

**CITY OF DELAWARE  
CITY COUNCIL  
CITY COUNCIL CHAMBERS  
1 SOUTH SANDUSKY STREET  
6:00 P.M. REGULAR MEETING  
7:00 P.M. JOINT MEETING WITH DELAWARE CITY SCHOOL BOARD  
MONDAY, JANUARY 28, 2019**

**REGULAR AGENDA**

6:00 P.M.

January 28, 2019

1. ROLL CALL
2. INVOCATION – Pastor Donnie Akers, Eastside Mission Church
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held on January 14, 2019, as recorded and transcribed.
5. CONSENT AGENDA
  - A. Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on October 16, 2018, as recorded and transcribed.
  - B. Acceptance of the Motion Summary of the Planning Commission meeting held on December 5, 2018, as recorded and transcribed.
  - C. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held on November 28, 2018, as recorded and transcribed.
  - D. Acceptance of the Motion Summary of the Finance Committee meeting held on July 30, 2018, as recorded and transcribed.
  - E. Resolution No. 19-04, a resolution authorizing the City Manager to file grant applications with the Ohio Department of Natural Resources, Recreational Trails Program and Clean Ohio Trails Fund for the proposed new multi-use path (bikepath) project located on the north side of West Central Avenue between Lexington Boulevard and Houk Road.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS

8. FOURTH READING of Ordinance No. 18-122, an ordinance establishing the salary and benefits of the Council Clerk, and declaring an emergency.
9. CONSIDERATION of Ordinance No. 19-01, an ordinance for Ohio Health for approval of a Final Development Plan for a medical office building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development overlay District) and located at 2295 West William Street (US 36).
10. 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.
11. CITY MANAGER'S REPORT
12. COUNCIL COMMENTS
13. ADJOURNMENT

**JOINT MEETING OF  
DELAWARE CITY COUNCIL  
AND  
DELAWARE CITY SCHOOL BOARD  
CITY COUNCIL CHAMBERS  
1 SOUTH SANDUSKY STREET**

**JOINT MEETING AGENDA**

7:00 P.M.

January 28, 2019

1. ROLL CALL
  - A. Delaware City Schools
  - B. Delaware City Council
2. 2018 DEVELOPMENT UPDATE – Dave Efland, Planning and Community Development Director
3. SCHOOL DISTRICT UPDATE – Paul Craft, Superintendent

4. UPDATE on Boardman Field – Roxanne Amidon
5. OTHER DISCUSSION
6. ADJOURNMENT

# RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held January 14 20 19

The regular meeting of Council held January 14, 2019 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, Fourth Ward Kyle Rohrer, At-Large George Hellinger, and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was Third Ward Jim Browning and Vice-Mayor Kent Shafer. The invocation was given by Chaplain Jon Powers with Ohio Wesleyan University, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Lee Yoakum, Community Affairs Coordinator, Blake Jordan, Public Utilities Director, Dean Stelzer, Finance Director, Bill Ferrigno, Public Works Director/City Engineer, Jordan Selmek, Zoning Officer, John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, and Tom Homan, City Manager

**Motion to Excuse:** Mr. Hellinger motion to excuse Councilman Browning and Vice-Mayor Shafer, seconded by Mr. Rohrer. Motion approved by a 5-0.

#### **ITEM 4: APPROVAL OF MINUTES**

APPROVAL of the Motion Summary of the Year-End Meeting of Council held on December 20, 2018, as recorded and transcribed.

**Motion:** Mrs. Keller motioned to approve the Motion Summary of the regular meeting of Council held December 10, 2018, as recorded and transcribed, seconded by Mr. Jones. Motion approved by a 5-0 vote.

#### **ITEM 5: CONSENT AGENDA**

- A. Acceptance of the Motion Summary of the Civil Service Commission meeting held on October 24, 2018, as recorded and transcribed.
- B. Acceptance of the Motion Summary of the Sister City Advisory Board Committee meeting held on October 9, 2018, as recorded and transcribed.
- C. Resolution No. 19-01, a resolution cancelling the second regular meeting of City Council, May 27, 2019 due to the Memorial Day Holiday, and rescheduling the second regular meeting of City Council from December 23 to December 19, 2019.

**Motion:** Mrs. Keller motioned to approve the Consent Agenda, seconded by Mr. Hellinger. Motion approved by a 5-0 vote.

#### **ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS**

Bill Rietz  
Rutherford B. Hayes Heritage Fund, Chairperson  
675 Pollyanna Drive  
Delaware, Ohio

Mr. Rietz provided Council with a background on the project and goals of the committee to raise funds to provide a statue of Rutherford B. Hayes at the corner of Sandusky Street and William Street. The committee is raising funds for two flag poles, lighting, and to refurbish the fountain. The unveiling of the statue will happen at the October 4, 2019 First Friday event. He informed Council that between donations and pledges the committee has raised approximately 57% of the necessary funds.

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The status will be a 7 ft. bronze statue placed on a black granite pedestal. Mr. Homan discussed that there has been cooperation from the property owner of the location and that the owner will provide an easement to the city. He discussed that future legislation will be needed for a supplemental, which will be reimbursed by the Delaware County Foundation.

Matt Bruns  
Executive Director of Development YMCA  
316 Seatrain Drive  
Delaware, Ohio

Casey King  
Social Responsibility Committee for Delaware Community Center YMCA,  
Chairperson  
84 Yorkshire Road  
Delaware, Ohio 43015

Mr. King read into the record a written statement on behalf of the YMCA to address the concerns that were brought before Council at the December 20, 2018 City Council meeting. He discussed the partnership between the YMCA and the City and the goals to enrich the community. He informed the Council that the financials for the Delaware location will be provided to Council for review. He discussed that swim team rates and that in August of 2018 the YMCA of Central Ohio standardized fees for all 10 of its team. The factors that affect the fees include the number of coaches, practices, the amount of lanes occupied and the length of the season. He stated that no team is subsidizing others and that the YMCA does offer financial assistance when fees are an issue. He informed the Council that the Delaware Riptide swim team recently had a staff change of their head coach.

## **ITEM 7: COMMITTEE REPORT**

### **ITEM 8: INTRODUCTIONS**

A. Susie Daily, Chief Information Officer

### **ITEM 9: RESOLUTION NO. 19-02** [First Reading]

A RESOLUTION HONORING THE LIFE OF DR. MARTIN LUTHER KING, JR.

Mayor Riggle read the resolution for the first time.

**Motion:** Mrs. Keller motioned to adopt Resolution No. 19-02, seconded by Mr. Rohrer. Motion approved by a 5-0 vote.

### **ITEM 10: RESOLUTION NO. 19-03** [First Reading]

A RESOLUTION APPOINTING MEMBERS TO THE TERRA ALTA NEW COMMUNITY AUTHORITY BOARD OF TRUSTEES.

Mayor Riggle read the resolution for the first time.

**Motion:** Mrs. Keller motioned to adopt Resolution No. 19-02, seconded by Mr. Jones. Motion approved by a 5-0 vote.

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**ITEM 11: ORDINANCE NO. 18-118** [Third Reading]  
AN ORDINANCE FOR FAHEY BANK COMPANY APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR FAHEY BANK ON APPROXIMATELY 0.81 ACRES ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND LOCATED AT 75 WEST WILLIAM STREET.

The Clerk read the ordinance for the third time. Council was made aware of the request by the applicant to table the discussion until possibly the February 11, 2019 City Council meeting. Mr. Shulman discussed that a public hearing will need to be reestablished once the applicant informs staff of their plans to move forward with the project.

**Motion:** Mr. Jones motioned to table Ordinance No. 18-118 and 18-119, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

**ITEM 12: ORDINANCE NO. 18-119** [Public Hearing and Third Reading]  
AN ORDINANCE FOR FAHEY BANK COMPANY APPROVING A CONDITIONAL USE PERMIT FOR FAHEY BANK ON APPROXIMATELY 0.81 ACRES ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND LOCATED AT 75 WEST WILLIAM STREET.

The Clerk read the ordinance for the third time. A public hearing will need to be rescheduled upon direction from Council to remove Ordinance 18-119 from the table.

**Motion:** Mr. Jones motioned to table Ordinance No. 18-118 and 18-119, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

**ITEM 13: ORDINANCE NO. 18-120** [Public Hearing and Third Reading]  
AN ORDINANCE FOR NUTTER COMPANY LLC., APPROVING A CONDITIONAL USE PERMIT FOR BLUE SKY CAR WASH ON APPROXIMATELY 1.28 ACRES ON PROPERTY ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON LOT 2 OF THE COUGHLIN'S CROSSING DEVELOPMENT.

The Clerk read the ordinance for the third time. There was no public comment.

**APPLICANT:**  
Barry Nutter  
441 Keisel Court  
Powell, Ohio

Steve Martin  
Manos, Martin, Pergram & Dietz Company Lpa  
50 North Sandusky Street  
Delaware, Ohio

Mr. Nutter discussed retaining the architect for Coughlin's Crossing to assist with the design. This design is different from locations at Powell and Lewis Center. He discussed the patented design for the car wash and

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the all belt conveyor system. They will employ approximately 15 employees. He discussed the approximate consumption of fresh water per car and the use of recycling water.

Mr. Ferrigno discussed the upcoming signal improvements along U.S. 23 from Hawthorn Blvd up to Cottswald Drive. These improvements are expected to begin in late April or early May. There will be full access to the car wash from Meeker Way utilizing the spine road.

**Motion:** Mr. Jones motioned to adopt Ordinance No. 18-120, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

**ITEM 14: ORDINANCE NO. 18-121** [Third Reading]  
AN ORDINANCE FOR NUTTER COMPANY LLC., APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR BLUE SKY CAR WASH ON APPROXIMATELY 1.28 ACRES ON PROPERTY ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON LOT 2 OF THE COUGHLIN'S CROSSING DEVELOPMENT.

The Clerk read the ordinance for the second time.

**Motion:** Mr. Jones motioned to adopt Ordinance No. 18-121, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

**ITEM 15: ORDINANCE NO. 18-122** [Third Reading]  
AN ORDINANCE ESTABLISHING THE SALARY AND BENEFITS OF THE COUNCIL CLERK, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the third time.

**ITEM 16: REVIEW AND UPDATE of Troy Township Request to Amend Annexation/Utility Policy**

Mr. Homan provided background information and that Council had this topic presented to them in 2016. He discussed the request by Troy Township for the City to amend the Annexation/Utility Policy for residents in Troy Township receiving water services from the City. The original agreement was that the City would receive the needed easements and that they would annex into the City within a ten year period. The Township is needing to repave Hills-Miller Road and does not want to invest in the project if the road will be annexed into the City.

Mr. Jordan discussed that staff met with Doug Price in August of 2018 to discuss the issue. Troy Township would like for residents within the influence of Penry Rd. Wellfield be able to use city services without the need to annex. He reviewed past legislation and Resolution 08-22 which provided the 10 year grace period to annex. He provided information on the properties connected to City services. There is a span on Hills-Miller that does not receive services from the City. He discussed items of contention and why the 10 year grace period was originally granted. The annexation would compromise the rural character of the area, other areas would be required, and that Hills-Miller is in current need of rehabilitation.

Mr. Homan discussed the option to extend the agreement or since the properties are not contiguous no action is currently required. Mr.

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Shulman discussed that there are three groups involved in the issue. One group is the 12 properties that receive services from the City who have a requirement to annex into the City, there are the other residents of Troy Township that may want to get water from the City, and everyone outside the City that is not allowed to access City water without an annexation per our code. To address the second and third group there would be a need to change the Codified Ordinances. The first group is not contiguous at this time and could be decided that they do not need to annex at this time. A discussion was held on if the area is contiguous.

Mr. Jones and Mrs. Keller voiced their preference to have annexation. Mayor Riggle voiced concerns over the increase of services, such as, roads, police and fire. A discussion was held on what would be included in the annexation. Mr. Ferrigno discussed that typically would not annex to the center of the road, would prefer the whole the whole road.

Council in agreement that staff work on legislation to extend the agreement for additional ten years or until become contiguous and present to Council at an upcoming meeting.

Mayor Riggle informed Council that the Work Session for February 4 is not needed.

## **ITEM 17: CITY MANAGER'S REPORT**

Mr. Homan informed Council that Hull Drive Pilot Project will be discussed at the February 11 City Council meeting. He discussed that there is a possible retreat scheduled for March 16 with a location to be determined. An EMS Survey from Chief Donahue will be sent out. A \$20,000 grant was received by AEP for EV Charging Station. There will be 2 station at the Williams Street Parking Lot. There will be a Joint Meeting with the Delaware City School Board. Council was in agreement to start the regular meeting of Council on January 28 at 6 p.m. and start the joint meeting at 7 p.m. Councilman Jones will be out of town for the January 28 meeting. Mr. Homan and Mayor Riggle will be meeting with the Board of Realtors to present the State of the City.

## **ITEM 18: COUNCIL COMMENTS**

Mrs. Keller requested that an update to public hearings be placed on website if cancelling.

Mr. Hellinger discuss the need to have continued discussion of the road funding needs. A discussion was held on removing the income tax credit as a source for road funding or the use of a citizen task force to make a recommendation to Council.

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**ITEM 19: ADJOURNMENT**

**Motion:** Mr. Jones motioned to adjourn the meeting. The meeting adjourned at 8:24 p.m.

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Mayor Carolyn Kay Riggle

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Elaine McCloskey, Council Clerk

**PARKS AND RECREATION ADVISORY BOARD  
MOTION SUMMARY  
October 16, 2018**

ITEM 1. Roll Call

Chairwoman Lash called the meeting to order at 7:00 p.m.

Members Present: Bradley Brookover, Joshua Bricker, Cassie Cunningham, Bob Dalton, Gary Hayward, Michael Rush, Corie Thompson, Angela MacWhinney, Vice-Chairwoman Dianna Hibinger, Councilmember Jim Browning and Chairwoman Allyson Lash

City Staff Present: Ted Miller, Parks and Natural Resource Director

YMCA Staff Present: Jeremy Byers, Associate Executive Director

ITEM 2. APPROVAL of the Motion Summary for the meeting held July 17, 2018 as recorded and transcribed.

**Motion:** Mr. Bricker moved to approve the Motion Summary for the meeting held July 17, 2018 as recorded and transcribed, seconded by Mr. Rush. Motion approved by a 10-0-1 (Brookover) vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. UPDATE of YMCA Recreation Services, Programs and Events

Mr. Byers voiced the need for volunteers at the upcoming Halloween event. He discussed staff changes and the new position and role that he will be taking with the YMCA.

ITEM 5. UPDATE of Parks Activities

Mr. Miller discussed the usage by the public to reserve their shelter rentals online. He provided information on future park improvements and plans to update the trail on Cheshire Road.

ITEM 6. DISCUSSION on Shelter Rental Policies

Mr. Miller reviewed the changes to the prices for shelter rentals and that the increase cost is related to user fees for online reservations.

ITEM 7. UPDATE on Athletic Field Policy

Mr. Miller discussed the increase request for field space and the need for field for

increase use by travel sports and tournaments. A discussion was held regarding the definition of inclusive sport programs.

ITEM 8. UPDATE on Capital Improvement Plan (CIP)

Mr. Miller reviewed the CIP and provided information regarding the plans for the Willowbrook Park.

ITEM 9. UPDATE on Oak Grove Cemetery Master Plan

Mr. Miller reviewed the draft Master Plan and reviewed the proposed site expansion. He discussed the concept to make the Cemetery more of a park like setting and increase buffering. A discussion was held on if a small playground could be added into the plans.

ITEM 10. STAFF COMMENTS

- A. Smith Park Nest Report – Dick Tuttle
- B. Second Quarter P&NR Report

ITEM 11 MEMBERS COMMENTS

Mr. Bricker requested an update regarding alcohol sales at Hidden Valley Golf Course. Mr. Miller discussed that the current application is pending and that sales are expected to start in 2019.

Chairwoman Lash requested an update on the smoking legislation. Mr. Miller discussed Council's preference to not have a full ban but a 50 ft. ban from recreational areas. A discussion was held regarding how to enforce a partial ban.

Mr. Rush informed the Board that he had notified Mr. Miller that there was a lack of handicap parking at the Dog Park and that within a couple of days this was fixed.

ITEM 12. ADJOURNMENT

**Motion:** Vice-Chairwoman Hibinger moved to adjourn the Parks and Recreation meeting, seconded by Mr. Rush. The meeting adjourned at 8:14 p.m.



Chairperson



Elaine McCloskey, Clerk

**PLANNING COMMISSION  
DECEMBER 5, 2018  
MOTION SUMMARY**

ITEM 1. Roll Call

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

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on November 7, 2018, as recorded and transcribed.

**Motion:** Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on November 7, 2018, as recorded and transcribed, seconded by Mr. Volenik. Motion approved by a 6-0-1 (Simpson) vote.

ITEM 3. REGULAR BUSINESS

A. Heatherton Section 8

- (1) 2018-2933: A request by Pulte Homes for approval of a Final Development Plan for Heatherton Phase 8 for 42 single family lots on approximately 12.8 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) and located on Boulder Drive, Elbridge Street, Gwinnett Street and Clymer Street.
- (2) 2018-2934: A request by Pulte Homes for approval of a Final Subdivision Plat for Heatherton Phase 8 for 42 single family lots on approximately 12.8 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) and located on Boulder Drive, Elbridge Street, Gwinnett Street and Clymer Street.

**Anticipated Process**

a. Staff Presentation

Mr. Selmek provided a staff report that included the zoning map, discussion of access to the location, and bike path plans for the south side of Boulder Drive. He discussed the tree preservation regulations and the minimum house size. Mr. Selmek discussed that there is no park in Phase 8, but that there is dedicated open park space and a park in Phase 5.

b. Applicant Presentation

APPLICANT:

Joel West  
475 Metro Place South, Suite 200  
Dublin, Ohio

Mr. West indicated that they were in agreement with staff recommendations and conditions.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approved 2018-2933, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

**Motion:** Mr. Prall motioned to approved 2018-2934, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. Fahey Bank

- (1) 2018-2923: A request by Fahey Bank Company for approval of a Combined Preliminary and Final Development Plan for Fahey Bank on approximately 0.81 acres on property zoned B-3 (Community Business District) and located at 75 West William Street.
- (2) 2018-2924: A request by Fahey Bank Company for approval of a Conditional Use Permit for Fahey Bank on approximately 0.81 acres on property zoned B-3 (Community Business District) and located at 75 West William Street.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided a presentation that included maps of the location of the building. He informed the Commission that the plan is on two parcels of property and that will include demolition of the existing building to create a 5,300 sq. ft. bank with a parking lot with 31 spaces and a drive-thru. The Board of Zoning Appeals approved in November a front yard setback and it was discussed the need to move the structure towards Williams Street due to the 100 year flood plain. The proposed site plan was reviewed and access in and out of the property. Also reviewed was the landscape plan and tree preservation. He discussed trees along Delaware Run are

expected to be preserved, but if removed will need to be replaced. A rendering of the proposed two story building was presented.

A discussion was held regarding the former Armory pillars and on street parking. Mr. Owens discussed that due to the access locations for the property and curb cut requirements some on-street parking on both Washington Street and Williams Street will need to be removed. Mr. Prall recommended the parking restrictions for safety.

b. Applicant Presentation

APPLICANT:

Timothy Niemiec  
1824 East Van Beck Avenue  
St. Francis, WI

Mr. Niemiec explained to the Commission that the current pillars were a monument for the Armory and will stay. He voiced that the applicant was agreeable to allow public parking after hours. He discussed the requirement to have a fire truck maneuver the property and discussed that the roof to the drive-thru overhang can be raised if necessary, but that the additional height will decrease the ability to shield patrons from the weather.

Coleman Clougherty  
Fahey Bank, Executive Vice President Chief Operating Officer  
2232 Flagstick Drive  
Marion, Ohio

Mr. Clougherty discussed that Fahey Bank has been in business since 1865 and voiced their excitement on having a branch in the City of Delaware. He discussed the plan to have approximately 8 to 9 employees and also have the building be a disaster relief site and training center. Mr. Clougherty discussed his support to allow after hour public parking in the lot.

c. Public comment (public hearing)

APPLICANT:

Clay Snyder  
275 West Fountain Avenue  
Delaware, Ohio

Mr. Snyder is the former owner of the building to be demolished and voiced his support to the project. He discussed that the current

facility was difficult to maintain and the steps made it difficult for the public to access. He discussed the history of the pillars on the old Armory site.

d. Commission Action

**Motion:** Mr. Halter motioned to approved 2018-2923, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

**Motion:** Mr. Halter motioned to approved 2018-2924, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

C. Blue Sky Car Wash

- (1) 2018-2936: A request by the Nutter Company LLC., for approval of a Conditional Use Permit for Blue Sky Car Wash on approximately 1.28 acres on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located on Lot 2 of the Coughlin's Crossing Development.
- (2) 2018-2937: A request by the Nutter Company LLC., for approval of a Combined Preliminary and Final Development Plan for Blue Sky Car Wash on approximately 1.28 acres on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located on Lot 2 of the Coughlin's Crossing Development.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the Approved Preliminary Development Plan and Concept Plan presented to the Commission in September of 2018. He discussed that the Conditional Use Permit is required as it is a detached car wash and not an accessory use to a principal use, such as a gas station. He provided information on lighting, access to the site and the landscaping conditions.

b. Applicant Presentation

**APPLICANT:**

Steve Martin

Manos, Martin, Pergram & Dietz Company LPA

50 North Sandusky Street

Delaware, Ohio

Barry Nutter

441 Keisel Court

Powell, Ohio

Mr. Martin discussed the access agreement with the developer as the drive will be installed by the applicant. Mr. Nutter discussed that he will be employing approximately 12 employees and provided information on their operating hours.

c. Public comment (public hearing)

**PUBLIC PARTICIPATION:**

Scott McClintock  
Kass Corp, Representing Coughlin's Crossing  
6214 Taylor Station Road  
Pataskala, Ohio

MR. McClintock indicated that he is working with the applicant regarding the access agreement and working on the overall U.S. 23 Landscape Plan.

d. Commission Action

**Motion:** Vice-Chair Mantzoros motioned to approved 2018-2936, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 7-0 vote.

**Motion:** Vice-Chair Mantzoros motioned to approved 2018-2937, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 7-0 vote.

D. 2018-2916 A request by The Delaware County Fair Board for approval of a Combined Preliminary and Final Development Plan for a Delaware County 4H Building located within the Delaware County Fairgrounds along Pennsylvania Avenue on property zoned R-3 (One-Family Residential District).

**Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the plan to replace the existing building and demolish it to create a new building that is divided into an assembly area, museum, and offices. He discussed the zoning and staff proposes a Zoning Overlay District to match the Master Plan in the future. Information was provided on the pedestrian connectivity and the Commission was provided a 2012 agreement with the Agricultural Society and the City of Delaware to grant easements for utilities and a bike path on the property. Staff discussed tree

removal plan and recommend alleys be vacated. Staff informed the Commission that a typo on a sentence in Staff Condition 6 shall now read as: Future building/structure development plan reviews shall not be approved prior to completion of the master plan rezoning as described above.

It was also discussed that there is sidewalk on the north side of Pennsylvania Avenue from North Liberty Street to Euclid Avenue but not from Euclid Avenue west to the Army Reserve Property. Staff recommends that this construction of the sidewalk occur during the rezoning process for the overall master plan which would need to occur no later than June 1, 2020.

b. Applicant Presentation

APPLICANT:

Pat Paykoff  
2779 Peachblow Road  
Delaware, Ohio

Tony Eyerman  
1907 River Road  
Delaware, Ohio

Scott Harper  
105 A Commerce Park Drive  
Westerville, Ohio

Mr. Harper discussed the lighting plan. Mr. Eyerman informed the Commission that they agree with Staff Conditions 1, 2, 3, 5 and 8. Relating to Condition 4 the Fair Board intends to introduce trees throughout the site according to the overall master plan. He acknowledged that the agreement for the utilities and the bike path but would like to align the easement with the comprehensive plan for the fairgrounds.

Mr. Efland was in agreement for Condition 4 to add the wording "or account for in the planned rezoning" and the condition would state: The applicant shall pay \$10,700 to replace the trees removed or plant additional trees or a combination of both or account for it in the planned rezoning per Chapter 1168 prior to certificate of occupancy approval of the 4H barn structure proposed herein.

Mr. Efland stated staff was comfortable with Condition 6 and recommended Condition 7 be tied to the certificate of occupancy of the building.

Mr. Halter voiced concerns with the bike path easement and recommended that it be more along the perimeter of the property to not disrupt fair activities. He did request that the condition for the bike path easement to have a designated deadline date. Mayor Riggle discussed the need for the fairground to complete the master plan. The Commission was in agreement that easements for utilities and bike path are granted on the fairground property prior to the final certificate of occupancy approval of the 4H barn structure.

The Commission discussed the green color of the proposed standing seam roof.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Badger motioned to amend 2018-2916 in Condition 7 to add the words “the final” prior to the word certificate seconded by Mr. Volenik. Motion approved by a 7-0 vote.

**Motion:** Mr. Badger motioned to approved 2018-2916, along with all staff recommendations and conditions including modifying Condition 4 per Mr. Efland’s comment, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

#### ITEM 4. PLANNING DIRECTOR’S REPORT

Mr. Efland provided an update on the Comprehensive Plan process and the current online survey for community input.

#### ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

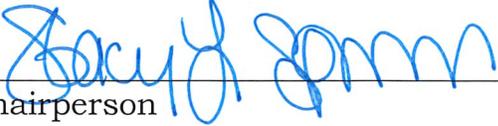
Vice-Chairman Mantzoros discussed that the listed Conditional Use Permit conditions in the staff report was very helpful.

Mr. Halter requested an update on the gas stations on South Sandusky Street.

#### ITEM 6. NEXT REGULAR MEETING: January, 16, 2019

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:54 p.m.

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
November 28, 2018**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:59 p.m.

Members Present: Joe Coleman, Cara Hering, Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, and Chairman Mark Hatten

Members Absent: Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner, Dave Efland, Planning and Community Development Director, Ted Miller, Parks and Natural Resource Director, and Jackie Walker, Assistant City Manager

**Motion to Excuse:** Mr. Nicley motioned to excuse Councilman Rohrer, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 26, 2018 as recorded and transcribed.

**Motion:** Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on September 26, 2018, as recorded and transcribed, seconded by Vice-Chairman Coleman. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed facade renovation at 53 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Chairman Hatten informed the Commission that staff made him aware that the applicants postpone Application 2018-2725. Mr. Efland made the Commission aware that it will be removed from the agenda until the applicants are ready to present to the Commission.

- B. 2018-3018: A request by the City of Delaware for an Informal Review for a City Hall Annex proposed concept plan for 20 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Chairman Hatten discussed the informal review process and that no decision will be made at the meeting.

APPLICANT:

Jackie Walker

City of Delaware, Assistant City Manager

Mrs. Walker discussed the proposed project to take 20 East William property and turn the area into a welcome center in the downtown area. She discussed that an appraisal was done. She discussed that the block is growing and staff is anticipating the need for increased parking and this area can increase the parking and create a safer driveway to get in and out of the lot. She provided a conceptual plan of the proposed welcome center. She discussed that public comments have requested a downtown green space, wayfinding and public restrooms. She discussed having interactive wayfinding signage. She discussed using a citizen engagement tool to reach out to the citizens to determine what they would like to see and benefit the downtown businesses. Mr. Efland discussed efforts to work with the neighbors to the east to have access to the parking lot, but currently it is not up to standards. Mrs. Walker discussed the agreement with CoHatch to have five parking spaces.

Mrs. Walker discussed the use of the back half of the City Hall Annex building and that it provided much needed office space for CoHatch, so the decision was to not remove the back half of the building as access to parking.

Mr. Coleman discussed that there are only so many significant older buildings in the downtown area of Delaware and the purpose of the Historic District is to tear down but to preserve the buildings. He voiced a concern that this would set a precedent in the downtown area. He will not support the proposal.

Vice-Chairman Hatten discussed that there are other uses for the building and if the City does not have the use for the building they should consider selling the property that can be used for further development. He stated that the Commission would not allow for private owners to demolish the building for parking.

Ms. Riviera voiced that she would not support the plan and that the City could find other options for parking.

Mr. Nicley encouraged the City to find a compromise. He did not see much change from the proposal presented to them before. He discussed the need for parking for the City Hall Annex.

Ms. Van Gundy discussed as a real estate agent that she would predict a lot of interest for the building by entrepreneurs. She discussed views posted on social media from both sides. She proposed the idea of selling the building and allowing the buyer to reinvest in the property.

Ms. Hering discussed different opportunities for growth for the building.

PUBLIC PARTICIPATION:

Larry Vance  
188 North Franklin Street  
Delaware, Ohio

Mr. Vance provided information on his background on masonry restoration. He discussed that he often receives questions about location of public restrooms in the downtown area and feels that the City could utilize the current building as a public restroom.

Mrs. Walker discussed that the public facilities style that they are looking at would be a full functioning restroom and the style does not encourage individuals to set up in the bathroom and provides more visibility. She explained that the city did not have plans to staff the facility. A discussion was held on if the City could use the current building for public bathrooms and child care center. Mrs. Walker discussed that would be a safety concern to have a non-staffed facility and the cost of insurance to provide child care.

- C. 2018-2885: A request by Delaware Hotel Associates LLC dba Fairfield Inn & Suites by Marriott for a Certificate of Appropriateness for the demolition of an existing structure and construction of a hotel at 53 and 0 East Winter Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the location of the project and current zoning of B-3. She discussed that the site is located in the Transitional Sub-District of the Downtown Historic District Overlay. She discussed the zoning of the surrounding buildings. The overall area compasses nine parcels with two buildings on the parcels currently. Ms. Guenther discussed the proposal to newly construct a five story, 104 room hotel which will include a banking office and a detached parking garage. The design of the hotel is reminiscent of the hotels that were in the downtown area in the last century.

APPLICANT:

Bill Jacobson

Delaware Hotel Associates  
105 Narcissus Avenue  
West Palm Beach, Florida

Brandt Niehaus  
S&M Development  
13121 East Point Park Blvd  
Louisville, KY

Paul Stanton  
Common Wealth Hotels  
100 East River Center Blvd  
Covington, KY

Mr. Jacobson provided background information on their experience with hotels and provided examples of a typical Fairfield Inn and Suites. He discussed that part of the property is currently owned by the City of Delaware and part owned by PNC Bank. The parking garage will have a fire wall between the bank and the garage and ultimately owned by the City. The design of the garage will involve the city and consistent with the hotel design.

Mr. Niehaus reviewed the architectural features on the buildings with the cornice on top and edges around the windows. They discussed studying the surrounding buildings. They presented the site plan of the hotel with a coffee shop along Winter Street, bank, and the parking structure. The bank will have a drive thru created inside the garage, but bank patrons will not be obligated to pay to enter the garage. Parking for city staff was discussed. Mr. Jacobson aware that the signage requirements of the City and the need consent to requirement of approval by City and also design brand requirements by the bank and the hotel. Chairman Hatten discussed that external lighting of signage is what is allowed in the Historic District and internal lighting is not permitted.

The discussion was held on the materials to be used on the building and the use of limestone at the foundation of the building. The Commission recommended not to use the rough stone that they presented. The applicants discussed the need to use recommended materials by Marriott in the building. The Commission recommends using smoother stone on the first floor elevations or use the rougher stone as a water table. The Commission recommended more detailed drawings. The Commission recommended a lintel over every window. Ms. Hering recommended providing drawings on what is proposed. The current drawing shows window muntins and the applicant is expressing that was just there to emphasize the location of the windows not the use of muntins.

The Commission requested a break at 9:37 p.m. and Chairman Hatten reconvened the meeting at 9:41 p.m.

A discussion was held on the height of the building. Chairman Hatten discussed that a variance will be required for the height. Mr. Stanton discussed that without the five stories the project would not continue. A discussion was held on reducing the height of the building and utilizing space over the bank for additional rooms. The applicants to wait for the MOU from the City before determining the height. The applicants expect to return back to the HPC in 2019.

D. DISCUSSIONS / PRESENTATIONS

(1) Hayes Memorial Statue (2018-2728) --

Presentation by Bill Rietz, Chair, RB Hayes Comes Home Committee

PRESENTORS

Bill Rietz  
675 Pollyanna Drive  
Delaware, Ohio

Ted Miller  
Parks and Natural Resource Director

Mr. Rietz and Mr. Miller provided background on the committee and the plans to have a statue complete with a fountain at the corner of Sandusky Street and West William Street. They discussed that the property owner will deed space to the city and the city will maintain the fountain area. He discussed that the life size statue will be on a pedestal designed by Alan Cottrill, an Ohio artist. Total height is 10 feet and 1 inch. There will be a presidential seal and a plaque on the pedestal. Mr. Miller discussed plans to add small bubblers and lights in the fountains. The Commission was in agreement to have the design be submitted for administrative approval.

(2) Mural Project -

Presentation by Erin Fletcher, Director, Ross Art Museum

PRESENTOR

Erin Fletcher  
Director, Ross Art Museum  
60 South Sandusky Street  
Delaware, Ohio

Ms. Fletcher provided an update on the community mural art project being headed by the Ross Art Museum. She provided an overview on the 3 murals that would be place on different buildings throughout the City including the east side, the Second Ward Community Center, and one

downtown. The goal of the murals is to contribute to the cultural and artistic landscape of the community and to add vibrancy to the key parts of Delaware. She discussed that the location of the public art in the downtown area would be on the Strand building. She discussed meeting with staff to discuss historic preservation standards and that the plan is to not paint on exposed brick. She discussed current funding status.

(3) Fiberglass-Clad Windows –  
Presentation by Justin Hegenderfer for Marvin Windows  
This discussion will occur at a later meeting.

(4) Sidewalk Vestibules Design Standards

This discussion will occur at a later meeting.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: December 19, 2018

The Commission was made aware of the date change related to holiday calendar. Ms. Hering informed the Commission that she would be unavailable on the date.

ITEM 7. ADJOURNMENT

**Motion:** Mr. Nicley moved to adjourn the meeting, seconded by Ms. Hering. The Historic Preservation Commission meeting adjourned at 10:22 p.m.



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Chairperson



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Elaine McCloskey, Clerk

**FINANCE COMMITTEE  
MOTION SUMMARY  
July 30, 2018**

ITEM 1. Roll Call

Chairman Hellinger called the Finance Committee meeting to order at 5:07 p.m.

Members Present: Vice-Mayor Kent Shafer, Vice-Chairman Chris Jones and Chairman George Hellinger

Staff Present: Dean Stelzer, Finance Director and Tom Homan, City Manager

ITEM 2. Approval of the Motion Summary for the meeting held July 11, 2018 as recorded and transcribed.

**Motion:** Vice-Mayor Shafer moved to approve the Motion Summary from July 11, 2018, as recorded and transcribed, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 3. Update and Continued Discussion on the City Hall Annex Project

Mr. Stelzer provided an updated cost estimated for COhatch improvements and improvements to the second floor on the City Hall Annex building. He discussed the cost for contractors and some additional cost related to the removal of the utility poles and transformers. Mr. Stelzer discussed whether it makes sense financially to do the work at one time and not in stages, as well as, the improvements to City Hall. City Hall improvements would include safety and security. He discussed the current plan for the Planning Department to move to the City Hall Annex building. He reviewed the cost estimate for City Hall Annex renovation form July 18, 2018. He also discussed the different options for the Engineering Building. He discussed the cost for demolition of the house and build a parking lot with some amenities. He discussed one plan for benches and public bathrooms. He discussed the total cost for all improvements and financing options. A discussion was held regarding security plans for both buildings and current plans to enter City Hall to access the second floor of the City Hall Annex building.

**Motion:** Vice-Mayor Shafer motioned to recommend to City Council to move ahead with the Comprehensive Plan as presented to complete City Hall Campus improvements which will include COhatch improvements, Second Floor City Hall Annex updates, and City Hall Annex Renovations, City Hall Renovations and Security, and engineering building and parking lot as outlined in the proposal, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 4. Staff Comments

Mr. Homan discussed an upcoming supplemental need for a bike path extension on Cheshire Road. He discussed the grant received by Delaware County for trail completion.

Mr. Stelzer discussed retaining municipal advisor on discussions over potential downtown parking garage.

Mr. Stelzer informed the Committee that the annual meetings for the New Community Authorities have been held.

ITEM 5. Member Comments

Vice-Mayor Shafer discussed the need to solve parking solutions in the downtown area with the continued growth and the potential development of Planet Oasis.

ITEM 7. Next Meeting Date

The Committee reviewed upcoming meeting dates scheduled for the CIP review.

ITEM 8. Adjournment

**Motion:** Chairman Hellinger moved to adjourn the Finance Committee meeting, The Finance Committee meeting adjourned at 5:53 p.m.



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Chairman



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Elaine McCloskey, Clerk



## FACT SHEET

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AGENDA ITEM NO: CONSENT ITEM E      DATE: 1/28/2019  
ORDINANCE NO:                                      RESOLUTION NO: 19-04  
READING:    PUBLIC HEARING: NO

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TO:                      Mayor and Members of City Council  
FROM:                  R. Thomas Homan, City Manager  
VIA:                      Ted Miller, Parks and Natural Resources Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE GRANT APPLICATIONS WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES, RECREATIONAL TRAILS PROGRAM AND CLEAN OHIO TRAILS FUND FOR THE PROPOSED NEW MULTI-USE PATH (BIKEPATH) PROJECT LOCATED ON THE NORTH SIDE OF WEST CENTRAL AVENUE BETWEEN LEXINGTON BOULEVARD AND HOUK ROAD.

**BACKGROUND:**

The Central Avenue trail expansion would fill the final gap in the Central Avenue corridor. The connection is important as it connects many residents to important recreation and business amenities in the community.

**REASON WHY LEGISLATION IS NEEDED:**

Required by grant application.

**COMMITTEE RECOMMENDATION:**

N/A

**FISCAL IMPACT(S):**

The project is budgeted in the Capital Improvement Plan at an estimated cost of \$325,000. If awarded, the grant could fund up to 80% of the project costs. The balance of the costs would be covered by impact fees.

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

Ted Miller, Parks and Natural Resources Director

**RECOMMENDATION:**

Approval

**ATTACHMENT(S)**

Locust Curve Trail Preliminary Plan

RESOLUTION NO. 19-04

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE GRANT APPLICATIONS WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES, RECREATIONAL TRAILS PROGRAM AND CLEAN OHIO TRAILS FUND FOR THE PROPOSED NEW MULTI-USE PATH (BIKEPATH) PROJECT LOCATED ON THE NORTH SIDE OF WEST CENTRAL AVENUE BETWEEN LEXINGTON BOULEVARD AND HOUK ROAD.

WHEREAS, the City of Delaware is eligible to submit proposals for consideration for the proposed new multi-use (bikepath) project located on the north side of West Central Avenue between Lexington Boulevard.

WHEREAS, the grant proposals are due no later than February 1, 2019.

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

SECTION 1. That the City Manager is hereby authorized to submit an application with the Ohio Department of Natural Resources, Recreational Trails Program and Clean Ohio Trails Fund for the proposed new multi-use (bikepath) project located on the north side of West Central Avenue between Lexington Boulevard.

SECTION 2. The City Manager is hereby authorized to accept the grant on behalf of the City and to enter into necessary agreements associated with the grant and be bound by all terms and conditions contained within the application for funding.

SECTION 3. That this resolution shall be in force and effect immediately upon its passage.

PASSED: \_\_\_\_\_, 2019

YEAS \_\_\_ NAYS \_\_\_  
ABSTAIN \_\_\_

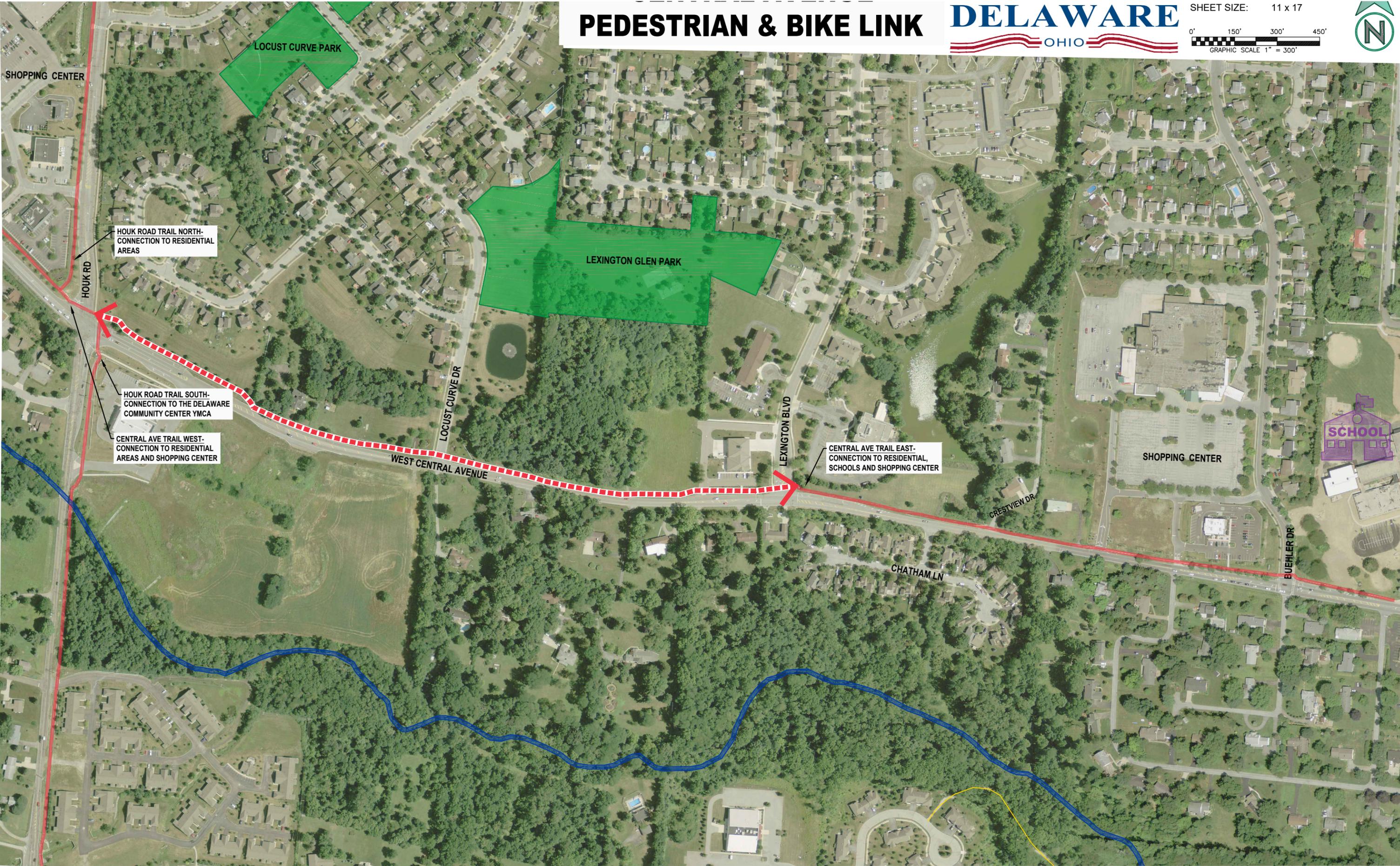
ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

# PEDESTRIAN & BIKE LINK



SHEET SIZE: 11 x 17





## FACT SHEET

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AGENDA ITEM NO: 8

DATE: 01/28/2019

ORDINANCE NO: 18-122

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jackie Walker, Assistant City Manager

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE ESTABLISHING THE SALARY AND BENEFITS OF THE COUNCIL CLERK, AND DECLARING AN EMERGENCY.

**BACKGROUND:**

When the Clerk of Council position was moved from part-time to full-time, it was placed in the Management Pay Plan. Now that the duties and responsibilities of the position are clearer, City Council requested staff to conduct a position audit to help it determine the appropriate compensation level for the position.

**REASON WHY LEGISLATION IS NEEDED:**

**January 14, 2019 UPDATE:** Council removed the Clerk's position from the Management Pay Plan with an amendment to Ordinance 18-112 at the December 20, 2018 City Council meeting.

**December 20 2018:** In making the adjustment to a position appointed by City Council, it makes sense to set the Clerk's salary in the same manner as Council's other appointee, the City Manager. As such, this ordinance would set the Clerk of Council's salary for 2019. A corresponding change will remove the position from the Management Pay Plan.

**COMMITTEE RECOMMENDATION:**

N/A

**FISCAL IMPACT(S):**

The adjustment will impact the 2019 General Fund based on increased wages and other costs/benefits that are associated with wages.

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

Mayor Carolyn Kay Riggle

**RECOMMENDATION:**

Typically, legislation enacting pay changes go to three readings.

**ATTACHMENT(S)**

None

ORDINANCE NO. 18-122

AN ORDINANCE ESTABLISHING THE SALARY AND  
BENEFITS OF THE COUNCIL CLERK, AND  
DECLARING AN EMERGENCY.

WHEREAS, the City Council Clerk (“Clerk”) is one of two positions appointed by City Council and is not subject to civil service laws; and

WHEREAS, among other duties included in the job description, the Clerk is responsible for managing the Council packet and agenda process; and

WHEREAS, the Clerk leads the city’s sister city initiative; and

WHEREAS, the Clerk serves as City Council’s representative on the Main Street Delaware board; and

WHEREAS, the Clerk bears responsibility for managing and maintaining the records of the legislative body as well as all Boards and Commissions of the City of Delaware; and

WHEREAS, the Clerk’s duties require coverage of meetings occurring in the evening as well as daytime hours; and

WHEREAS, the Clerk uses independent judgment and discretion in fulfilling the duties of the position and setting her schedule; and

WHEREAS, based on an assessment of the duties of the Clerk conducted by city staff in 2018, the salary of the clerk should fall within the M2-M6 classifications on the management pay plan.

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

SECTION 1. The Council Clerk shall be paid a salary of \$24.04 per hour effective December 26, 2018 which coincides with the new calendar year and the effective date of the management pay plan for 2019.

SECTION 2. The Council Clerk shall be entitled to the benefits offered to exempt employees in the current City of Delaware Summary of Benefits.

SECTION 3. Emergency Clause: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City. The emergency clause is required to enact the changes effective on December 26, 2018 which coincides with the new calendar year and the effective date of the management pay plan

for 2019. Therefore this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON EMERGENCY CLAUSE:

YEAS \_\_\_ NAYS \_\_\_

ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2019

YEAS \_\_\_ NAYS \_\_\_

ABSTAIN \_\_\_

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR



## FACT SHEET

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AGENDA ITEM NO: 9

DATE: 1/28/2019

ORDINANCE NO: 19-01

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

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TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

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**TITLE OF PROPOSED ORDINANCE/RESOLUTION:**

AN ORDINANCE FOR OHIO HEALTH FOR APPROVAL OF A FINAL DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON APPROXIMATELY 3.31 ACRES ON PROPERTY ZONED B-4 PUD (GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) AND LOCATED AT 2295 WEST WILLIAM STREET (US 36).

**BACKGROUND:**

See attached report

**REASON WHY LEGISLATION IS NEEDED:**

To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

**COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on January 16, 2019.

**FISCAL IMPACT(S):**

N/A

**POLICY CHANGES:**

N/A

**PRESENTER(S):**

David Efland, Planning and Community Development Director

**RECOMMENDATION:**

Staff recommends approval as submitted with the documented conditions.

**ATTACHMENT(S)**

See attached

ORDINANCE NO. 19-01

AN ORDINANCE FOR OHIO HEALTH FOR APPROVAL OF A FINAL DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON APPROXIMATELY 3.31 ACRES ON PROPERTY ZONED B-4 PUD (GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) AND LOCATED AT 2295 WEST WILLIAM STREET (US 36).

WHEREAS, the Planning Commission at its meeting on January 16, 2019 recommended approval of a Final Development Plan for Ohio Health for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36) (PC Case 2018-3116).

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

SECTION 1. That the Final Development Plan for Ohio Health for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36), 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 limestone on the building shall be Delaware blue vein limestone or equivalent as approved by City Staff.
3. The dumpster enclosure shall be made of brick or limestone to match the building and have wood doors painted or stained to match.
4. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
5. All roof top mechanical equipment shall be screened by a parapet wall or approved screening device.
6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.

7. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
8. The light poles shall be black.
9. Street trees shall be planted every 40 feet along Lansdale Drive.
10. The Shade Tree Commission shall review and approve the landscape plans.
11. The building signage shall achieve compliance with the approved development text and the current zoning requirements.

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

VOTE ON RULE SUSPENSION:

YEAS \_\_\_ NAYS \_\_\_  
 ABSTAIN \_\_\_

PASSED: \_\_\_\_\_, 2019

YEAS \_\_\_ NAYS \_\_\_  
 ABSTAIN \_\_\_

ATTEST: \_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 MAYOR

CASE NUMBER: 2018-3116

REQUEST: Final Development Plan

PROJECT: Ohio Health Medical Office Building

MEETING DATE: January 16, 2019

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**APPLICANT/OWNER**

EMH&T  
5500 New Albany Road  
Columbus, Ohio 43054

**REQUEST**

2018-3116: A request by Ohio Health for approval of a Final Development Plan for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36).

**PROPERTY LOCATION & DESCRIPTION**

The approximate 3.31 vacant parcel is located on the south side of West William Street just east of Lansdale Drive and is an out parcel of the Willowbrook Retail Development Subdivision. The property to the east is zoned B-4 PUD, the properties to the west are zoned R-3 PUD (One-Family Residential District with a Planned Unit Development Overlay District) and the properties to the south are zoned B-4 PUD and R-3 PUD. The properties to the north are zoned R-4 PUD (Medium Density Residential District with a Planned Unit Development Overlay District) in the City and FR-1 (Farm Residential District) in the township.

**BACKGROUND/PROPOSAL**

Among other actions in the past, in June of 2007 City Council approved Ordinance 07-63 a rezoning to amend the adopted Willowbrook Farm Tract PUD Retail Site PUD Text. In September 2018, the Planning Commission and City Council approved a Final Subdivision Plat for the subject 3.31 acre parcel.

Now Ohio Health is proposing to construct an approximate 10,000 square foot one-story medical office building with a 50 space parking lot with a single curb cut from Lansdale Drive.

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**STAFF ANALYSIS**

- **ZONING:** As previously mentioned the zoning for the subject site is B-4 PUD and is located in Sub-Area B Retail Planning Area of the Willowbrook Farm Tact PUD Retail Site PUD Text approved in 2007. Under the current zoning, the proposed office building is a permitted use. Final Development Plan approval of the application would be required by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject site is accessed by one curb cut from Lansdale Drive (private street) which is the existing internal road that extends thru the Willowbrook Retail Development from West William Street to South Houk Road. A north/south internal private street extends from Lansdale Drive to West William Street with right only exit to West William Street. The subject private street is located on the eastern portion of the site but the proposed site does not extend that far east. When the eastern portion of the site is developed, it should be connected to the subject private street.
- **SITE CONFIGURATION:** The 3.31 acre site would contain an approximate 10,000 square foot medical office building with a single curb cut that would access a 50 space parking lot (50 parking spaces are required by code) which would be located on the east and south side of the proposed building. A proposed dumpster is located along the eastern portion of the parking lot and shall have a brick or limestone enclosure to match the building and have wood doors painted or stained to match. An existing bike path is located along the frontage of West William Street. Storm water would be detained in the existing Willowbrook Retail Development detention basins.
- **BUILDING DESIGN:** The one story building (approximately 18 feet in height) would have the main patron entrance on the southeast elevation and the staff entrance on the northwest elevation. The building would be

mainly comprised brick (taylor clay Kaiser blend) with three brick accent bands extending around the entire building. The sign area would be comprised of heritage stone (Santee ledgerstone) to form an accent wall to create an aesthetically pleasing building design. The main entrance would have a canopy with supporting columns comprised of blue vein limestone. Several aluminum storefront windows with grids would be located on each elevation. The building would have a flat roof with a cornice and a bronze metal screen wall screening the mechanical equipment located on the roof. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color. Also, staff would require submittal of each building material with color samples to ensure compliance is achieved at building permit approval.

- **TREE REMOVAL & REPLACEMENT:** There do not appear to be any qualifying trees 6 inches in caliper or larger on the subject parcel.
- **LANDSCAPING & SCREENING:** When the Willowbrook Retail Development infrastructure was constructed, the developer installed mounding, street trees and front yard trees along West William Street (US 36). The applicant is proposing the typical landscaping requirements which include front yard trees, interior parking lot landscaping, parking lot screening and foundation landscaping which appears to achieve compliance with the zoning code. However, the applicant would be required to install street trees every 40 feet along Lansdale Drive per the approved development text. The Shade Tree Commission would have to approve all landscape plans.
- **SIGNS:** The applicant is proposing building signage on the north and west elevations but did not have specific type and size do the signage. The wall signage shall be channel letters while the size of the wall signage shall achieve compliance with the approved development text and current zoning requirements. The approved zoning text allows development identification signage for the entire retail development but does not allow ground signage for each individual out parcel.
- **LIGHTING:** The owner is proposing six light poles throughout the parking lot that would be 25 feet high that that would have cut-off type fixtures per code. Per the zoning code, the light poles shall be black in color. All lighting must meet the requirements of the Planning & Zoning Code and be approved by the Chief Building Official.

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**STAFF RECOMMENDATION (2018-3116 – FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Ohio Health for a Final Development Plan for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36), 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 limestone on the building shall be Delaware blue vein limestone or equivalent as approved by City Staff.
3. The dumpster enclosure shall be made of brick or limestone to the match the building and have wood doors painted or stained to match.
4. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
5. All roof top mechanical equipment shall be screened by a parapet wall or approved screening device.
6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
7. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
8. The light poles shall be black.
9. Street trees shall be planted every 40 feet along Lansdale Drive.
10. The Shade Tree Commission shall review and approve the landscape plans.
11. The building signage shall achieve compliance with the approved development text and the current zoning requirements.

**COMMISSION NOTES:**

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*MOTION:*      \_\_\_\_\_ 1<sup>st</sup>      \_\_\_\_\_ 2<sup>nd</sup>      *approved*      *denied*      *tabled* \_\_\_\_\_

*CONDITIONS/MISCELLANEOUS:*

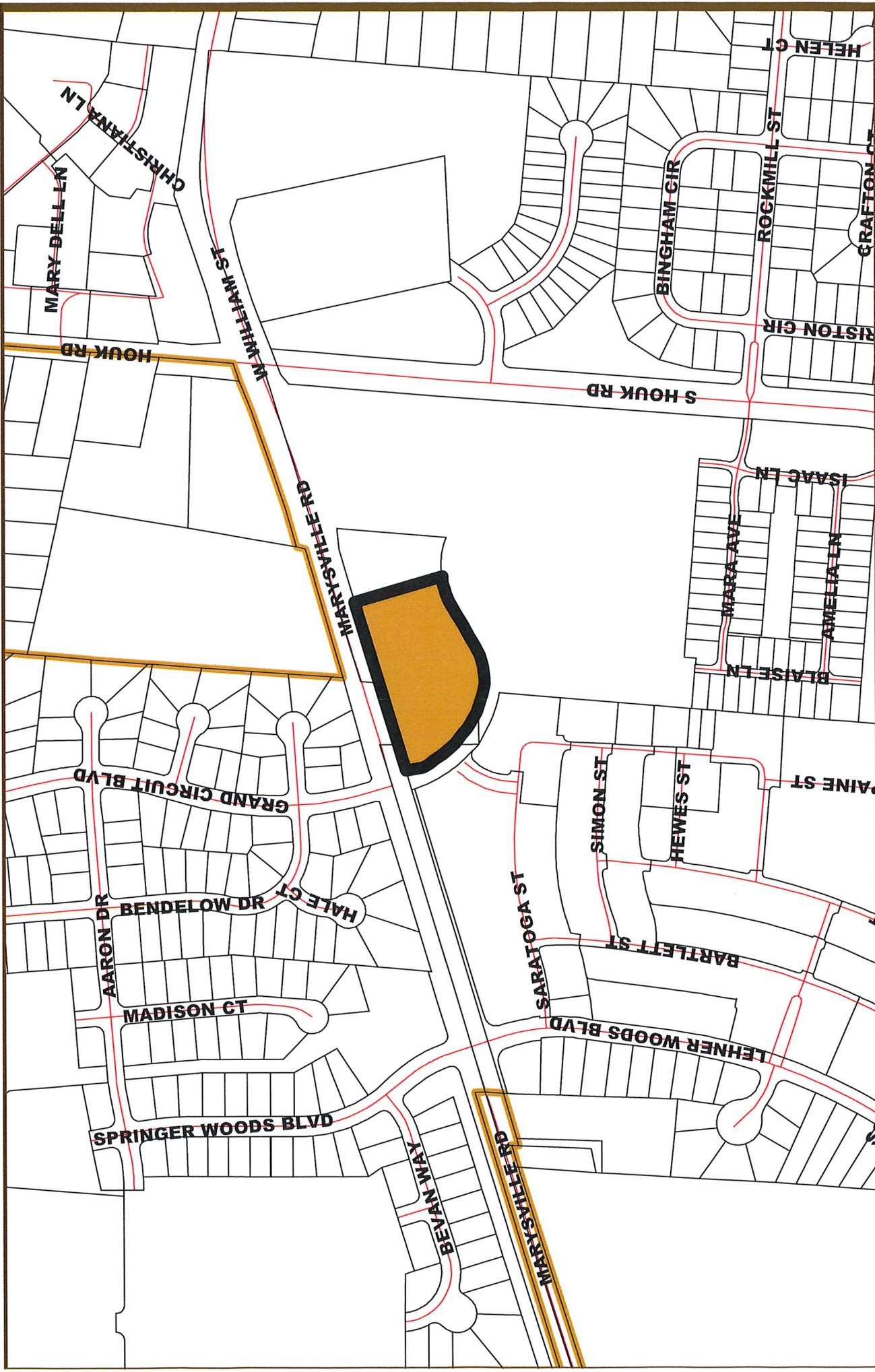
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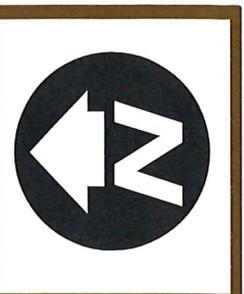
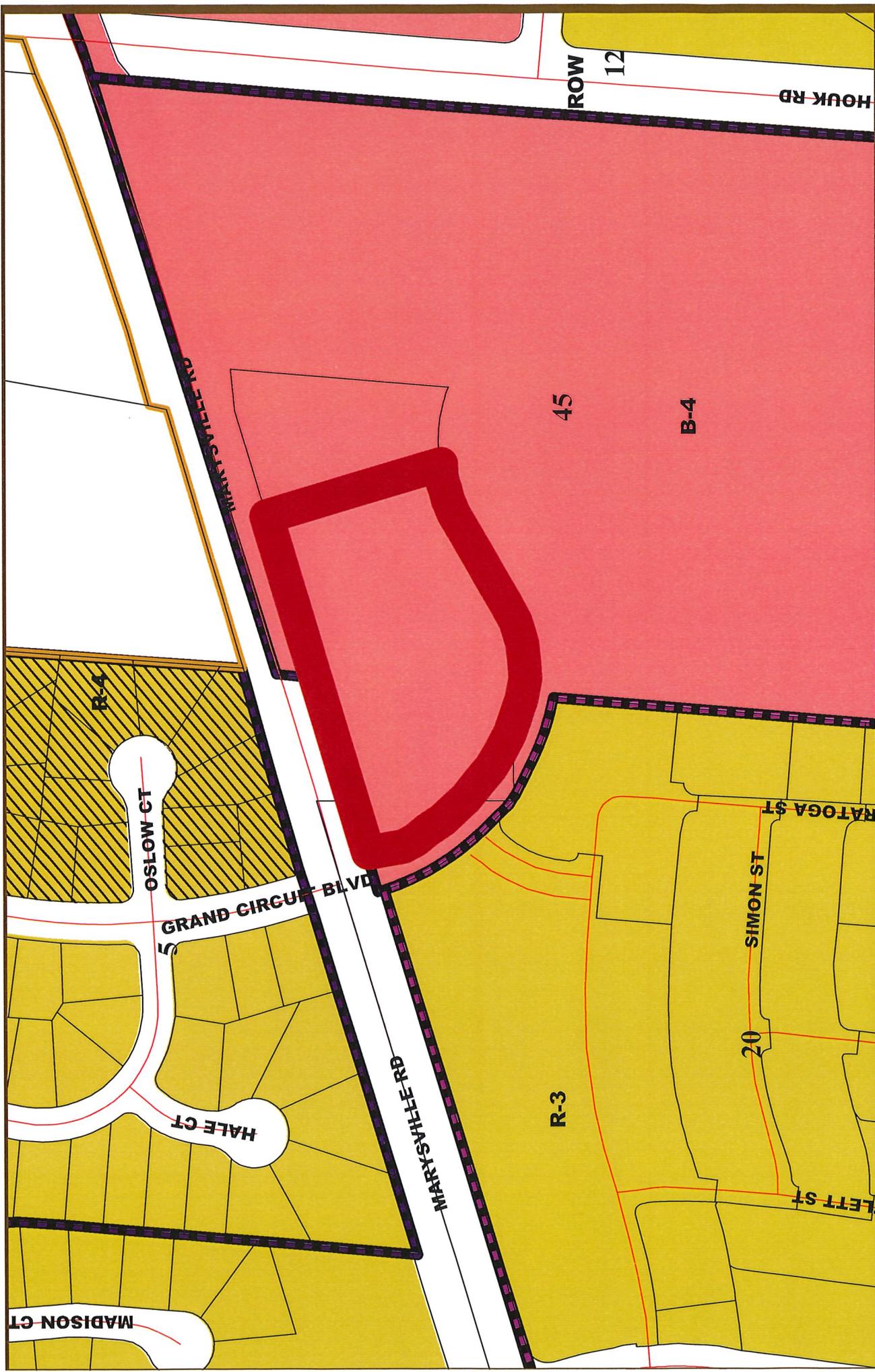
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**FILE:**  
**ORIGINAL:**      1/10/19  
**REVISED:**



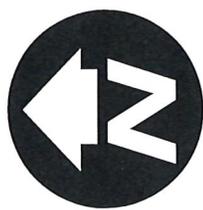
2018-3116  
 Final Development Plan  
 Ohio Health - 2295 West William Street  
 Location Map





2018-3116  
 Final Development Plan  
 Ohio Health - 2295 West William Street  
 Zoning Map





2018-3116  
 Final Development Plan  
 Ohio Health - 2295 West William Street  
 Aerial (2016) Map



REVISIONS	DATE	DESCRIPTION

OHIO HEALTH

CITY OF DELAWARE DELAWARE COUNTY, OHIO  
**FINAL DEVELOPMENT PLAN**  
**OHIO HEALTH WESTERN**  
**DELAWARE WESTERN**  
**DEVELOPMENT PLAN**

**EMHT**  
 ENGINEERING, MECHANICAL, ARCHITECTURE  
 10000 DELAWARE AVENUE, SUITE 100  
 DELAWARE, OHIO 43015  
 PHONE: 614.266.1111  
 FAX: 614.266.1112  
 WWW.EMHT.COM

DATE	December 5, 2018
SCALE	1" = 30'
SHEET	1/1
PROJECT NO.	2018-119
PLAN SET DATE	December 5, 2018

**LEGEND**

EXISTING	
Sanitary Sewer	---
Storm Sewer	---
Water Main	---
Gas	---
Electric	---
Light Circuit	---
Communication	---
Other	---
Right-of-Way	---

PROPOSED	
Sanitary Sewer	---
Storm Sewer	---
Water Main	---
Gas	---
Electric	---
Light Circuit	---
Communication	---
Other	---
Right-of-Way	---
Proposed Building	---
Proposed Parking	---
Proposed ADA	---
Proposed ADA	---
Proposed ADA	---

**NOTES:**  
 All dimensions and radius callouts are to face of curb or edge of pavement.  
 All road are 5' unless otherwise noted.

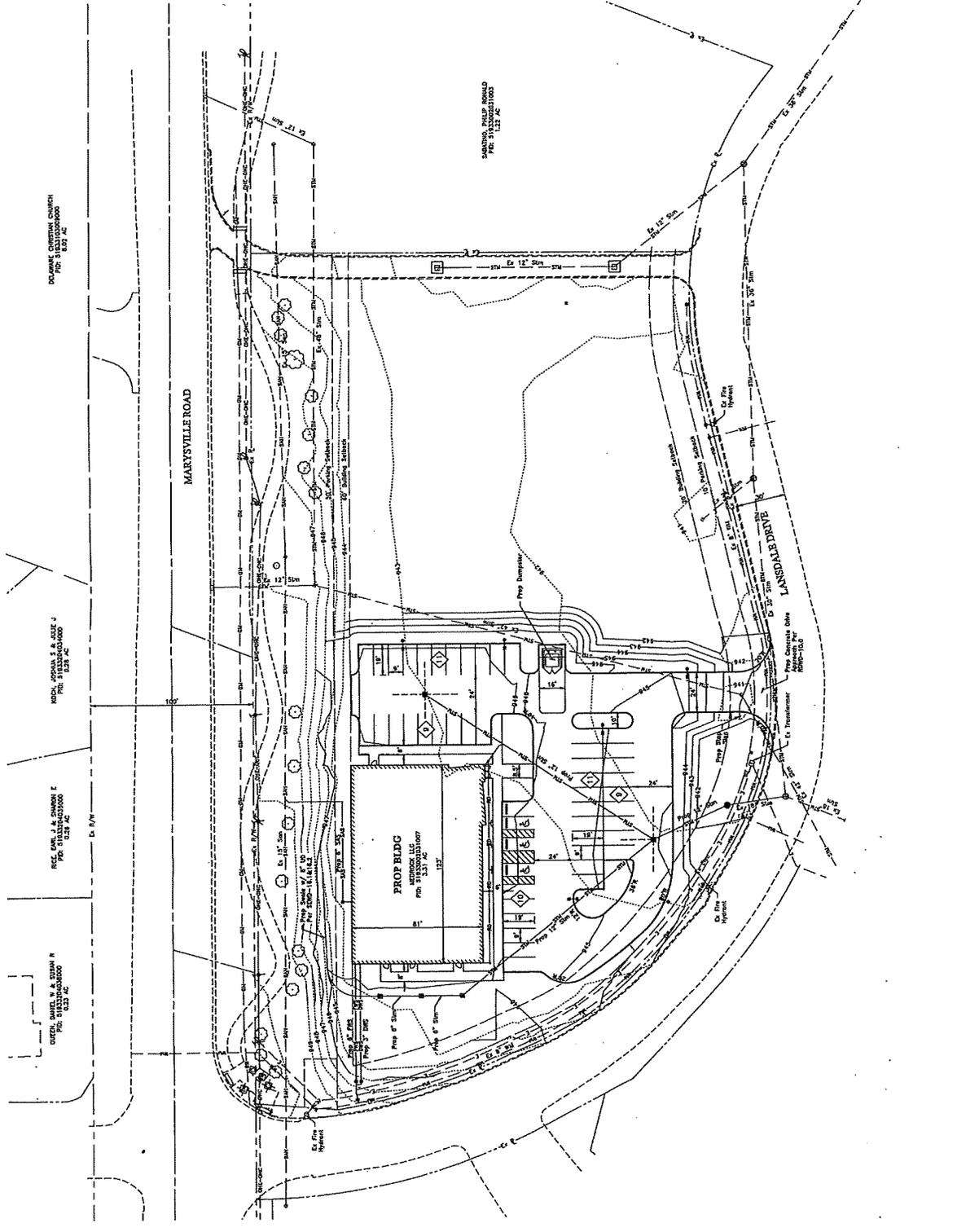
**SITE DATA TABLE:**

Total Site Area:	3.31 Ac
Impervious Area:	1.03 Ac (31.1%)
Required Parking:	80 Spaces
Required ADA:	3 Spaces
Provided Parking:	80 Spaces
Provided ADA:	3 Spaces



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

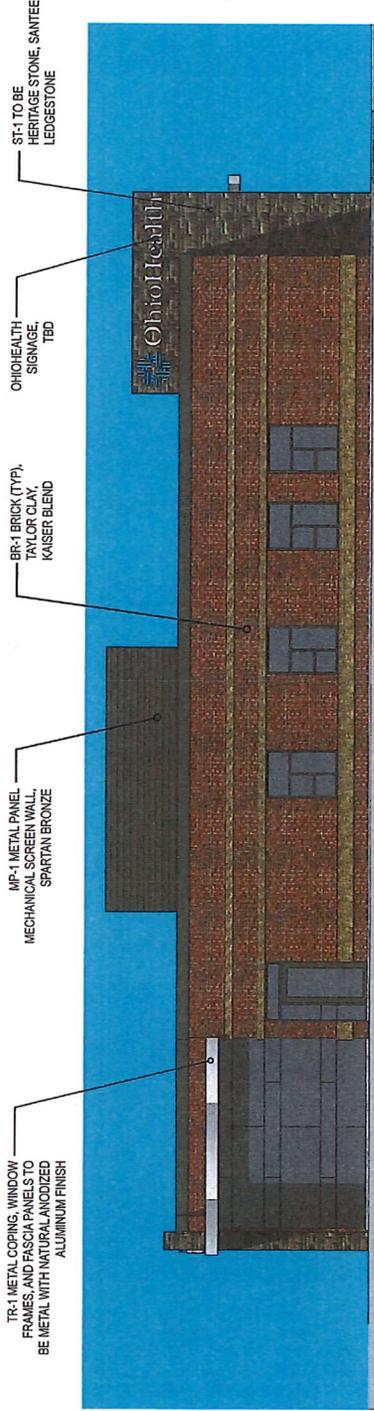
PLAN SET DATE  
 December 5, 2018





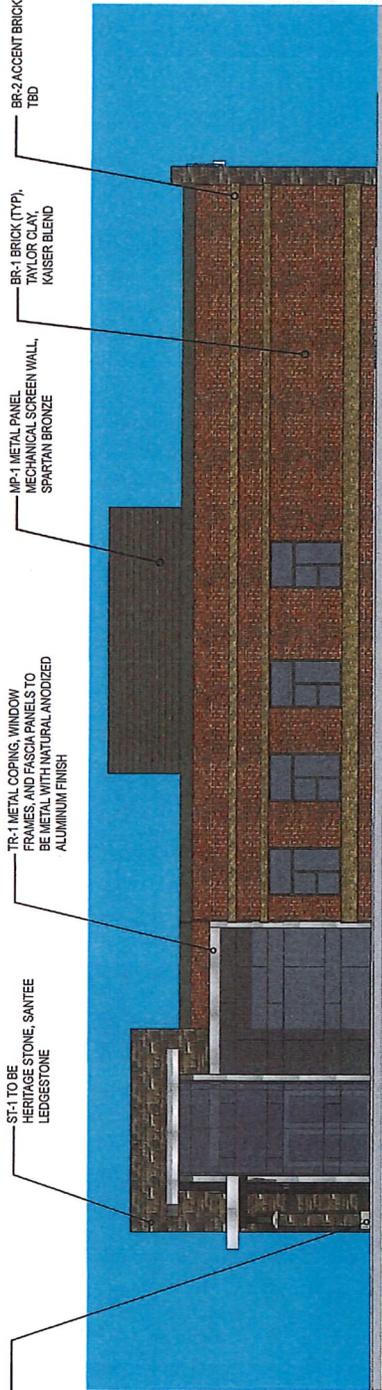






TOP OF STONE 120'-0"  
 PARAPET 116'-0"  
 ROOF 114'-0"  
 FFL 109'-0"

WEST ELEVATION



TOP OF SCREEN WALL 124'-0"  
 TOP OF STONE 117'-0"  
 TOP OF ROOF 114'-0"  
 FFL 109'-0"

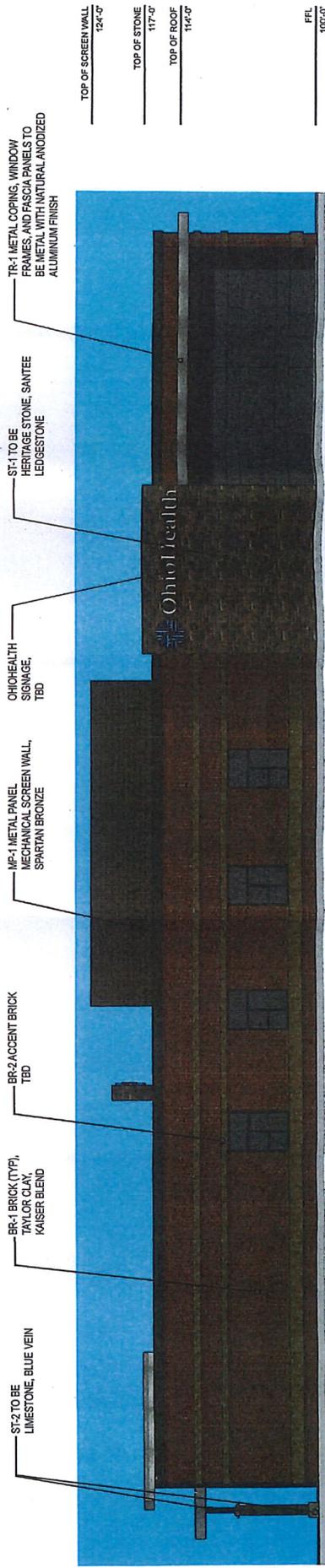
EAST ELEVATION

**OHIOHEALTH - MEDICAL OFFICE BUILDING**  
 DELAWARE, OHIO





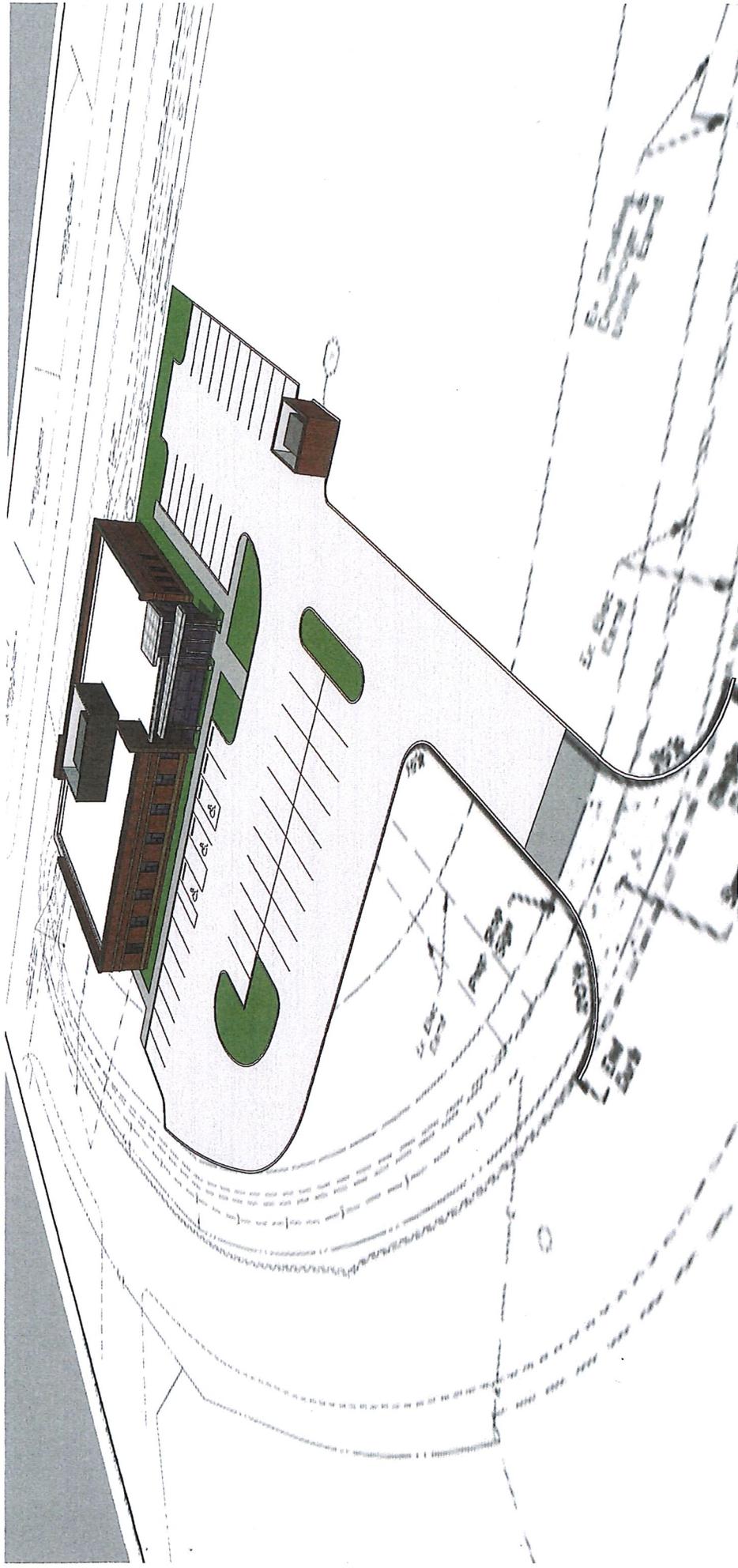
**SOUTH ELEVATION**



**NORTH ELEVATION**



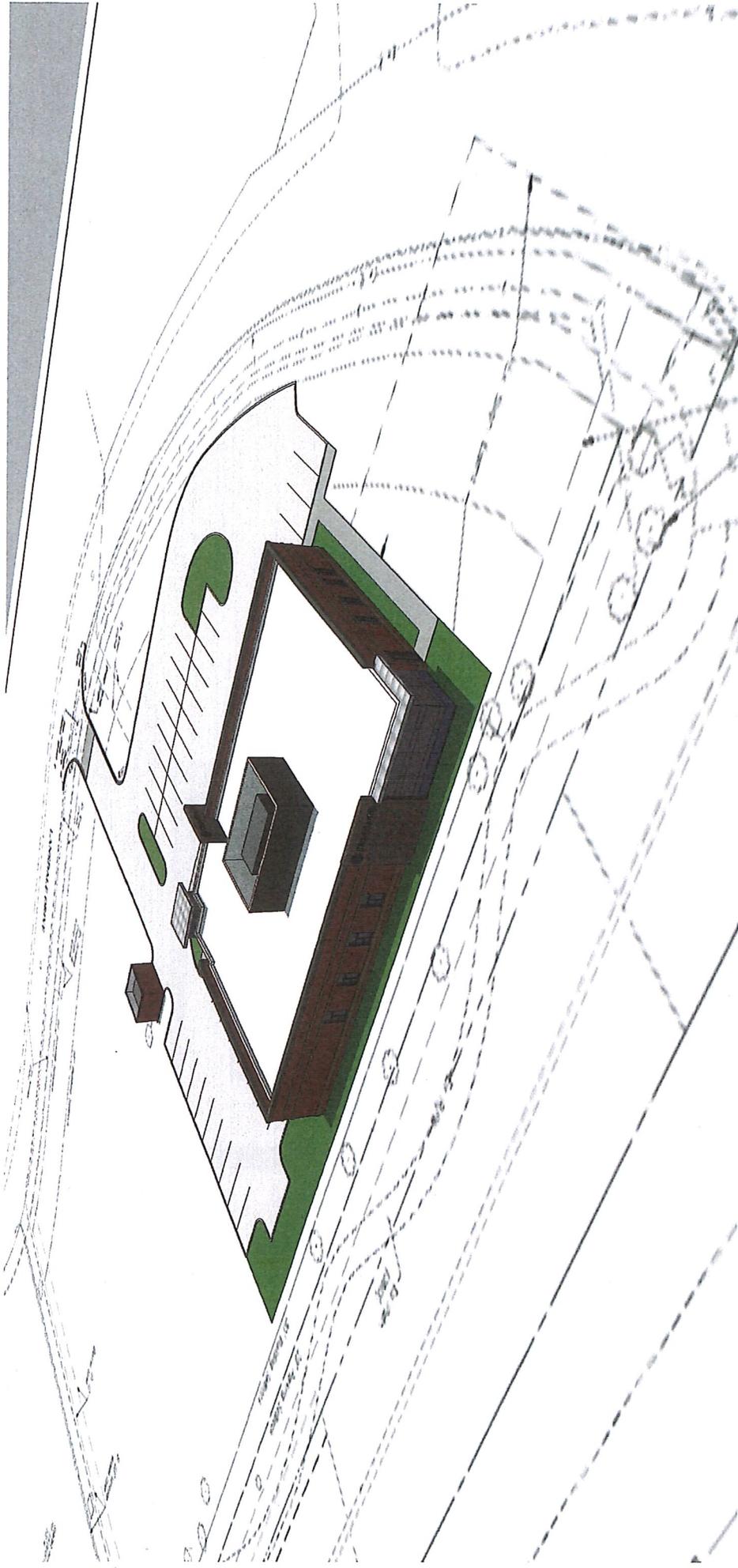
**OHIOHEALTH - MEDICAL OFFICE BUILDING**  
 DELAWARE, OHIO



VIEW FROM LANSDALE DRIVE

**OHIOHEALTH - MEDICAL OFFICE BUILDING**  
DELAWARE, OHIO

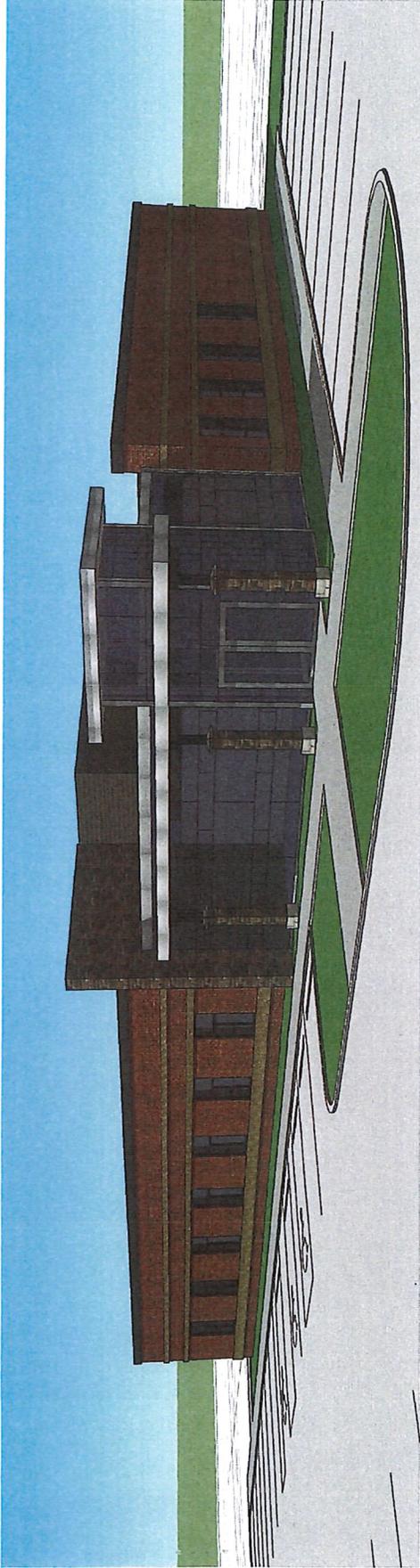




VIEW FROM MARYSVILLE ROAD

**OHIOHEALTH - MEDICAL OFFICE BUILDING**  
DELAWARE, OHIO





RENDERING FROM SOUTHEAST CORNER



RENDERING FROM NORTHWEST CORNER



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**OHIOHEALTH - MEDICAL OFFICE BUILDING**  
 DELAWARE, OHIO

ma architects

12555  
 12-05-2018  
 page 8

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: January 24, 2019

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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**

January 9

- \* Tobacco Coalition Discussion
- \* Climate Lobby Discussion

January 11

- \* COMMA

January 14

- \* City Council Meeting

January 15

- \* Board of Realtors Meeting
- \* Midwest Acoust-a-Fiber Expansion Ribbon Cutting

January 17

- \* State of the City

January 23

- \* Finance Committee Meeting

# February

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 First Friday	2
3	4	5 Public Works/Public Utilities 6:00 pm	6 Planning Commission 6:30 pm	7	8	9
10	11 City Council 7:00 pm	12	13 BZA 6:30 pm	14	15	16
17	18 Parking & Safety 6:00 pm	19	20	21	22	23
24	25 City Council 7:00 pm	26 Shade Tree Commission 6:30 pm	27 Historic Preservation Commission 6:30 pm	28		

**CONTRACT APPROVAL - January 28, 2019**

<b>VENDOR</b>	<b>EXPLANATION OF AGREEMENT</b>	<b>2019 AMOUNT</b>	<b>DEPARTMENT</b>
AVT Technology Solutions LLC	IBM Service Contract for police records management system	\$3,195	Police
Stawser Paving Company	2018 Pavement Maintenance -OPWC Change Order 2	\$693,235.80	Public Works
Aaron Littman, PE, PTOE	Citywide Signal Improvements; DEL-36-7.87; Modification 2	\$249,850	Public Works



**B O A R D M A N**  

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**ARTS PARK**  
DELAWARE, OH

# Boardman Arts Park

Past, present & future ...

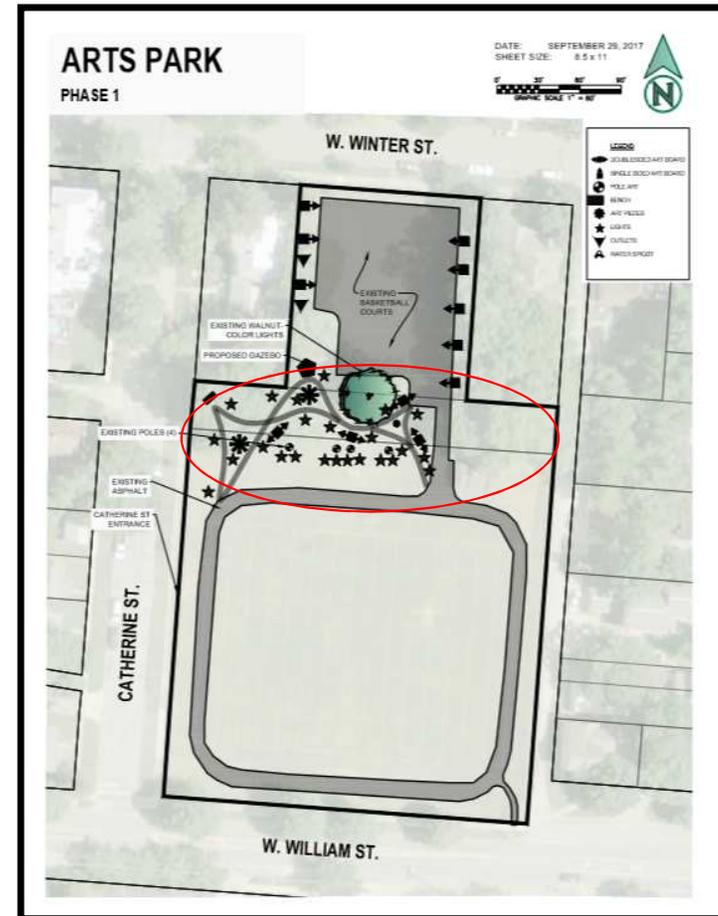
## What is it ...

- A 2.2 acre field most recently Willis Play Field
- Running track and 12 basketball hoops
- Previously the Boardman Elementary School



## Where we started ...

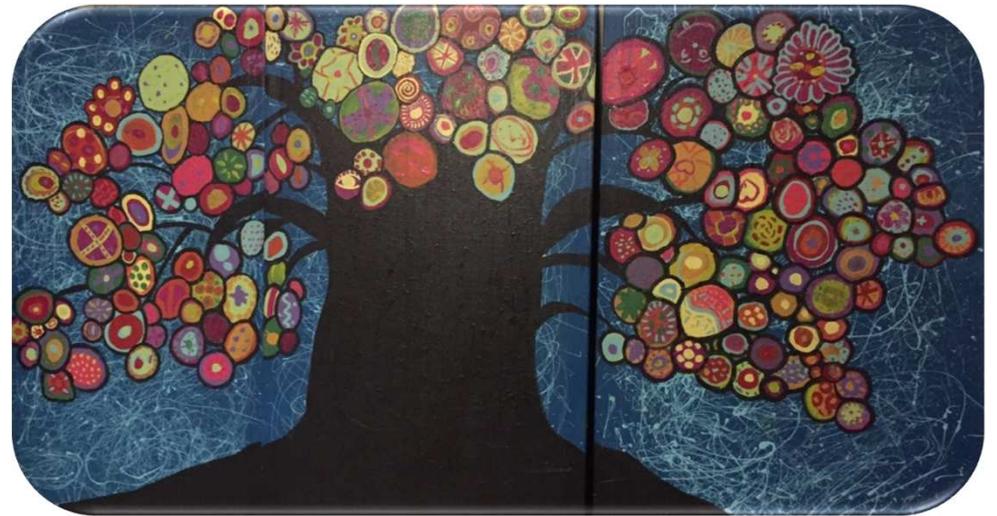
- July 2017, Paul Craft provided the use of a portion of the field to demonstrate the notion of the Arts Park
- Assembled a board of passionate people to ideate, plan and create
- Created a logo from a free service
- Created an online identity – Google, Facebook, website; and a brochure to describe our mission



***Where Community & Creativity Meet!***

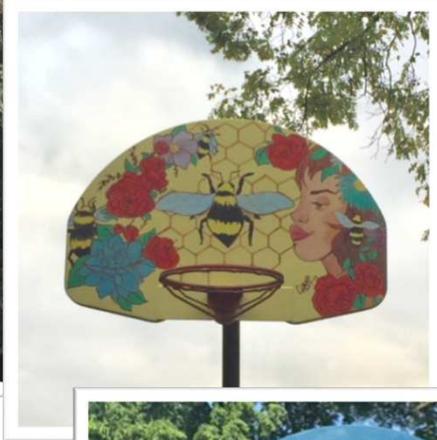
## Getting Art ...

- Creative Foundations has Art Panels that launched our project



# Using the Canvas ...

- Call for Art to dress up backboards



And they kept coming ...  
students, seniors and  
even OWU Early  
Childhood care center.

Grown to over 50 pieces...



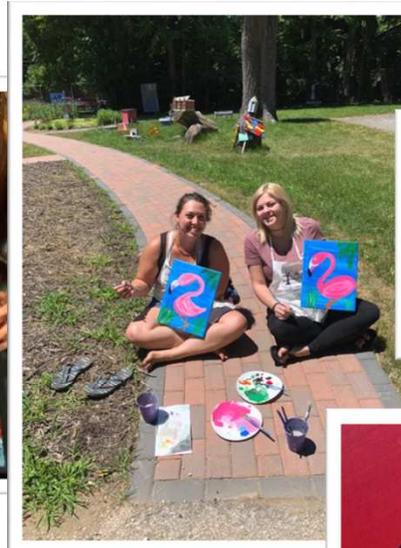
## Center Art...

- To ensure the Arts Park was  
Iconic ...



## Events...

- Leverage the space to align with our mission statement – *Where Community & Creativity Meet!*
- **Held 22 events** large and small – 2 people at Batik painting making, to 1,350 Antique Festival goers ...
- **Biggest barrier – RAIN!**



**BANDOWEEN**



Other Events: Yoga, Exercise, Pasta Making, Watershed Walk, Boardman Remembrance Day, May Day May Pole Dance, Band-o-Ween / Fall Festival, Painting in the Park, Free Music Concerts, Magic Show, A Cappella concert, Square Dancing, Children Fiddlers, Bat House Building

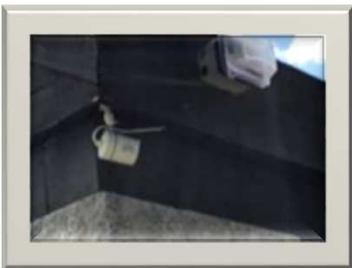
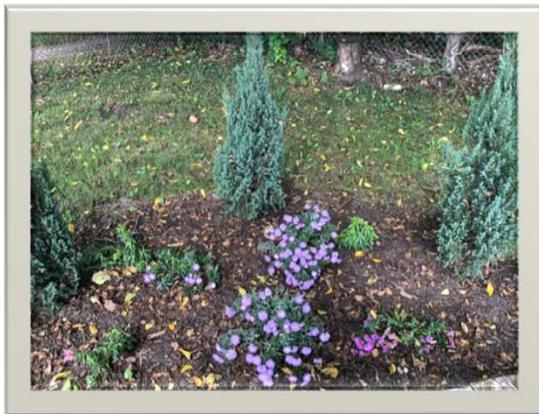
# Diversity ... reaching the broadest community

- Senior Center SourcePoint to OWU Early Childcare Center
- BV / Olentangy / St Mary / Delaware City Schools / OWU
- From the Neighborhood and from places far and wide



# Infrastructure...

- Paths
- Bathrooms
- Landscaping
- Electricity / Lighting
- Building
- Seating
- Trimming
- Cameras



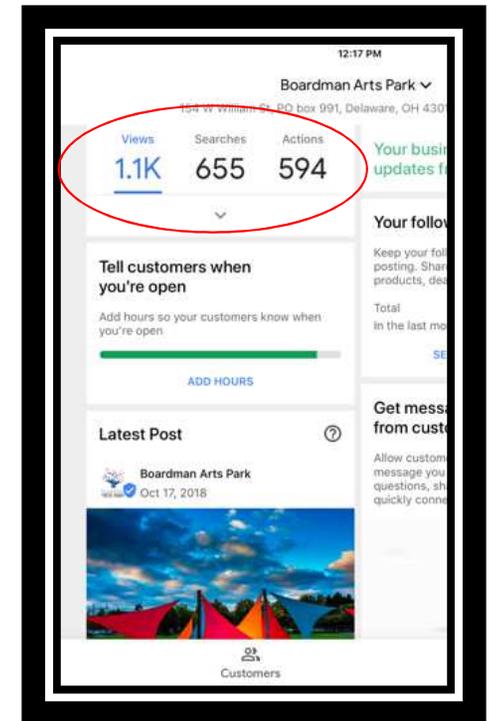
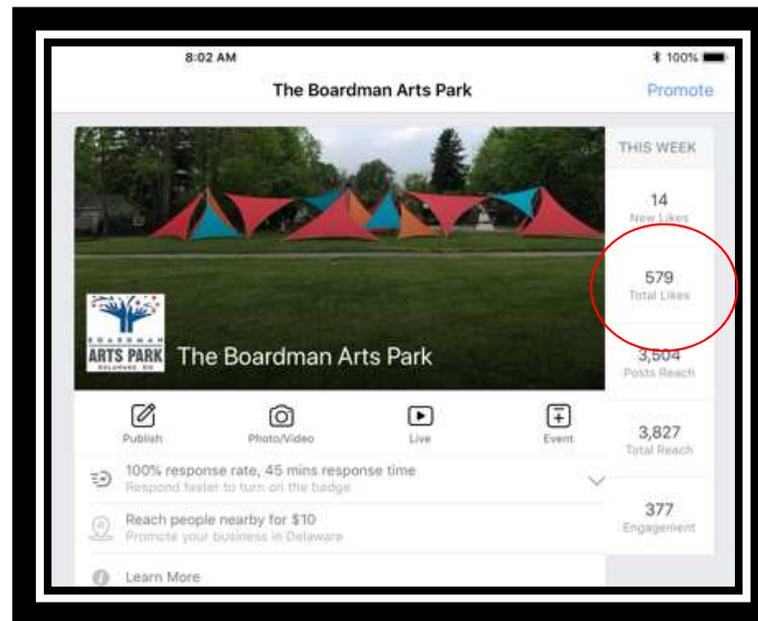
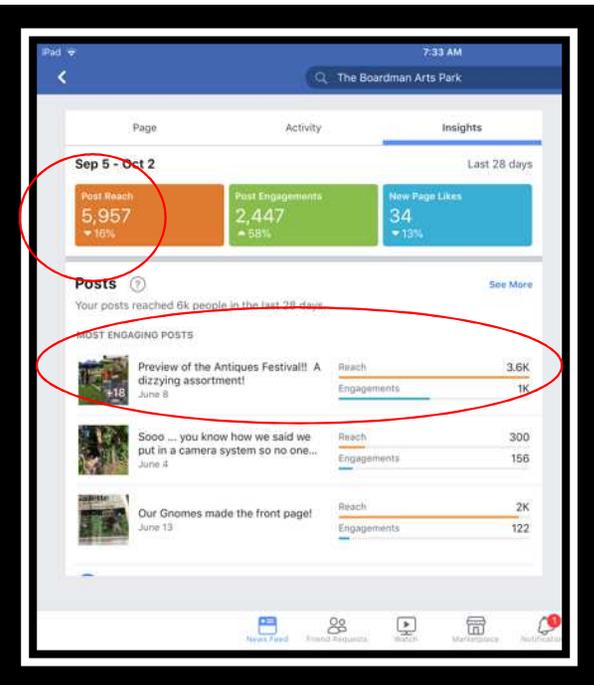
# Volunteers...

- Organized events – 85 Olentangy Show Choir @ 1st Make a Difference Day; OWU students moving dirt piles, clean up grounds, run events; neighbors planting
- Pat Davies – regularly picks up dog poop; Pat Silleck – waters the new trees & bushes
- Sharon Hayes, events Intern – does social media, event calendars, press releases and email blasts
- Dozens of volunteers have helped: mowing close to the art, weed wacked, painted, mulched, planted, pulled weeds, cleaned bathrooms, built ramps, hung art, conducted events, taken tickets, emptied trash, and more ...



# Sharing the News ...

- Took our story on the road and to social media



# Heritage...

- The “Boardman” element of the Art Park helped us engage those that had a familial relationship with the park:
  - **Recreated the May Day Event**
  - **Remembrance Day – historian, teacher, principal and students gathered to share memories**
  - **Gnome House likeness**
  - **Backboard likeness**
  - **Remembrance board**



# Donations ... over \$50,000

DONOR	TYPE	AMOUNT	WHAT DONATED
<b>Platinum - \$5000</b>			
Delaware City Schools			land, fence, fixtures
Ryan Landscaping	in-kind	\$14,767.00	installed all pathways
AC Electric	in-kind	\$7,500.00	electrical work
Great Dane Tree Experts	In-Kind	\$5,000.00	tree trimming, etc.
<b>Gold - \$2500</b>			
Oberfield's LLC	in-kind	\$3,731.20	300' x 4' of pavers
Trucco Construction Co., Inc.	in-kind	\$3,606.82	excavation/gravel for paths
Clay Agency	in-kind	\$3,000.00	Poster Design
Amidonian	in-kind & cash	\$2,694.00	plumbing work, electric bill 3 mo, bench, camera work, fence work
<b>Silver - \$1000</b>			
Creative Foundations	in-kind	\$1,500.00	artboards & mayday topper
Posh Events	in-kind	\$1,400.00	snail art (on loan for 2 yrs), sand, wood, tables, chairs, shelving
Bob & Holly Gerspacher	in-kind	\$1,315.30	3 pallets of pavers, mulch, kona ice
Delaware Antique Mall	Cash	\$1,200.00	
Worly Supply	in-kind	\$1,100.00	Plumbing fixtures

<b>Bronze - \$500</b>			
PageTech	in-kind	\$750.00	sound system for a cappella
Miranda Lytle (Pubworks, LLC)	Cash	\$550.00	3 Acacia trees & sculpture
Alice Click	Cash	\$500.00	
Ray Wollschledger	in-kind	\$500.00	canvas & frame
First Commonwealth Bank	cash	\$500.00	symphony funding
Fedeliy Federal	cash	\$500.00	for bench
<b>Sponsor - \$250</b>			
City of Delaware	in-kind		Benches, grass seed, no parking signs
Olivina Taproom	Cash	\$330.00	two fundraisers
CeeDeeKay, Inc.	Cash	\$300.00	
Lowes	in-kind	\$300.00	plants
Precision Window Cleaning	in-kind	\$300.00	power washing
All-Win Electric	in-kind	\$200.00	bucket truck use
Harvey Family	in-kind	\$250.00	landscaping, planting
Oxford Automotive	Cash	\$250.00	
<b>Contributor - \$150</b>			
Sherry Riviera	Cash	\$200.00	
Hamilton Parker	in-kind	\$188.00	50 sheets concrete board & tile
Janelle Blue	Cash	\$150.00	designated for a tree
North Orange Family Dentistry	Cash	\$150.00	
<b>Donor - \$50</b>			
Jack Hilborn	Cash	\$100.00	Check \$100
Richard Kolb Band	in-kind	\$100.00	Sound Setup
Dave Nilo	cash	\$100.00	Sound Setup
Meijer	Cash	\$100.00	Event food
Sherwin-Williams	in-kind	\$90.00	paint
Mike Lobdell	in-kind	\$90.00	2x4s
Kroger	in-kind	\$50.00	trash bags and boxes
Ullom, Adams, Hodges, Stiffler	Cash	\$50 each	

# Funding ...

- Ohio Arts Council ArtStart Matching Grant: \$2,500



- Antiques Festival Raised: \$2,215 – **40 vendors, 5 Food Trucks, 2 entertainers, 1,350 patrons!**



Award ...



# What's Next ...

2019

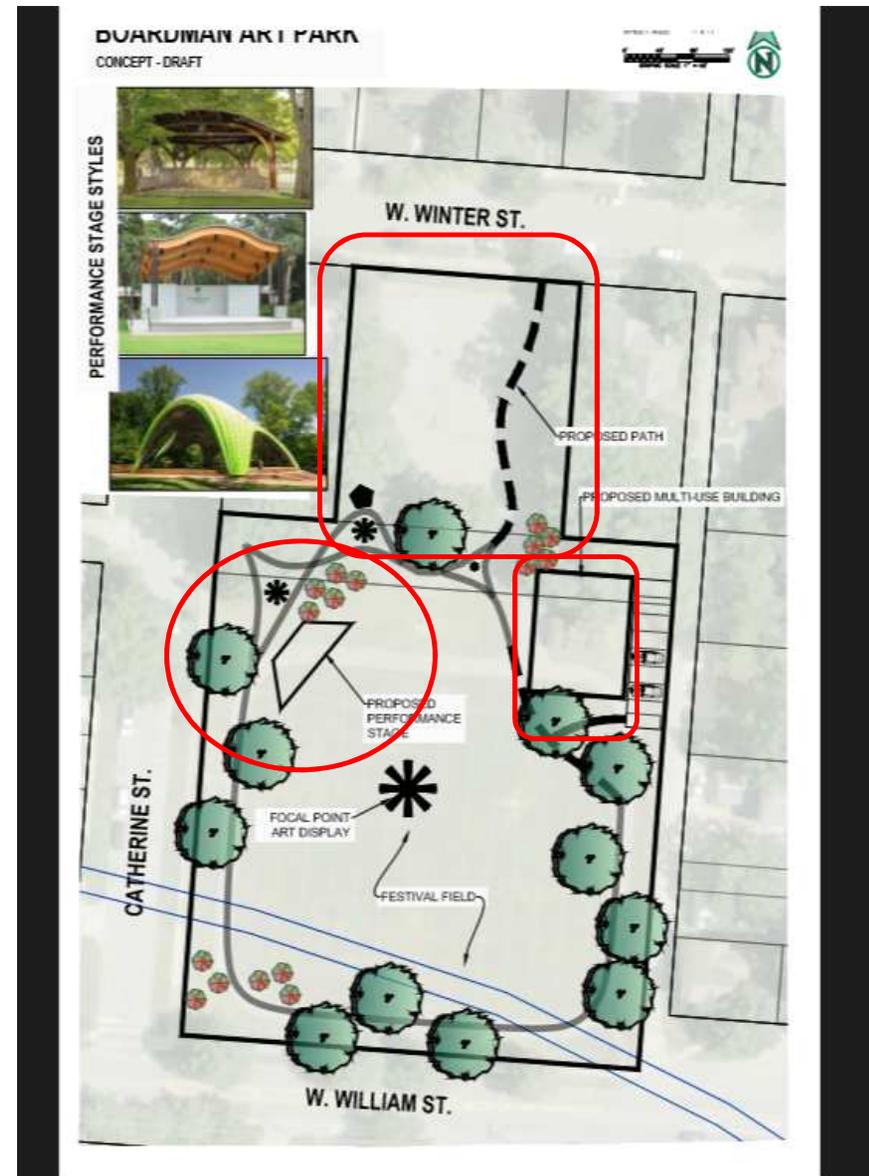
2019 ...

**Create a dynamic entertainment venue in the heart of Delaware:**

- Iconic and Beautiful
- Engaging and Lively
- Family & Neighborhood Friendly
- Financially Self-Sustaining
- Year Round Programming

**Features:**

- Performance Platform
- Imagination Park
- 4 Season Building
- Parking
- Landscaping
- Evolving Art



# Impact to Community

- Draw people in to participate in new activities (Local and non-local)
- Keeps them in town longer
- Offers activities for the community to engage
- Additive effect for jobs and income
- Beautifies our major corridor

***More people + longer stays = more \$\$ city & businesses***

# Economic Impact Cycle



# 4 Season Building

## Goals:

- Establish a venue to hold indoor events
  - Expand programming to 12 months
  - Create certainty with scheduled events
- Economic Viability
  - Rentable (Weddings, Reunions, Proms, etc.)
  - Create higher ticket events
  - Offer catering & alcohol services

## Timing:

- 2019 – Semi-Permanent Structure
- 2022 - Permanent facility (Kitchen, Bathrooms, etc.)



# Images of Permanent Structures



# Performance Platform

## Vision:

- Iconic & Edgy
- Make a Statement about Delaware
- Fits with Surroundings
- Performances of 2 – 50
- Functional Art



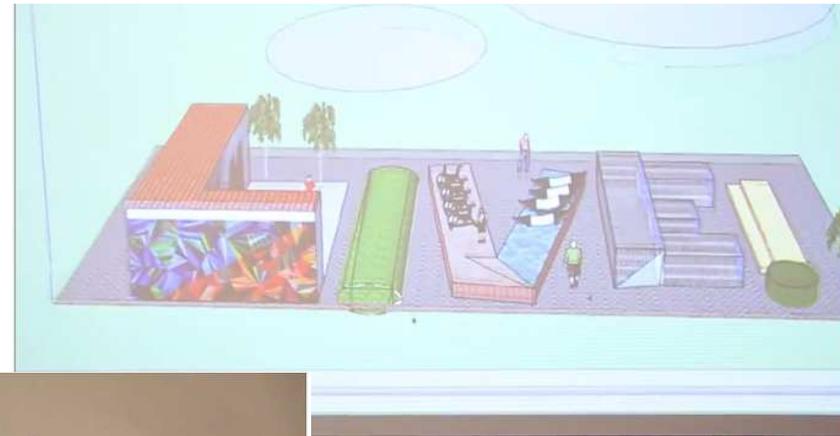
# Performance Platform

## Design:

- Cross College Contest to garner fresh idea (CCAD, OWU, OSU, Otterbein)
- CCAD graduate students will lead / facilitate
- 2 day event at Co-Hatch
- 7-8 teams, with 3 winners
- Teams: Industrial Designer, Landscape Architect, Performance Artist

## Timing:

- Spring 2019 Design
- 2019/2020 Build



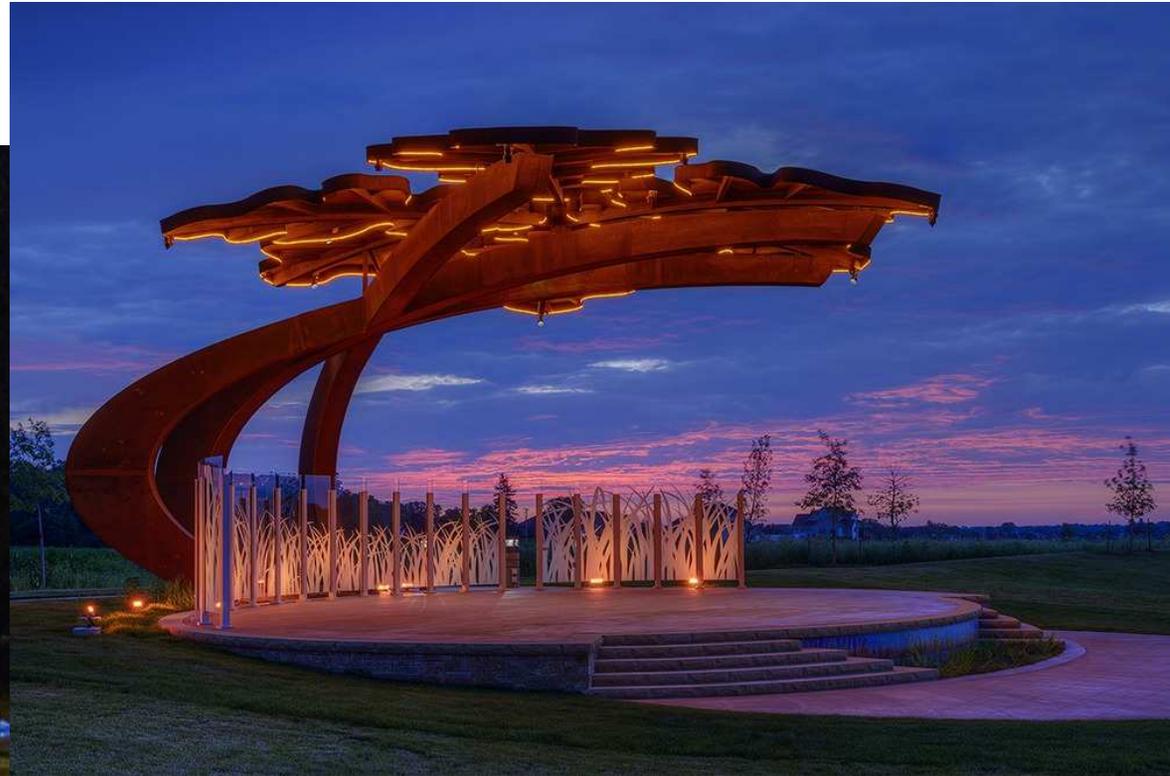
# Interesting Ideas



# Interesting Ideas



# Interesting Ideas



# Imagination Park

- The NORTH space, along Winter St.
- Passive Park
- Family Friendly
- Small neighborhood event
- **Features:**
  - Moveable Furniture
  - Water Feature
  - Art
  - Play Feature
  - Landscaping
  - Hardscape
- **Timing:**
  - TBD

CONCEPT - DRAFT

PLAY FEATURE



MOVEABLE FURNITURE



WATER FEATURE



DRAFT

GRAPHIC SCALE 1" = 40'



# Features of Imagination Park

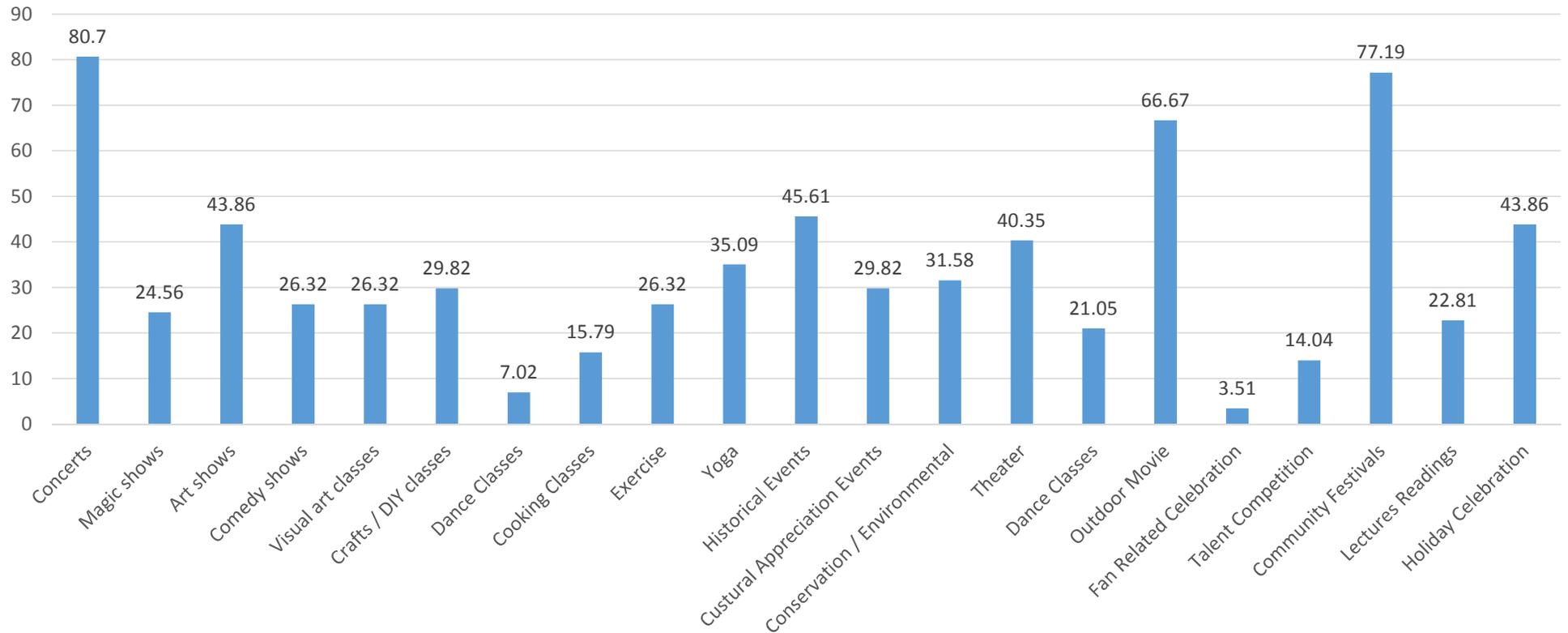


# Art Evolution

- Broader artistic footprint – diversity, number and style
- Key center art piece that draw attention on its own
- Evolving displays, plentiful and around every corner
- Interactive art components in Imagination Park

# Programming: Survey Results of Events

## Preferences



# Park Programming

*- Unique to Delaware, Complementary to other Activities in Town*

## **Large Events**

- Jan – Winter Park Activities
- Feb – Cooking Festival
- Mar – Masquerade Ball w/Fat Tuesday
- April – President Hayes Event w/Historical Society
- May – May Day Children’s Event w/Arts Festival
- **June – Antique Festival**
- July – Fitness Festival w/Ironman
- Aug – Chautauqua w/OWU return to school
- Sept – Jug Brewer’s Festival w/Fair
- Oct – Gaming Event w/GeekFest
- Nov/Dec – Christmas Market w/Arts Castle Affair

## **Other Events**

- Concerts / Theater / Dance
- Yoga in the Park
- Painting in the Park
- Pet Event
- Day Camps
- Dinner Extravaganzas
- Movies
- Pumpkin Carving Demo
- Egg Roll
- Parade Float Making
- Etc.

# Revenue Streams

- Six or more large programs netting minimum of \$15,000 each
- Ongoing programs netting \$500 each
- Free and low cost programs available
- Sponsorships of \$150,000 year 1
- Grants

# Execute Program Management Group

- Establish a new NFP self-funded entity, spun from the NNA
- Provide ongoing management of the property evolution and programming

# Roles & Responsibilities

## **Property Owners**

- Land Ownership
- Insurance
- Maintenance
- Utilities
- Grant Writing - sponsorship

## **Boardman Team**

- Programming
- Funding
- Acquiring Sponsorship
- Partnerships
- Lease property and services

# Stepping Stones ...

1. Identify land ownership options
2. Formalize the management model / arrangement
3. Seed money for CCAD pavilion design session (\$3,750)
4. Seed money for semi-temporary structure to garner additional funds (\$31,000)

*Questions??*