS

LANDSCAPE ENLARGEMENTS

HIGHPOINT PLACE

METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
WESTERLYLE, OHIO 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
2431 19th Street
Suite 401
Columbus, Ohio 43215
www.parisplanning.com

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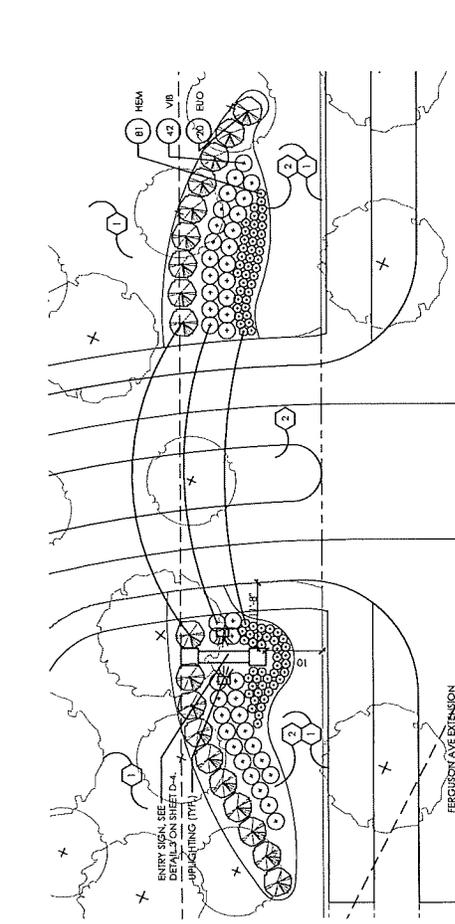
D-4

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH, WHICH REDUCES IN A CONTIGUOUS BED.
5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDIED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

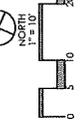
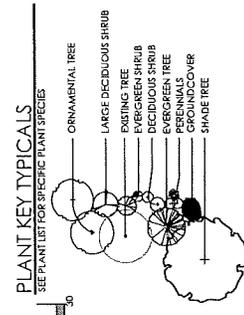
CONSTRUCTION NOTES:

1. LAWN AREA PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACE.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



1 TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'

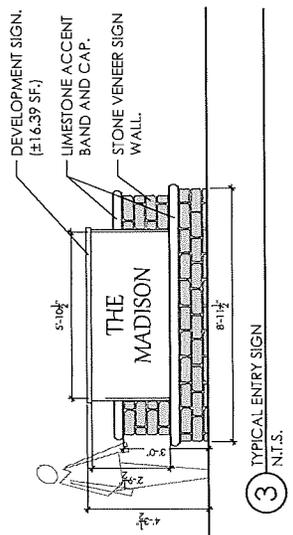
2 FERGUSON AVE EXTENSION LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

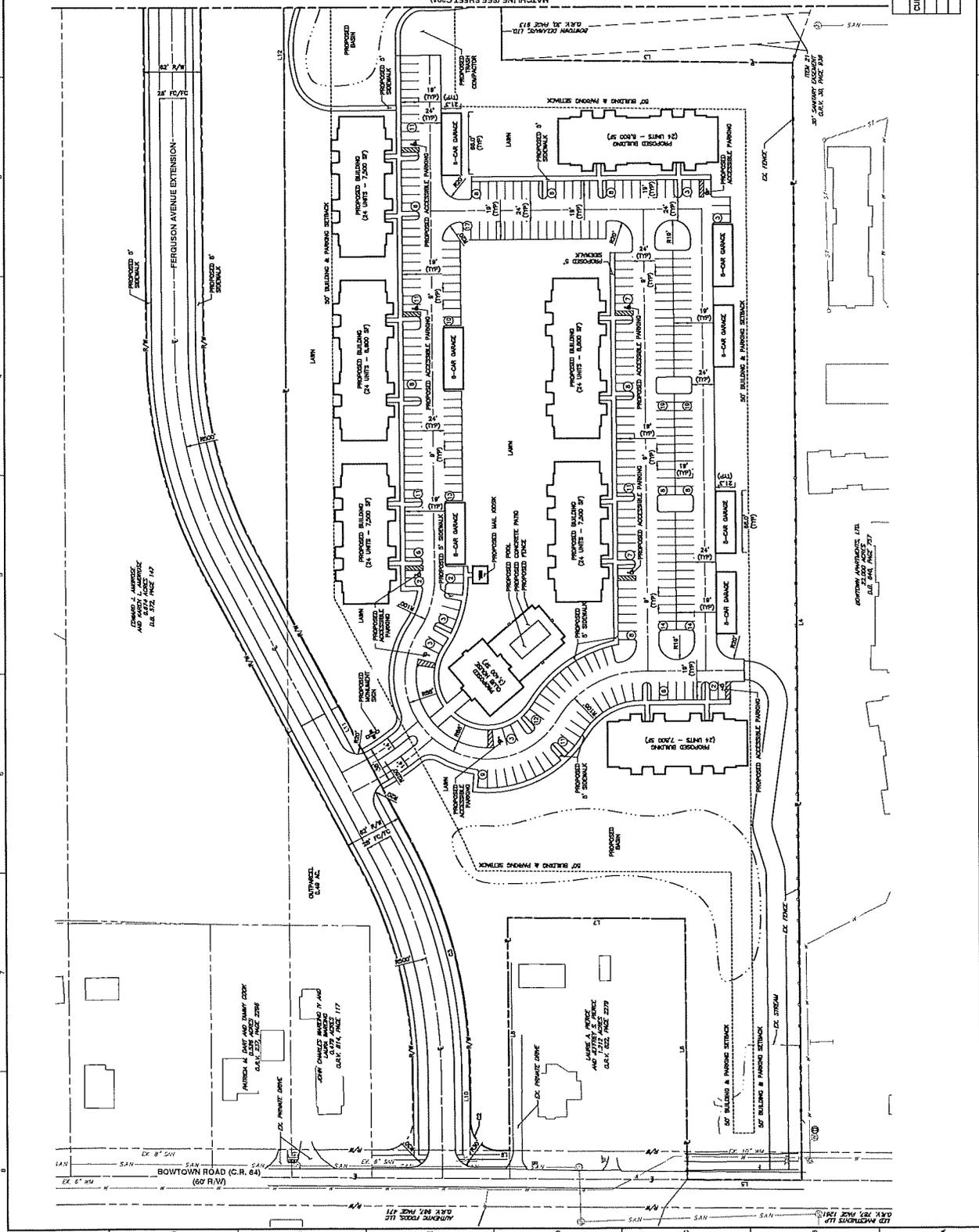
SHRUBS	QTY	KEY	BOTANICAL NAME	SITE	COND.	REMARKS
21	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	NO. 5	CONT	
22	VIB	VIBURNUM CAVENSE 'COMPACTUS'	WINTERBURN	NO. 2	CONT	
		PERSONALS ORNAMENTAL GRASSES	COMPACT BURNING BUSH	NO. 3	CONT	
81	HEM	HEBERGOCALIS 'HAPPY RETURNS'	HAPPY RETURNS DAVILY	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



3 TYPICAL ENTRY SIGN
N.T.S.

NO.	DATE	REVISION RECORD
1		EXISTING ALLEYS PROPERTY LINE
2		EXISTING CONTINUING
3		EXISTING STRUCTURE
4		EXISTING FENCE
5		EXISTING SIDE CURB
6		EXISTING SIDEWALK
7		EXISTING SIDEWALK
8		EXISTING SIDEWALK
9		EXISTING SIDEWALK
10		EXISTING SIDEWALK
11		EXISTING SIDEWALK
12		EXISTING SIDEWALK
13		EXISTING SIDEWALK
14		EXISTING SIDEWALK
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42		EXISTING SIDEWALK
43		EXISTING SIDEWALK
44		EXISTING SIDEWALK
45		EXISTING SIDEWALK
46		EXISTING SIDEWALK
47		EXISTING SIDEWALK
48		EXISTING SIDEWALK
49		EXISTING SIDEWALK
50		EXISTING SIDEWALK



CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	244.00'	38°46'58"	186.35'	186.35'	N 79°46'57" E
C2	30.00'	88°02'52"	44.80'	44.80'	N 41°24'43" W
C3	831.00'	27°54'02"	256.46'	256.46'	S 20°53'21" W

Label	Common Name	Scientific Name	Condition	DBH (Inches)	Multiple Trunk DBH (Inches)	Label	Common Name	Scientific Name	Condition	DBH (Inches)	Multiple Trunk DBH (Inches)	Label	Common Name	Scientific Name	Condition	DBH (Inches)	Multiple Trunk DBH (Inches)	Label	Common Name	Scientific Name	Condition	DBH (Inches)	Multiple Trunk DBH (Inches)	Label	Common Name	Scientific Name	Condition	DBH (Inches)	Multiple Trunk DBH (Inches)
1	White Birch	Betula papyrifera	Good	7		111	Maple, Red	Acer rubrum	Good	7		311	Maple, Sugar	Acer saccharum	Good	12		411	Maple, Red	Acer rubrum	Good	7		711	Maple, Sugar	Acer saccharum	Good	12	
2	White Birch	Betula papyrifera	Good	10		112	Maple, Red	Acer rubrum	Good	10		312	Maple, Sugar	Acer saccharum	Good	15		412	Maple, Red	Acer rubrum	Good	10		712	Maple, Sugar	Acer saccharum	Good	15	
3	White Birch	Betula papyrifera	Good	14		113	Oak, Pin	Quercus palustris	Good	14		313	Maple, Silver	Acer spicatum	Good	21		413	Maple, Silver	Acer spicatum	Good	14		713	Maple, Silver	Acer spicatum	Good	21	
4	White Birch	Betula papyrifera	Good	6		114	Maple, Silver	Acer spicatum	Good	6		314	Maple, Silver	Acer spicatum	Good	7		414	Maple, Silver	Acer spicatum	Good	6		714	Maple, Silver	Acer spicatum	Good	7	
5	White Birch	Betula papyrifera	Good	6		115	Maple, Silver	Acer spicatum	Good	6		315	Maple, Silver	Acer spicatum	Good	7		415	Maple, Silver	Acer spicatum	Good	6		715	Maple, Silver	Acer spicatum	Good	7	
6	White Birch	Betula papyrifera	Good	7		116	Maple, Silver	Acer spicatum	Good	7		316	Maple, Silver	Acer spicatum	Good	8		416	Maple, Silver	Acer spicatum	Good	7		716	Maple, Silver	Acer spicatum	Good	8	
7	White Birch	Betula papyrifera	Good	7		117	Maple, Silver	Acer spicatum	Good	7		317	Maple, Silver	Acer spicatum	Good	8		417	Maple, Silver	Acer spicatum	Good	7		717	Maple, Silver	Acer spicatum	Good	8	
8	White Birch	Betula papyrifera	Good	14		118	Maple, Silver	Acer spicatum	Good	14		318	Maple, Silver	Acer spicatum	Good	15		418	Maple, Silver	Acer spicatum	Good	14		718	Maple, Silver	Acer spicatum	Good	15	
9	White Birch	Betula papyrifera	Good	14		119	Maple, Silver	Acer spicatum	Good	14		319	Maple, Silver	Acer spicatum	Good	15		419	Maple, Silver	Acer spicatum	Good	14		719	Maple, Silver	Acer spicatum	Good	15	
10	White Birch	Betula papyrifera	Good	14		120	Maple, Silver	Acer spicatum	Good	14		320	Maple, Silver	Acer spicatum	Good	15		420	Maple, Silver	Acer spicatum	Good	14		720	Maple, Silver	Acer spicatum	Good	15	
11	White Birch	Betula papyrifera	Good	14		121	Maple, Silver	Acer spicatum	Good	14		321	Maple, Silver	Acer spicatum	Good	15		421	Maple, Silver	Acer spicatum	Good	14		721	Maple, Silver	Acer spicatum	Good	15	
12	White Birch	Betula papyrifera	Good	14		122	Maple, Silver	Acer spicatum	Good	14		322	Maple, Silver	Acer spicatum	Good	15		422	Maple, Silver	Acer spicatum	Good	14		722	Maple, Silver	Acer spicatum	Good	15	
13	White Birch	Betula papyrifera	Good	14		123	Maple, Silver	Acer spicatum	Good	14		323	Maple, Silver	Acer spicatum	Good	15		423	Maple, Silver	Acer spicatum	Good	14		723	Maple, Silver	Acer spicatum	Good	15	
14	White Birch	Betula papyrifera	Good	14		124	Maple, Silver	Acer spicatum	Good	14		324	Maple, Silver	Acer spicatum	Good	15		424	Maple, Silver	Acer spicatum	Good	14		724	Maple, Silver	Acer spicatum	Good	15	
15	White Birch	Betula papyrifera	Good	14		125	Maple, Silver	Acer spicatum	Good	14		325	Maple, Silver	Acer spicatum	Good	15		425	Maple, Silver	Acer spicatum	Good	14		725	Maple, Silver	Acer spicatum	Good	15	
16	White Birch	Betula papyrifera	Good	14		126	Maple, Silver	Acer spicatum	Good	14		326	Maple, Silver	Acer spicatum	Good	15		426	Maple, Silver	Acer spicatum	Good	14		726	Maple, Silver	Acer spicatum	Good	15	
17	White Birch	Betula papyrifera	Good	14		127	Maple, Silver	Acer spicatum	Good	14		327	Maple, Silver	Acer spicatum	Good	15		427	Maple, Silver	Acer spicatum	Good	14		727	Maple, Silver	Acer spicatum	Good	15	
18	White Birch	Betula papyrifera	Good	14		128	Maple, Silver	Acer spicatum	Good	14		328	Maple, Silver	Acer spicatum	Good	15		428	Maple, Silver	Acer spicatum	Good	14		728	Maple, Silver	Acer spicatum	Good	15	
19	White Birch	Betula papyrifera	Good	14		129	Maple, Silver	Acer spicatum	Good	14		329	Maple, Silver	Acer spicatum	Good	15		429	Maple, Silver	Acer spicatum	Good	14		729	Maple, Silver	Acer spicatum	Good	15	
20	White Birch	Betula papyrifera	Good	14		130	Maple, Silver	Acer spicatum	Good	14		330	Maple, Silver	Acer spicatum	Good	15		430	Maple, Silver	Acer spicatum	Good	14		730	Maple, Silver	Acer spicatum	Good	15	
21	White Birch	Betula papyrifera	Good	14		131	Maple, Silver	Acer spicatum	Good	14		331	Maple, Silver	Acer spicatum	Good	15		431	Maple, Silver	Acer spicatum	Good	14		731	Maple, Silver	Acer spicatum	Good	15	
22	White Birch	Betula papyrifera	Good	14		132	Maple, Silver	Acer spicatum	Good	14		332	Maple, Silver	Acer spicatum	Good	15		432	Maple, Silver	Acer spicatum	Good	14		732	Maple, Silver	Acer spicatum	Good	15	
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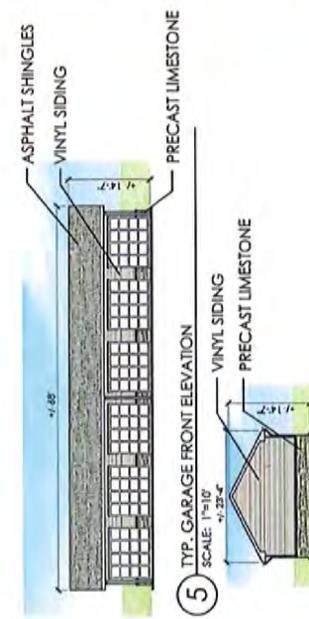


Civil & Environmental Consultants, Inc.
 200 4th Street, Suite 200, York, PA 17403
 717-765-8888

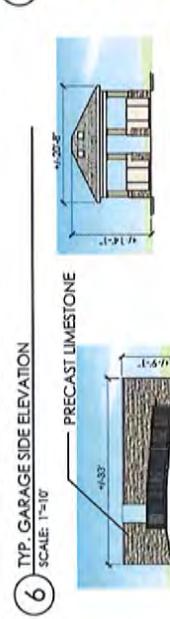
THE FARMS AT DELAWARE
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

TREE SURVEY TABLE

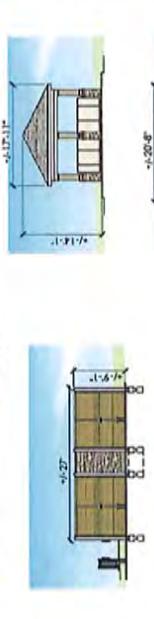
DATE: 08/11/11
 DRAWN BY: J. GALL
 PROJECT NO: 10-00000000
 SHEET NO: 1



5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



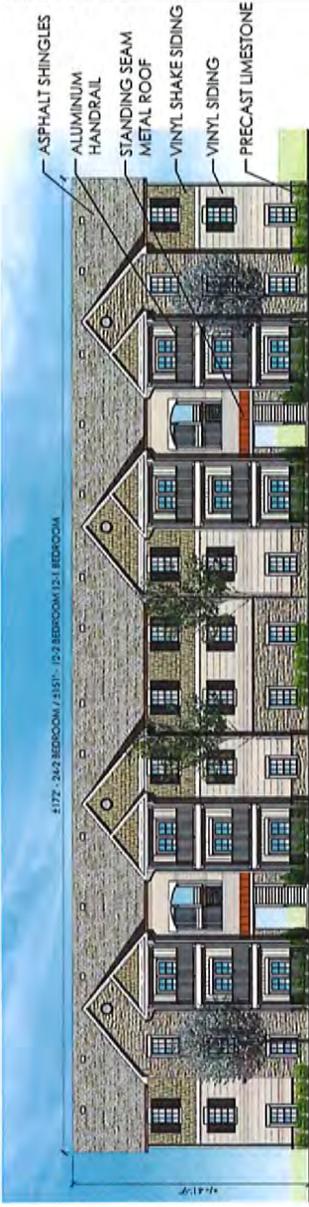
6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



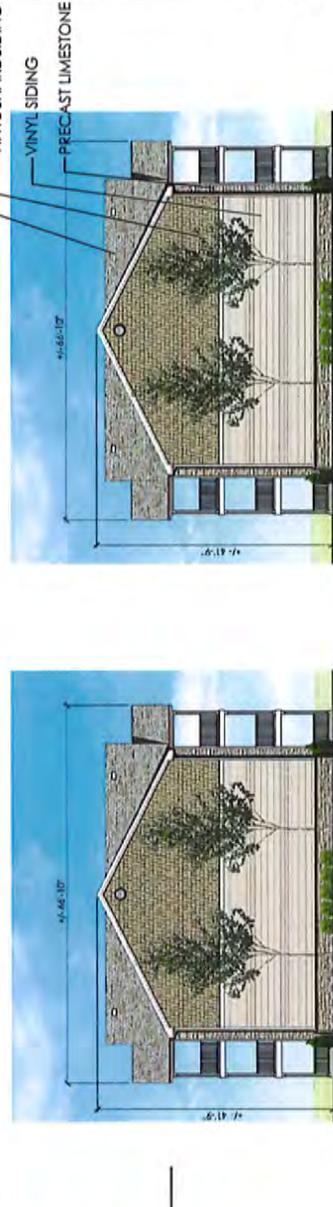
8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



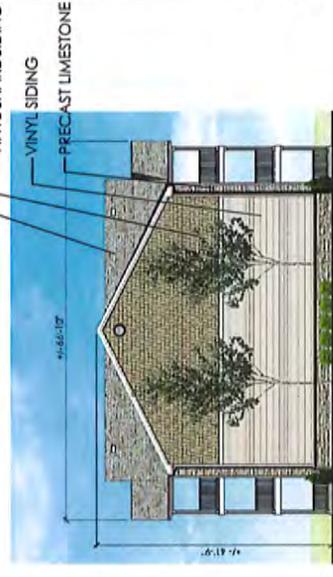
1 TYPICAL 3 STORY BUILDING, FRONT ELEVATION
SCALE: 1"=10'



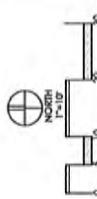
2 TYPICAL 3 STORY BUILDING, REAR ELEVATION
SCALE: 1"=10'



3 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



4 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



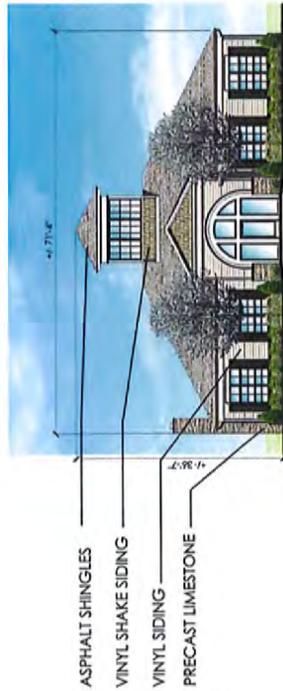
REVISIONS

HIGHPOINT PLACE
METRO DEVELOPMENT
470 OLD WASHINGTON ROAD
SUITE 200
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + ARCHITECTURE
4340 PULASKI
SUITE 401
COLUMBUS, OHIO 43215
P (614) 487-1944
WWW.PARISPLANNING.COM

DATE	6/6/18
PROJECT	17138
SHEET	

F-1



1 CLUBHOUSE - FRONT ELEVATION
SCALE: 1"=10'



2 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



3 CLUBHOUSE - SIDE ELEVATION
SCALE: 1"=10'



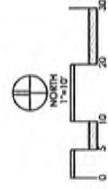
5 2 STORY BUILDING - FRONT AND REAR ELEVATION
SCALE: 1"=10'



4 CLUBHOUSE - REAR ELEVATION
SCALE: 1"=10'



6 2 STORY BUILDING - SIDE ELEVATION
SCALE: 1"=10'



NO.	REVISIONS

ILLUSTRATIVE BUILDING & CLUBHOUSE ELEVATIONS

HIGHPOINT PLACE
METRO DEVELOPMENT
470 CLOVE WOODBURN ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING * LANDSCAPE ARCHITECTURE
Suite 401
13414 The Street
Columbus, OH 43215
p (614) 457-1844
www.parisplanninganddesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

F-2



DESCRIPTION OF 15.211 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, Farm Lots 15 and 16, Quarter Township 4, Township 5, Range 19, United States Military Lands and being 14.395 acres out of a 7.267 acre parcel of land conveyed to The Farms at Delaware LTD, of record in Official Record Volume 293, Page 302, and being 0.816 acres out of a 9.521 acre parcel of land conveyed to The Farms at Delaware LTD, of record in Official Record Volume 206, Page 306, all references to records being on file in the Office of the Recorder, Delaware County, Ohio, said 15.211 acre parcel being more fully described herein;

BEGINNING at a point in the centerline of Bowtown Road (County Road 84), the southeast corner of said 7.267 acre parcel and being the southwest corner of a 22.000 acre parcel of land conveyed to Bowtown Apartments, LTD., of record in Deed Book 646, Page 757 and the north line of a parcel of land conveyed to LED Investments LLP, of record in Official Record Volume 787, Page 1261;

Thence, North 86°10'44" West a distance of 121.69 feet, with the south line of said 7.267 acre parcel, the north line of said LED Investments LLP parcel and the centerline of said Bowtown Road to a point at a southwest corner of said 7.267 acre parcel and being the southeast corner of a 1.212 acre parcel of land conveyed to Laurie A. Pierce and Jeffrey S. Pierce, of record in Official Record Volume 822, Page 2279;

Thence, North 03°08'45" East, with the west line of said 7.267 acre parcel and the east line of said 1.212 acre parcel, passing over a ¾" iron pipe found (capped "Pomeroy") at 29.98 feet, for a total distance of 278.89 feet, to a ¾" iron pipe found (capped "Pomeroy") at a common corner of said 7.267 acre parcel and said 1.212 acre parcel;

Thence, North 86°08'35" West a distance of 189.24 feet, with a south line of said 7.267 acre parcel and the north line of said 1.212 acre parcel to a ¾" iron pipe found (capped "Pomeroy") at a common corner of said 7.267 acre parcel and said 1.212 acre parcel and also being on the east line of said 9.521 acre parcel;

Thence, South 03°09'23" West a distance of 249.01 feet, with a east line of said 9.521 acre parcel and the west line of said 1.212 acre parcel to a ¾" iron pipe found on a east line of said 9.521 acre parcel, the west line of said 1.212 acre parcel and being the north Right-of-Way line of said Bowtown Road;

Thence, through said 9.521 acre parcel the following five (5) courses:

1. North 86°07'29" West a distance of 11.80 feet, to a point;
2. Thence 46.75 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 89°17'12", the chord of which bears North 41°28'53" West, a chord distance of 42.16 feet, to a point;
3. Thence, North 03°09'43" East a distance of 56.71 feet, to a point;
4. Thence 255.29 feet along the arc of a tangent curve to the left, having a radius of 529.00 feet, a central angle of 27°39'02", the chord of which bears North 10°39'48" West, a chord distance of 252.82 feet, to a point;
5. Thence, North 24°29'19" West a distance of 281.73 feet, to a point on the west line of said 9.521 acre parcel, a 9.674 acre parcel of land conveyed to Edward J. Ambrose and Karen L. Ambrose, of record in Deed Book 572, Page 147, the west line of the City of Delaware and the east line of Delaware Township;

Thence, North 03°09'43" East a distance of 1178.73 feet, with of the west line of said 9.521 acre parcel, the east line of said 9.674 acre parcel, the west line of said City of Delaware and the east line of said Delaware Township to a point on the west line of said 9.521 acre parcel, the east line of said 9.674 acre parcel, the west line of said City of Delaware and the east line of said Delaware Township;

Thence, through said 9.521 acre parcel the following two (2) parcels:

1. Thence 176.86 feet along the arc of a non-tangent curve to the right, having a radius of 246.00 feet, a central angle of 41°11'37", the chord of which bears North 73°11'11" East, a chord distance of 173.08 feet, to a point;
2. Thence, South 86°13'01" East a distance of 69.75 feet, to a point on the east line of said 9.521 acre parcel and the west line of a parcel of land conveyed to Bowtown Delaware, LTD., of record in Official Record Volume 30, Page 913

Thence, South 03°09'23" West a distance of 655.11 feet, with the east line of said 9.521 acre parcel, the east line of said Bowtown Delaware, LTD. Parcel to an iron pipe found on the east line of said 9.521 acre parcel, the northwest corner of said 7.267 acre parcel and being the southwest corner of said Bowtown Delaware, LTD. Parcel;

Thence, South 85°55'19" East a distance of 310.12 feet, with the north line of said 7.267 acre parcel and the south line of said Bowtown Delaware, LTD., to a ¾" iron pipe found at the northeast corner of said 7.267 acre parcel, the southeast corner of said Bowtown Delaware, LTD., and being a northwest corner of said 22.000 acre parcel;

Thence, South 03°06'50" West a distance of 1192.61 feet, with the east line of said 7.267 acre parcel and the west line of said 22.000 acre parcel to the **TRUE POINT OF BEGINNING**, containing 15.211 acres of land. Which 14.395 acres lie in Farm Lot 16 and 0.816 of an acre lies in Farm Lot 15. Subject to all easements and documents of record. All iron pins set are 5/8" solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

For the purpose of this description a bearing of North 86°10'44" West was held on a portion of the centerline of Bowtown Road, and is based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in April of the year 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Robert W. Martin

Robert W. Martin, P.S.
Registered Surveyor No. 8114

4-3-18

Date

COMMUNITY IMPACT ASSESSMENT – *The Madison*

- (a) Site Specific Information.
- (1) Legal description. A metes and bounds, plat and other legal description of the property including:
- A. Reference to the appropriate plat book and recitation of the name(s) and owner(s) of record.
 - B. Current land assessment.
 - C. Adjacent parcels including ownership.
 - D. A recitation of all covenants, existing and proposed to run with the land.
- (2) Location and access. A narrative description of the tract, its size in acres and location with respect to bordering roads and natural features.
- (3) Adjacent land use. A brief description of land uses and known planned uses adjacent to the tract. Land assessment data shall be provided for the adjacent parcels.
- (4) Existing site land use. A statement of the current uses on the tract including a land use map indicating locations.
- (5) Maps charts and illustrations. Submission of a location map and recent aerial photographs is required. Inclusion of other maps, charts and illustrations may be appropriate depending upon the size, scope and extent of the development. Determination of any special requirements should be discussed with the staff of the Department of Planning and Community Development.

RESPONSES FOR 1 THROUGH 5: The lot that the proposed development is being planned on is Delaware County Parcels #: 519442100200000, 5194421002100. A Legal Description and Boundary Survey are provided on Exhibits B-1 and B-2. An Existing Conditions Plan is located on Exhibit C-1 and includes the owners, zoning of the adjacent parcels, and an aerial of the current conditions. Exhibit C-2 shows the proposed development regarding the adjacent properties and includes a Vicinity Map.

- (6) Environmental Impacts.
- A. Topography and drainage. A brief description of the tract with respect to such matters as relief, flood hazards, existing outfalls and canals, natural watercourses on or abutting the property in the project. This section should include any prior groundwater studies and a site drainage map should be included.

RESPONSE: The site is relatively flat with most of the drainage being sloped to the southern end of the site. There is a stream that is located at the southeast corner of the site; however, it will be undisturbed by the development. The stream location can be found on Exhibit C-1.

B. Vegetation. A description of the types, quantities and location of trees and unique vegetation features, and anticipated impact of project on tree preservation requirements. The primary emphasis should be placed upon the general mass of major vegetation groups.

RESPONSE: The site contains a mixture of wooded areas and fields previously used for farming. Tree clusters are located through the middle of the site, the northwest corner, and the southwest corner. Existing tree rows also exist along the property lines. The site was designed to preserve existing trees to the greatest extent possible.

C. Soils. A listing of the soil type existing within the tract and an analysis of any impacts or constraints to development associated with soils of these types, for example, structural stability, drainage, corrosiveness, etc. A soil map for the project area should be included.

RESPONSE: Soils on the site are Blg1A1 and Gwg1B1. The Blg1A1 soil is blount silt loam, Ground Moraine, 0-2% slopes. Gwg1B1 soils are blount sil loam, Ground Moraine, 2-6% slopes. The soil map can be found on Exhibit C-1 – Existing Conditions Plan.

D. Ecology. A description of the tract's environmental setting, together with a discussion of any environmental changes, alterations to ecological systems and/or irreversible effects of natural resources associated with the proposed development.

RESPONSE: The previous use for the land being developed was farming. There are several clusters of wooded areas being preserved to the greatest extent possible. A stream is also located on the southeast corner of the site and will be undisturbed by the development.

(7) Air and noise pollution. A statement of any overall site activity which may generate, create, cause or sustain air or noise pollution including the identification of point and/or complex sources, both during and after construction.

RESPONSE: Air and noise pollution will be kept to a minimum. Noise will be controlled through a signed lease agreement between the apartment owner and tenant. Air pollution will be limited to vehicles of residents and visitors.

(8) Sanitary sewers and storm drainage. Information should be provided relating to the proximity of sewer lines and site drainage, the method of tying into the existing sewer lines, the quantity and quality of sewage/drainage expected to be generated and the treatment facility proposed to handle the generated sewage/drainage.

RESPONSE: Sanitary sewers are being proposed to tie into the City of Delaware's sanitary system upon approval. Storm drainage will be piped to proposed detention basins located on site.

(9) Traffic and parking. A description of proposed means of compliance with transportation, traffic and parking requirements, and the availability of mass transit. This description should also include a discussion of pedestrian and vehicular traffic circulation within and adjacent to the

development and the location of bus stops, weather shelters, etc., the proposed method of parking, projected traffic counts (average and peak). All parking proposals shall reflect consideration of storm runoff, tree preservation (as canopy and shade) and erosion prevention.

RESPONSE: Transportation is highly encouraged throughout the site. Sidewalks are provided to each building and along adjacent parking stalls. Vehicular circulation is continuous throughout the site. Access is located along the proposed Ferguson Avenue extension to Bowtown Road. Internal parking, between surface and garage, will be available at a rate of 2.02 spaces per unit.

(10) View interference. A brief statement as to the impact of proposed structures regarding traditional view to and through the property.

RESPONSE: No views will be interfered with as the property contains clusters of existing trees and open fields.

(11) Historical sites. A statement concerning any historic sites or buildings on the project site or on land adjacent to the project site should be included.

RESPONSE: No historical sites or buildings are located on the site.

(12) Compatibility.

A. A general discussion of the significant architectural and aesthetic characteristics of the proposed development including overall character of design, height, bulk, open space, etc., together with an evaluation of the compatibility, or lack thereof, with existing developments on adjoining sites.

RESPONSE: Architecture will consist of vinyl siding, stone veneer, and other high-end materials. Open spaces will have grass along with an assortment of vegetation. Existing trees in and surrounding the property will also be preserved to the greatest extent possible.

B. A statement detailing the compatibility of the project to the adopted plans and planning policies of the City, as well as the extent of compatibility to any other applicable plans or planning policies affecting the City (for example, regional plan).

RESPONSE: The developer is willing to work together with the city to meet the planning policies.

(b) Impact on Public Services.

(1) Tax effect. A statement interpreting and evaluating the extent to which the proposed development will add to the tax base of the City.

RESPONSE: Metro will have two leasing agents on site, leasing/property manager and full time maintenance personnel. Residents of the community will add additional income to the city's tax base, and the improvement of what is now vacant land will add to the real estate tax base for public schools and county social

services. The current market value of Farms at Delaware is \$512,800, which generates \$1,014 annually in real estate taxes; current construction estimates for the community would total approximately \$14,855,659, which would generate \$328,831 annually in real estate taxes.

(2) Police and fire. A short statement of anticipated requirements for police and/or fire services or general increased personnel and equipment.

RESPONSE: There is no anticipation of additional load to the existing police and fire departments other than emergency services.

(3) Schools. A short statement of anticipated additional load on existing school facilities including arrangements for transporting students. This statement shall include documentation indicating that coordination has occurred with the applicable board of education.

RESPONSE: There will be minimal impact on student enrollment in the Delaware City Schools. If 10% of the tenants have children, there would only be an additional 17 students to enroll.

(4) Parks and recreation. A statement which satisfies any requirements for parks and recreational areas which will be necessary because of the proposed development.

RESPONSE: No additional parks or recreational areas will be necessary for the proposed development. Open spaces are provided throughout the development along with pedestrian connections to travel beyond the site.

(5) Traffic control. The vehicular traffic impact on public facilities shall be discussed. Special emphasis shall be placed on ingress and egress to the site as well as on the necessary temporary road and/or traffic signal improvement.

RESPONSE: No additional traffic control signals will need to be installed for the proposed development.

(c) General Requirements.

(1) Financial interest. A statement as to the total estimated project value, the corporate identity and the principal officers, as well as any involvement by any elected or appointed public official.

RESPONSE: Construction cost for this project is estimated at \$14,855,659. Metro Development is Ohio Limited Liability Company and Donald R. Kenney is the sole member.

(2) Coordination. A statement of what coordination efforts have been made with other public agencies providing services to the project site and should include a status report of such activities. These services would include health services, mass transit and other necessary services.

RESPONSE: Metro Development will be coordinating with the City of Delaware Engineer to design and construct a portion of a public street that will connect numerous communities along Bowtown Road.

(3) Economic impact. The CIA shall indicate the need for both this type of project and for additional private or public supporting facilities that may arise as a result of the proposed development. Both short-term (during construction) and long-term economic implications of the proposed project on the City, County and region shall be discussed.

RESPONSE: The short term economic impact will be the creation of construction jobs for a period of 18 months. Metro anticipates four full-time employees on the site post-construction. Long-term impact will be high quality housing that will attract larger employers to the region.

(4) Construction scheduling. CIA's shall set forth reasonably accurate construction completion schedules for the proposed project.

RESPONSE: The proposed development is to be completed within 18 months from the start of construction. Start date will take place at the issuance of building permits by the City of Delaware.

(5) Adjacent development. CIA's shall indicate how all undeveloped lands adjacent to the proposed project could be developed in compliance with existing community land use controls and how logical connections could be made to and through the proposed development as well as to services such as water and sewer facilities.

RESPONSE: Adjacent properties include a large multi family development to the east, Village Gates of Delaware. Other adjacent properties include undeveloped land and single-family homes. Across Bowtown Road are two businesses.

(6) Alternatives. A statement of the alternatives considered and the alternatives available for the proposed project, together with a discussion of the impact for each alternative shall be provided. Where alternatives are available with less significant impacts than the proposed project, the reasons for choosing the proposed project over such other alternatives shall be described.

RESPONSE: Many area developers have looked at this project for a multi-housing development, but as the current zoning stands the density is too little to sustain a quality community.



“Metro Development LLC has constructed more than 40,000 multifamily homes during the past 45+ years. Metro has created developments of all sizes to fit the needs of the specific communities in which it is building, as well as, the unique characteristics of the individual site.

Columbus, Ohio is a historically stable rental market, which has contributed to the success of our property development projects. Other factors that contribute to our successful property development initiatives include desirable locations, efficient floor plans, exceptional amenities, and superior services.

Our team of experts manages and supervises every aspect of property development from location selection and land acquisition to construction and leasing, and we're committed to quality every step of the way.

Metro has more than 1500 units under construction at any given time ensuring residents and the surrounding communities will have a high quality project meeting the unique needs of our client base while adding value to the communities in which we operate.”



TO: Delaware City Council

FROM: Christopher Ballard, Assistant City Attorney / Prosecutor¹ *CEB*

RE: Current State & local legal regulation of "massage establishments."

DATE: September 7, 2018

Delaware City Council ("Council") has received citizen requests to explore municipal regulation of "massage establishments²" following the passage of such regulation by the neighboring City of Westerville ("Westerville"), and concerns regarding the risk of illicit massage businesses engaged in prostitution and/or human trafficking. Staff has prepared the following memorandum on the current legal framework of regulating massage establishments, and potential further steps that can be taken if necessary.

Multiple businesses and individuals currently provide massage services and advertise such services within the City of Delaware. While the vast majority of massage professionals and their places of business are legitimate, massage establishments can unfortunately also provide a convenient "front" for prostitution and human-trafficking.³ Massage services routinely are conducted in a private setting between only two individuals (the provider and the client). Thus, investigation of illicit behavior can be difficult and time consuming. Beyond criminal investigations, massage establishments can be subject to municipal regulation through zoning and direct legislation, while a licensed "massage therapist" is subject to State licensing.

Delaware Police Department Investigations

Per statistics compiled by Capt. Moore, the Delaware Police Department has documented six prostitution investigations over the last ten years. Four of those investigations resulted in criminal charges and prosecution. However, none of the investigations related to a massage establishment.

Current State and Municipal Regulatory Framework

State law: Licensing of Massage Therapists and Criminal Statutes

The Ohio Revised Code touches massage establishments through two main sections: regulation of "massage therapists" by the Ohio State Medical Board, and criminal law against prostitution and human trafficking.

State Medical Board

The Ohio State Medical Board regulates massage therapy pursuant to R.C. 4731.15.

"Massage therapy" is defined for these purposes by R.C. 4731.04(D) as:

"...the treatment of *disorders* of the human body by the manipulation of soft tissue through the systematic external application of massage techniques including touch, stroking, friction, vibration, percussion, kneading, stretching, compression, and joint movements within the normal physiologic range of motion; and adjunctive thereto, the external application of water, heat, cold, topical preparations, and mechanical devices."⁴

To become a licensed "Massage Therapist" in the State of Ohio, an individual must, among other requirements, have completed an accredited educational program and pass a criminal background check.⁵ This requirement only applies to practitioners of "medical" massage. An individual offering a "relaxation" massage is not subject to such requirements by the State Medical Board and does not fall under state law. "Relaxation" massage is undefined by the Ohio Revised or Ohio Administrative codes, presenting a potential loophole for illicit massage establishments as well as more prosaically, unqualified individuals.

State Criminal Statutes

One criminal statute applies directly to massage establishments - R.C. 2927.17—Unlawful advertising of massage. This law prohibits advertising massage with "the suggestion or promise of sexual activity." It also explicitly states that it should not be construed as to prevent a municipality from enacting further regulation to massage advertisement, leaving the door open for tighter regulations if needed.

In a broader scope, the O. R. C. already includes many crimes that would be applicable to an inappropriate "front" massage establishment. For example, state law prohibits prostitution, and proprietors of such a massage establishment "front" can be subject to criminal prosecution under that statute, as well as for assorted other crimes.⁶ Offenses committed in furtherance of "Human Trafficking"⁷ also can carry mandatory prison terms under the O.R.C.⁸ For instance, a joint task-force by Franklin and Delaware Counties successfully prosecuted two proprietors of illicit massage establishments in Hilliard, Powell, and Worthington in 2015 for Engaging in a Pattern of Corrupt Activity in violation of R.C. 2923.32(A)(1), Promoting Prostitution in violation of R.C. 2907.22(A)(1), Practice of Medicine or Surgery without a Certificate in violation of R.C. 4731.41 and Money Laundering in violation of R.C. 1315.55(A)(1).⁹ Operators of illicit massage parlors can also be subject to federal criminal prosecution.¹⁰

Local law

Direct regulation and Zoning:

Pursuant to R.C. 715.61, the City as a municipal corporation may regulate and license all persons engaged in the trade, business, or profession of "massaging."

Currently, such businesses are not regulated by the Delaware City Ordinances. A massage establishment would simply need a certificate of occupancy pursuant to Del. Cod. Ord.

1129.13(a)(1) like any other business. With regards to zoning, massage establishments are currently a permitted use in the B-1-B-4 District under “retail and service establishments in completely enclosed building.” Del. Cod. Ord. 1143.02.¹¹ For doctor’s offices and chiropractors that offer massage service, they would similarly be permitted in the same districts under “medical and dental offices, health and allied services.”

Adult Entertainment Businesses

Del. Cod. Ord. Chapter 1155 regulates “Adult Entertainment Businesses.” Such businesses cannot be operated without a City-issued license¹² and are confined to conditional use status within an M-2 General Manufacturing district.¹³ Massage establishments, legitimate or otherwise, would not fall within any of the enumerated definitions of such a business,¹⁴ with one potential exception being “sexual encounter centers” as defined by Del. Cod. Ord. 1155.02 (p): “a business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:

...

Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or *Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude.*¹⁵”

(emphasis added).

It is unlikely massage establishments would fall under the definition of “sexual encounter centers” and such a regulation does not appear to be the intended goal when this legislation was enacted in May of 2005.¹⁶

Criminal Ordinances and Nuisance Abatement

The Delaware City Ordinances criminalize Prostitution (533.10) and Soliciting (533.09), as well as “Procuring” (permitting premises to be used for the purpose of sexual activity for hire (533.08(b)). Beyond these ordinances, the City could potentially institute a civil nuisance abatement action against an illicit massage establishment pursuant to R.C. 3767, a method that has been used by the City of Columbus.¹⁷

Potential avenues for future municipal regulation

Zoning

One method of adding an extra layer of scrutiny to massage establishments is by changing massage establishments to be a “conditional use,” and therefore subject to permitting requirements. While such a restriction does not go as far as to enforce licensing requirements, it would also be potentially less burdensome to legitimate businesses and City resources.

Troy Township’s zoning resolution has been mentioned during public comment at a meeting of City Council. Section 19.04(C) of Troy Township’s zoning resolution prohibits “non-therapeutic” massage:

“Prohibited Adult Entertainment Establishments- “Touching businesses” such as non-therapeutic massage, lap dancing, and nude modeling that involves employee-client touching are not permitted in Troy Township.”

Direct regulation- Westerville, Hilliard, North Olmsted Examples

The City of Delaware has fairly wide discretion in the sort of regulations Council could choose to enact over massage establishments. The recently enacted Chapter 759 of the codified ordinances of the City of Westerville presents one such template for direct regulation. Westerville enacted this following the institution of a moratorium on the issuance of zoning certificates to massage establishments. This ordinance requires an individual performing “massage treatments”¹⁸ (defined without the “treatment of disorders” language from the O.R.C.) be either a state-licensed massage therapist or “exempt” by holding another State-issued license.¹⁹ This restriction includes those individuals who advertise massages without having a set place of business. Proprietors of massage establishments are required to register with the Westerville Planning and Development department and provide a list of each licensee they are employing at the establishment.²⁰ Massage establishments must also comply with sanitation requirements and are subject to inspections.²¹ The Westerville ordinance also adds “massage establishments” to the “personal services” of their zoning code.²²

The City of Hilliard (“Hilliard”) has a similar regulatory scheme in Chapter 755 of their Business Regulation code for “massage establishments” and “bath establishments.”²³ Hilliard requires providers and establishments register with their police department, and that establishments be inspected prior to operation by their zoning department for compliance with sanitary regulations.²⁴ Like Westerville, individuals with certain medical licenses are similarly exempted from the regulations.²⁵ Notably, Hilliard does not require a registered masseuse to have any special training, only prohibiting individuals without a state-issued massage therapy license from holding themselves out as such.²⁶ Hilliard’s ordinance also contains an explicit prohibition of “out-call massage services.”²⁷

The City of North Olmsted (“North Olmsted”) regulates and licenses massage establishments in Chapter 749 of their business regulation code. North Olmsted requires licensing and registration of massage establishments and providers (with similar State license-holder exemptions²⁸) by their department of public safety, and inspection prior to opening of the establishment.²⁹ Their public safety department is required to “from time to time” make inspections of each establishment to determine compliance.³⁰ Like Hilliard, North Olmsted does not impose any training requirements on the issuance of a license.³¹ Notably, North Olmsted only allows the issuance of two permits to operate a massage establishment, prohibits them from being within two miles of each other, and requires them to be over one thousand feet from a church, school, public playground, public library, or child day-care center.³²

These legislative approaches present viable regulatory templates for Delaware, but raise two potential policy questions:

1. The licensing requirement as written in the Westerville Ordinance essentially bans massages of any type by those without a State-issued license- including employees of licensed individuals, whereas Hilliard and North Olmsted have no such requirement. Are there legitimate businesses in the City that would be impacted by adding a State-issued license requirement?

2. Are there adequate resources to license and inspect massage establishments within the City?

In conclusion, regulation of massage establishments is within the legal authority of the City of Delaware. Each of the regulatory frameworks discussed presents a potential option, depending on the needs and resources of the City of Delaware. Staff is prepared to draft legislation suited to the City of Delaware's needs, should Council decide to move forward.

¹ Capt. Moore drafted a separate memorandum to Chief Pijanowski on this issue, which C. Ballard drew on heavily while drafting this document.

² "Massage establishments" is the term of art used by the City of Westerville in its recent legislation, and will be used throughout this memorandum to encompass all businesses that offer massage as a primary or incidental service rather than the colloquial "parlor." Establishments where criminal activity occurs will be termed "illicit massage establishments" throughout.

³ *Human Trafficking in Illicit Massage Businesses*, Polaris (2018).

https://polarisproject.org/sites/default/files/Full_Report_Human_Trafficking_in_Illicit_Massage_Businesses.pdf.

⁴ See also O.A.C. 4731-1-05 "Scope of practice: massage therapy."

⁵ <http://www.med.ohio.gov/Apply/Message-Therapist-MT>.

⁶ See e.g., R.C. 2907.25 – Prostitution; R.C. 2907.21- Compelling Prostitution; R.C. 2907.22- Promoting Prostitution; R.C. 2907.24 – Soliciting; R.C. 2907.40 – Illegally Operating Sexually-Oriented Business.

⁷ R.C. 2929.01(AAA): "Human trafficking" means a scheme or plan to which all of the following apply:

(1) Its object is one or more of the following:

(a) To subject a victim or victims to involuntary servitude, as defined in section 2905.31 of the Revised Code or to compel a victim or victims to engage in sexual activity for hire, to engage in a performance that is obscene, sexually oriented, or nudity oriented, or to be a model or participant in the production of material that is obscene, sexually oriented, or nudity oriented;

(b) To facilitate, encourage, or recruit a victim who is less than sixteen years of age or is a person with a developmental disability, or victims who are less than sixteen years of age or are persons with developmental disabilities, for any purpose listed in divisions (A)(2)(a) to (c) of section 2905.32 of the Revised Code;

(c) To facilitate, encourage, or recruit a victim who is sixteen or seventeen years of age, or victims who are sixteen or seventeen years of age, for any purpose listed in divisions (A)(2)(a) to (c) of section 2905.32 of the Revised Code, if the circumstances described in division (A)(5), (6), (7), (8), (9), (10), (11), (12), or (13) of section 2907.03 of the Revised Code apply with respect to the person engaging in the conduct and the victim or victims.

(2) It involves at least two felony offenses, whether or not there has been a prior conviction for any of the felony offenses, to which all of the following apply:

(a) Each of the felony offenses is a violation of section 2905.01, 2905.02, 2905.32, 2907.21, 2907.22, or 2923.32, division (A)(1) or (2) of section 2907.323, or division (B)(1), (2), (3), (4), or (5) of section 2919.22 of the Revised Code or is a violation of a law of any state other than this state that is substantially similar to any of the sections or divisions of the Revised Code identified in this division.

(b) At least one of the felony offenses was committed in this state.

(c) The felony offenses are related to the same scheme or plan and are not isolated instances.”

⁸ Rather than being a stand-alone charge, R.C. 2941.1422 imposes a mandatory prison term if the underlying felony was committed “in furtherance of human trafficking.”

⁹ See Delaware County Common Pleas case nos. *State v. Qing Xu*, 15CRI010029B (2015); *State v. Estella Xu*, 15CRI010029 (2015).

¹⁰ See e.g. Importing Aliens for Immoral Purposes 8 U.S.C. § 1328 (for instances where individuals are trafficked into the country for prostitution); Money Laundering 18 U.S.C. §§ 1956 – 1957; Racketeer Influenced and Corrupt Organizations Statute (“RICO”) 18 U.S.C. §§ 1961-1968.

¹¹ Delaware Ordinance 1131.01(b):

- B-1 Limited Business District
- B-2 Central Business District
- B-3 Community Business District
- B-4 General Business District

¹² Del. Cod. Ord. 1155.04.

¹³ Del. Cod. Ord. 1155.12.

¹⁴ The other sexually-oriented businesses encompassed by Del. Cod. Ord. 1155.02 are:

“(a) Adult Arcade;

(b) Adult Bookstore, Adult Novelty Store, Or Adult Video Store;

(c) Adult Cabaret

(d) Adult Motel

(e) Adult Motion Picture Theater

(f) Adult Theater

...

(i) Escort Agency

(l) Nude Model Studio.”

¹⁵ “Semi-nude” is defined by Del. Cod. Ord. 1155.02(o) as “the showing of the female breast below a horizontal line across the top of the areola at its highest point or the showing of the male or female buttocks. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast, exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed in whole or in part.”

¹⁶ Examination of media coverage of other communities’ regulations of “sexual encounter centers” indicate that the regulations are aimed at “swingers clubs.” See Kiesewetter, *Fairfield Says ‘No’ to Sex Clubs*, Cincinnati Enquirer (Nov. 28, 2017) <https://www.cincinnati.com/story/news/2017/11/28/fairfield-says-no-sex-clubs/903447001/>, Schwartzberg, *Communities Address Sexual Encounter Establishments*, Dayton Daily News (Dec. 5, 2015) <https://www.daytondailynews.com/news/communities-address-sexual-encounter-establishments/luXcEMhnQgeYT8lv06dK4I/>.

¹⁷ http://www.columbuscityattorney.org/pdf/press/EastWind_Complaint.pdf;

http://www.columbuscityattorney.org/pdf/press/EastWind_TRO.pdf.

¹⁸ Specifically, Westerville Ordinance 759.01(f) defines “Massage” as “the use of any method on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, pressing, compressing, percussing, stretching, rotating, heating, cooling, or stimulating, of, the external soft parts of a living human body, which may be performed with direct or indirect human contact, or with the aid of an apparatus, appliance, or other tool or object.”

¹⁹ Specifically, Westerville Ordinance 759.01(d) exempts those holding licenses issued by the following:

- “(1) The Ohio State Cosmetology and Barber Board or its predecessors pursuant to R.C. 4709 or 4713;
- (2) The State Board of Nursing pursuant to R.C. 4723;
- (3) The Ohio Occupational Therapy, Physical Therapy, and Athletic Trainers Board pursuant to R.C. 4755;
- (4) The Ohio State Chiropractic Board pursuant to R.C. 4734;

(5) The State Medical Board of Ohio pursuant to R.C. 4730 or R.C. 4762;

(6) The State Medical Board of Ohio pursuant to R.C. 4731 except those licensed pursuant to R.C. 4731.15 to practice ‘massage therapy.’”

By comparison, the City of Cincinnati requires an applicant for a massage practitioner license to have a minimum of 160 hours of education from a school of massage approved by the State Medical Board, but in addition to the exemptions listed above also exempts State-licensed massage therapists from the registration and licensing requirements. See Cincinnati Ordinances Chapter 897-5, 897-7(10), 897-29(7).

²⁰ Westerville Ordinances 759.02;759.03;759.04.

²¹ Westerville Ordinance 759.05; 759.07.

²² Westerville Ordinance 1105.7700.

²³ Hilliard Ordinance 755.01 (c) defines “bath establishment” as “any establishment having a fixed place of business where any person, firm, association or corporation engages in, or carries on, or permits to be engaged in or carried on any activity involving any type of physical contact between a patron and an employee or operator, as defined in this section, when that contact is related to providing any form of sauna, shower, steam bath, electric light bath, shower bath, tub bath, hot tube bath, sponge bath, sun bath, mineral bath, Finnish, Swedish or Turkish bath, giving salt glows, administration of fomentation or public bathing in any form for any consideration whatsoever.”

²⁴ Hilliard Ordinances 755.02; 755.04; 755.07; 755.10; 755.11(d). Chapter 540 of the business regulation code of the ordinances of the City of Columbus is identical to Hilliard’s ordinances.

²⁵ Hilliard Ordinance 755.03.

²⁶ Hilliard Ordinance 755.11(d)-(f). The City of Cleveland has a similar system in Chapter 683A of their codified ordinances, though it contains no such restriction regarding representing oneself as a licensed massage therapist.

²⁷ Hilliard Ordinance 755.14. "Out-call massage service" is defined by 755.01(d) as "any business, the function of which is to engage in or carry on massages at a location other than at a massage establishment registered pursuant to this section."

²⁸ N. Olmsted Ordinance 749.02.

²⁹ N. Olmsted Ordinance 749.03.

³⁰ N. Olmsted Ordinance 749.09(c).

³¹ Notably, N. Olmsted Ordinance 749.06(a)(1) does require the applicant to provide "the results of a physical examination performed by a licensed physician within thirty days of the application certifying the applicant is free from contagious or communicable diseases." The City of Cleveland imposes a similar requirement in their ordinance 683A.08(h), except their requirements go a step forward in mandating specific tests for syphilis, gonorrhea, and tuberculosis.

³² N. Olmsted Ordinance 749.03(11),(12).

CC: R. Thomas Homan
City Directors
Melissa Schiffel, Chief Prosecutor
Captain Adam Moore

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: September 19, 2018

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 4

* 911 Board Meeting

September 6

* CIP Work Session

September 7

* Public Art Dedication

* COMMA

September 10

* Rotary

* City Council Meeting

September 11

* Strand Theater Retreat

* Delaware County Foundation

September 12

* Guest Speaker at Shanahan Middle School

September 13

* MORPC

* Delaware-Morrow Mental Health and Recovery Services

* Focus on the Future – Willis Education Services

September 17

* Rotary

September 18

* Strand Board Meeting

* Proclamation for Brown Jug Wall of Fame

September 19

* MORPC Leadership Strategy Group

CONTRACT APPROVAL - September 24, 2018

VENDOR	EXPLANATION OF AGREEMENT	2018 AMOUNT	DEPARTMENT
ERP Acquisition Consulting	Consulting service to select a new or upgrade the existing City ERP Software System for Finance and HR	\$79,665	Finance

September

2018

Meeting Schedule

Council, Boards, Commissions, & Committees

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Labor Day City Offices Closed	4	5 Civil Service 3pm Planning Commission 7pm	6 CIP Work Session 6:30 pm	7	8
9	10 City Council 7pm	11	12 BZA 7pm-canceled	13	14	15 Delaware County Fair Begins
16	17	18 Parks & Rec – 7 pm- canceled	19	20 Jug Day City Offices Closed Noon	21	22 Delaware County Fair Ends
23	24 Council 7pm	25	26 HPC 7pm	27	28	29
30	October 1 st CIP Work Session 6:30 p.m					