CITY OF DELAWARE
CITY COUNCIL
MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
7:00 P.M. MEETING

AGENDA

6:30 P.M. 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.

7:00 P.M. **August 24, 2020**

1. ROLL CALL

2. INVOCATION by Darren Shulman, City Attorney

3. APPROVAL of the Motion Summary of the special meeting of Council held on July 27, 2020, as recorded and transcribed.

4. CONSENT AGENDA
   - A. Acceptance of the Motion Summary of the Planning Commission meeting held on July 1, 2020, as recorded and transcribed.
   - B. Acceptance of the Motion Summary of the Finance Committee meeting held on June 17, 2020, as recorded and transcribed.
   - C. Acceptance of the Motion Summary of the Parking and Safety Committee meeting held on October 21, 2019, as recorded and transcribed.
   - D. Resolution No. 20-44, a resolution authorizing the City Manager to prepare and submit an application to participate in the Ohio Public Works Commission (OPWC) Local Transportation Improvements (LTIP) Grant Program (Round 35), and to execute contracts as required for the Liberty Road, Hawthorne Boulevard, and Hull Drive resurfacing.
   - E. Resolution No. 20-45, a resolution authorizing the City Manager to enter into a Cooperative Agreement with Delaware County for an application to the Ohio Public Works Commission (OPWC) for the pavement resurfacing and rehabilitation of Liberty Road, Hawthorne Boulevard, and Hull Drive (Round 35 Application).
   - F. Resolution No. 20-46, a resolution authorizing the modification of certain traffic control signage to extend the No Standing, Stopping and Parking Zone on the north side of Mason Avenue from North Liberty Street to the eastern property line of 66 Mason Avenue.

G. Resolution No. 20-47, a resolution authorizing the modification of certain traffic control signage to extend the No Parking Zone on the west side of South Washington Street from West Harrison Street to Alley located 150 feet south of West Harrison Street.

H. Establish September 14, 2020 at 7:20 p.m. as a date and time for a public hearing and second reading of Ordinance No. 20-48, an ordinance approving a Conditional Use Permit for Gosula Holdings LTD., for a Drive-Thru for a new commercial building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).

I. Establish September 14, 2020 at 7:30 p.m. as a date and time for a public hearing and second reading of Ordinance No. 20-54, an ordinance amending Section 351.14 of the Codified Ordinances relating to Heavy Vehicles and Trailers.

5. LETTERS, PETITIONS, AND PUBLIC COMMENTS

Due to the meeting being held virtually, written public comment, maximum 500 words, is requested to be received before 3p.m. the date of the meeting through email at emccloskey@delawareohio.net. To provide live public comment please email emccloskey@delawareohio.net to sign up by 3 p.m. the date of the meeting. Name and address are required for public comment. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

6. COMMITTEE REPORTS

7. PRESENTATION

A. Hidden Valley Golf Course Update – Ted Miller, Parks and Natural Resource Director

8. CONSIDERATION of a New Liquor Permit

A. VJOSA Food Service LLC DBA Freddy's Street Food, 116 Columbus Pike, Delaware, Ohio 43015. Permit Class: D5

9. CONSIDERATION of Resolution No. 20-48, a resolution authorizing the modification of certain traffic control signage at the King Avenue/Blue Limestone Access and John Street intersection to make King Avenue/Blue Limestone Access the through movement and John Street the stop-controlled movement.

10. CONSIDERATION of Resolution No. 20-49, a resolution adopting the 2021-2025 Five-Year Capital Improvement Plan (CIP).

11. CONSIDERATION of Ordinance No 20-47, an ordinance accepting the annexation of 2.385± acres of land more or less, description and map are

attached hereto as Exhibits “A” and “B” for the annexation known as the Dylan J. Menges Trustee Annexation by Michael R. Shade, agent for the petitioners.

12. THIRD READING of Ordinance No. 20-41, an ordinance approving a Rezoning Amendment for Dylan J. Menges Trustee for 748 Cheshire Road from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres.

13. SECOND READING of Ordinance No 20-31, an ordinance accepting the annexation of 1.062± acres of land more or less, description and map are attached hereto as Exhibits “A” and “B” for the annexation known as the Alshahal Enterprises LLC Annexation by Michael R. Shade, agent for the petitioner. (Tabled at the June 8, 2020 meeting)

14. CONSIDERATION of Ordinance No 20-48, an ordinance approving a Conditional Use Permit for Gosula Holdings LTD., for a Drive-Thru for a new commercial building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).

15. CONSIDERATION of Ordinance No. 20-49, an ordinance approving a Combined Preliminary and Final Development Plan for Gosula Holdings LTD., for a new commercial building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).

16. CONSIDERATION of Ordinance No. 20-50, an ordinance approving a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 2 Part 1 containing 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South.

17. CONSIDERATION of Ordinance No. 20-51, an ordinance approving a Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 2 Part 1 containing 65 single-family lots on approximately 18.885 acres zoned A-1 (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South.

18. CONSIDERATION of Ordinance No. 20-52, an ordinance approving a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 2 Part 2 containing 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road.

19. CONSIDERATION of Ordinance No. 20-53, an ordinance approving a

Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 2 Part 2 containing 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road.

20. CONSIDERATION of Ordinance No. 20-54, an ordinance amending Section 351.14 of the Codified Ordinances relating to Heavy Vehicles and Trailers.

21. CONSIDERATION of Ordinance No. 20-55, an ordinance amending Ordinance No. 19-71 establishing the pay and benefits for various part-time and intermittent, and seasonal employees of the City of Delaware and declaring an emergency.

22. DISCUSSION on interim City Council meeting location

23. CITY MANAGER'S REPORT & COVID-19 UPDATE:
    A. Update with Shelia Hiddleson, Health Commissioner – Delaware General Health District
    B. Update on Farmers Market

24. COUNCIL COMMENTS

25. ADJOURNMENT

** This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

The regular meeting of Council held on July 27, 2020 and was called to order at 7:01 p.m. and was held remotely through Cisco Webex and streamed Live through Facebook due to the State of Emergency – Executive Order 2020-01D. The following members of Council were remotely present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Riggle who presided. The invocation was delivered by Pastor Scott Logan, Agape International Cathedral.

Staff Present Remotely: Dave Efland, Planning and Community Development Director, Justin Nahvi, Finance Director, Darren Shulman, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 3: APPROVAL OF MINUTES
APPROVAL of the Motion Summary of the regular meeting of Council held on July 13, 2020, as recorded and transcribed.

Motion: Mrs. Keller motioned to approve the Motion Summary of the regular meeting of Council held on July 13, 2020, as recorded and transcribed, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 4: CONSENT AGENDA
A. Acceptance of the Motion Summary of the Airport Commission meeting held on January 16, 2020, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on January 23, 2020, as recorded and transcribed.
C. Acceptance of the Motion Summaries of the Historic Preservation Commission meeting held on January 22, 2020 and February 25, 2020, as recorded and transcribed.

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

ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

PUBLIC COMMENT:
Jorge Sanclemente
Via Cisco Webex

Mr. Sanclemente voiced concerns over difficulty crossing William Street and Sandusky Street and the excessive loud noise from vehicles.

ITEM 6: COMMITTEE REPORTS
Mr. Hellinger informed Council that the Finance Committee will meet at 1:00 p.m. on Wednesday, July 29, 2020.

Mayor Riggle provided an update on the recently held Airport Commission meeting.

ITEM 7: ORDINANCE NO. 20-40 [Public Hearing and Second Reading]
AN ORDINANCE AMENDING SECTION 913.23 – CHARGES

ESTABLISHED FOR SEWAGE AUXILIARY METERS WITHIN THE CODE OF ORDINANCES FOR THE CITY OF DELAWARE AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time. There was no public participation.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 20-40 seconded by Mr. Farrell. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 20-40, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 20-40, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

ITEM 8: ORDINANCE NO. 20-41 [Public Hearing and Second Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR DYLAN J. MENGES TRUSTEE FOR 748 CHESHIRE ROAD FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) ON 1.853 ACRES.

The Clerk read the ordinance for the second time. There was no public participation.

APPLICANT:
Michael R. Shade
Shade and Shade, LLC
236 West Central Avenue
Delaware, Ohio

Mr. Shade discussed that the property will be brought before Council in August for approval of an annexation and requested that Council vote on Ordinance No. 20-41 after the annexation is approved.

ITEM 9: ORDINANCE NO. 20-44 [Second Reading]
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH MAIN STREET DELAWARE AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time.

APPLICANT:
Zach Price
Main Street Delaware Board President
328 North Liberty Street
Delaware, Ohio

Caroline Pusateri
Main Street Delaware Program Coordinator
20 East Winter Street
Delaware, Ohio

Motion: Mrs. Keller motioned to suspend the rules for Ordinance No. 20-44 seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to enact the emergency clause for Ordinance No. 20-44, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to adopt Ordinance No. 20-44, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 10: ORDINANCE NO. 20-46 [Second Reading]
AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time.

Motion: Mrs. Keller motioned to suspend the rules for Ordinance No. 20-46, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to enact the emergency clause for Ordinance No. 20-46, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to adopt Ordinance No. 20-46, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 11: DISCUSSION AND REVIEW OF CITY MANAGER REPORT REGARDING DIVERSIT, EQUITY, AND INCLUSION
Mr. Homan discussed the report and that it takes an internal look at the City of Delaware organization and recommend having a third part complete an audit to assist in looking at the practices of the organization. The second part of the report discusses how to engage with the community and efforts made to reach out to different members of the community to assist in the report.

Mr. Farrell discussed that a formation of a task force would be an important part of the process.

Vice-Mayor Shafer was in agreement to bring in an outside expert and thanked staff for their efforts.

Mr. Hoffman discussed that community members are interested in participating in a task force and need to look at the application process to get participation. He questioned how we the City can reach out and make sure that the task force is diverse and inclusive.

Mrs. Keller recommended reaching out to already formed organizations and community members to assist in reaching out to the community.

Mayor Riggle discussed different ways to inform the community of seats available on boards and commissions.

Public Participation:
Whitney Gherman
Via Cisco Webex

Ms. Gherman voiced the need for diversity, inclusion and equity within the City of Delaware.

Francine Butler
Via Cisco Webex

Ms. Butler discussed the new hiring by MORPC for their Diversity Officer in May 2020. She discussed the benefits of reaching out to local community members that are already working on diversity and inclusion in the City.

Chris Gherman
Via email

The Clerk read into the record an email submitted by Mr. Gherman. Mr. Gherman voiced the concern that racism is a public emergency and that there is a lack of BIPOC represented within local city government.

Tamika Vinson-Reid
Co-Chair, Delaware African American Heritage Council
Via email

The Clerk read into the record an email submitted by Ms. Vinson-Reid. Ms. Vinson Reid discussed that racial and economic inclusion are vital to the City's growth.

ITEM 12: FINANCE DIRECTOR'S REPORT

ITEM 13: CITY MANAGER'S REPORT & COVID-19 UPDATE

Mr. Homan discussed that he is working on staff regarding a potential travel advisory for employees. He provided an update on mosquito spraying by the Delaware General Health District and that Evans Farm contacted the City regarding sanitary and sewer services.

ITEM 14: COUNCIL COMMENTS

Mr. Jones praised the Tax Department and that he had a good experience filing online.

Mrs. Keller informed Council that she had recently met with the County Commissioners to discuss the creation of a working group to provide a countywide collaborative approach regarding COVID-19.

Mr. Hoffman also praised the Tax Department for the ease of filing City taxes and was in agreement for the need to have a more collaborative approach with the County regarding COVID-19.

Mayor Riggle discussed the option to cancel the first meeting in August due to the Clerk's planned vacation and to provide staff and Council a break.

Motion: Vice-Mayor Shafer motioned to cancel the regular scheduled August 10, 2020 City Council meeting, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 15: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 8:36 p.m.

_____

Mayor Carolyn Kay Riggle

_____

Elaine McCloskey, Council Clerk

PLANNING COMMISSION
July 1, 2020
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:33 p.m.

Members Present Virtually: Jim Halter (arrived at 6:37 p.m.), Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

Staff Present Virtually: Carrie Fortman, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

City Council Clerk notified the Commission that she had received notification from Mr. Halter that he was having difficulty logging into the meeting virtually.

Motion to Excuse: Mr. Prall motioned to excuse Mr. Halter, seconded by Mr. Volenik. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on June 3, 2020, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on June 3, 2020, as recorded and transcribed, seconded by Vice-Chairman Mantzoros. Motion approved with 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-1037: A request by Dylan J. Menges Trustee for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres at 748 Cheshire Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the subject site location which is located in the County but is currently in the process of being annexed into the City with the intent of synchronizing the annexation and zoning approval to R-3 at the same time. The subject sites 1.853 acres is currently a single-family house with a detached garage and would remain the same with the intent of the owner to access City utilities if needed.

b. Applicant Presentation

APPLICANT:
Michael R. Shade
236 West Central Avenue
Delaware, Ohio

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2020-1031, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 5-0 vote, as Vice-Chairman Mantzoros lost virtual connection and was unable to provide a vote.

Vice-Chairman Mantzoros was able to reconnect virtually to the meeting and requested that the vote be reconsidered.

Motion: Mr. Volenik motioned to reconsider and approve 2020-1037, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

B. Ravines at Olentangy – Section 2

(1) 2020-1165: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase A for 49 single-family lots on 23.966 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Rochdale Run just north of Randall Road.

(2) 2020-1166: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase B for 34 single-family lots on 9.412 acres on property zoned R-3 PMU (One-Family Residential District) with a Planned Mixed Use Overlay District and located on Rochdale Run just north of Randall Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the subject development which is located on the north side of Curve Road and south of the railroad tracks with Section 2 being located north of Randell Road within the subdivision. The subject site is zoned R-3 PMU. He reviewed the background of the property site, roads and access, pedestrian

dwelling units encompassing approximately 77.94 acres, 17.93 acres of commercial development and approximately 37.10 open space and approximately 4.61 acres of right-of-way. He discussed the road network connections to the site from Heatherton Subdivision, additional access locations and bike path connectivity.

Vice-Chairman Mantzoros discussed examples of mitigation that the developer could take in regard to the quarry. Mr. Efland discussed that there are complaints received from time to time during the blasting at the quarry. The quarry is regulated by the State of Ohio and that it is not located in the City. In regard to noise, he discussed options that could be considered such as double or triple pane windows. He discussed looking at construction techniques to help mitigate/minimize vibrations and would need further exploration.

b. Applicant Presentation

APPLICANT:
Greg Chillog
EDGE
330 West Spring Street, Suite 350
Columbus, Ohio 43215

Jim Ullman
1520 Hyatts Road
Delaware, Ohio

Mr. Chillog discussed working with environmental engineers to look at the site. He discussed the concept plan to bring diversity of housing, commercial and green space to the area. He discussed the ability to disperse traffic off the main roads. He discussed the need for work force housing in the area.

c. Public comment (not a public hearing)

There was no public comment received via email. The Clerk reviewed comments received via Facebook with concerns relating to the proximity to the Quarry, the strain on the school district, the preference for the current tree line to remain, and concerns with the mixed use of the area.

d. No Commission Action Required

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mayor Riggle discussed holding off interviews for open commission positions due to City Hall continuing to be closed for COVID-19.

ITEM 6. NEXT REGULAR MEETING: August 5, 2020

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:20 p.m.

Chairperson

Elaine McCloskey, Clerk

FINANCE COMMITTEE
MOTION SUMMARY
June 17, 2020

ITEM 1. Roll Call

Chairman Hellinger called the Virtual Cisco Webex Finance Committee meeting to order at 1:00 p.m.

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

Staff Present: Justin Nahvi, Finance Director, Rob Alger, City Accountant, Alycia Ballone, Budget Analyst, Kyle Kridler, Assistant City Manager, Tom Homan, City Manager

ITEM 2. Approval of the Motion Summary for the meeting held May 13, 2020, as recorded and transcribed.

Motion: Vice-Mayor Shafer moved to approve the Motion Summary from May 13, 2020, as recorded and transcribed, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 3. Public Comments

No public comments were received via email.

ITEM 4. Review of May Financial Report

Mr. Nahvi discussed revenues and expenditures for the General Fund including income tax collections. The decline of 15.4% of year to date receipts less than from previous year for income tax receipts is attributed to both the shifting of the income tax filing due date to July 15, 2020 as well as the rise in the unemployment rate which began in March 2020. The hope is that after the July 15 due date the rate will be close to previous years. The unemployment rate for Delaware County was at 11% and the current projected decline for income tax collections is 5.3% of the total estimated revenue from this source is 2020.

He discussed that finance staff will be moving during City Hall renovations to Mingo facilities, but that there will be a drop off box outside for citizens who come to City Hall. He reviewed the Fire/EMS Income Tax Fund, which is down approximately 15%. There is no cash flow concerns in the Fire/EMS fund. The Stormwater Fund, Water Fund, Wastewater Fund, Refuse Fund are performing as expected through May 31, 2020. He reviewed the cash statements, which are fully reconciled until the end of May. Mr. Nahvi reviewed the top 10 Year to Date Employer Withholding Collections. He recommends holding off on any budget

amendments until more information is received in July. He discussed the need for supplemental appropriation that will be needed for the renovations and the debt refunding of the recreation center debt. Mr. Hellinger questioned the impact to the City from the staff reductions at Ohio Wesleyan University.

ITEM 5. Review of 2020 Budget Gauge

Mr. Homan reviewed that 2020 Budget Gauge remains at Budget Restraint. Staff has held on hiring full time positions but have been able to hire some part time positions to assist the Parks Department.

ITEM 6. 2019 Post Audit Discussion for July Finance Committee Meeting

Mr. Nahvi discussed that there was a clean audit and expects to receive the Auditor State Award with Distinction. Mr. Nahvi requested if the Committee would like to have post audit conference. The Committee did not feel that this would be necessary.

ITEM 7. Discussion on Modifying Section 913.23 of the City Code to Remove a Monthly Service Fee for Deduction Meters

Mr. Nahvi discussed that deduct meters are used for watering lawn or filling pools and that there is a secondary charge to use this meter. A concern was received to Mr. Jordan and Mr. Nahvi regarding this additional charge. He believes this fee is no longer needed with the use of automated meters. The Committee agreed to have legislation brought before Council to remove the fee.

ITEM 8. Member Comments
Mr. Homan reviewed the current funding with the Community Promotions Fund and that this fund was affected by the reduction of Hotel Bed Tax Funds received. He will be evaluating what the forecast will be on the balance and requirements to fully fund the grants. He discussed the potential need to cut back the funds in 2021 to help the fund regrow. The CIP process has started and will look at involving Council, as well as, the Planning Commission and the Parks and Recreation Advisory Board. The Cares Act Funding legislation will be on the June 22 City Council meeting. This is money set aside by Congress to apply for eligible funds related to COVID. This is separate from FEMA dollars that the City previously applied for. Mr. Nahvi reviewed that RFP's were received for Banking Proposals. Mr. Homan and Mr. Kridler reviewed the bids received for the City Hall renovation project.

Mr. Jones praised Mr. Nahvi for his monthly statements.

ITEM 9. Next Meeting Date: To Be Determined

The Committee agreed to meet on July 29, 2020 for the next meeting.

ITEM 10. Adjournment

Motion: Chairman Hellinger moved to adjourn the Finance Committee meeting. The Finance Committee meeting adjourned at 1:32 p.m.

Chairman

Elaine McCloskey, Clerk

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

PARKING AND SAFETY
MOTION SUMMARY
October 21, 2019

ITEM 1. ROLL CALL

Chairman Shafer called the Parking and Safety Meeting to begin at 6:00 p.m.

Members Present: Councilman Chris Jones, Vice-Chairwoman Lisa Keller and Chairman Kent Shafer

Staff Present: Matt Weber, Deputy City Engineer, John Donahue, Fire Chief, Rob Penrod, Captain, Jessica Ormeroid, Project Engineer

ITEM 2. APPROVAL of the Motion Summary of the Parking and Safety Committee meeting held June 17, 2019, as recorded and transcribed.

Motion: Vice-Chairwoman Keller moved to approve the Motion Summary of the Parking and Safety Committee meeting held June 17, 2019, seconded by Councilman Jones. Motion approved by a 3-0 vote.

ITEM 3. PUBLIC COMMENT

PUBLIC PARTICIPATION:
Susan Hannahs
166 Cambridge Road
Delaware, Ohio

Ms. Hannahs voiced concerns of speeding along Cambridge Road particularly in at the Exeter and Merrick area. She discussed that the street is wide enough that cars will speed down and even pass one another. Staff to monitor the area.

Bob Smith
188 Firestone Drive
Delaware, Ohio

Mr. Smith voiced concerns over the speed bumps at Firestone Drive and that traffic goes too slow over the speed bumps and then speed up after the last one. He discussed that there is increased traffic with the new development area. He discussed that there was no difference in speeds related to the no parking signage in the area and that his car was recently hit. He requested that speed bumps be removed to the area.

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

ITEM 4. DISCUSSION and RECOMMENDATION for Traffic Calming Measures

A. Executive Blvd.

Mr. Weber discussed that Executive Blvd is similar to the Lexington Blvd and Buehler Drive needs and accident history. He discussed the accident history that is largely around the curved areas. Ms. Ormeroid provided data to the Committee and that this street has an 85% speed of 29 mph, ADT of 1,100 vehicles, and approximately 12 accidents between 2014 and 2018. Six of the accidents did occur at the curve. Mr. Weber discussed staff recommendations to stripe the center line at the curve to mitigate some of the drifting. Staff discussed the estimated cost for the project.

PUBLIC PARTICIPATION:

Konrad Young
758 Executive Blvd
Delaware, Ohio

Mr. Young discussed concerns that the street has a lot of speeding and is often used as a racetrack. He requested a multi-way stop sign at Rutherford Avenue and Executive. He also voiced concerns regarding Pinecrest becoming a thoroughfare to access 23. He requested that staff have no left turn out of Pinecrest and limit left turns from 23 to Pinecrest due to safety concerns. Staff discussed needing to do a multi-way stop sign analysis and report back. Ms. Ormeroid discussed working with ODOT regarding the Pinecrest and 23 area on safety issues.

Jim Masker
999 Executive Blvd
Delaware, Ohio

Mr. Masker discussed having cars in his front yard during the winter that have lost control at a curve along Executive Blvd. He discussed concerns over individuals parking too far from the curve.

Paul Harbrecht
820 Executive Blvd
Delaware, Ohio

Mr. Harbrect questioned staff on potential countermeasures and how long the evaluation period will be. Mr. Weber discussed the striping use to narrow lanes. He discussed needing additional enforcement on the speeding in the area and that the evaluation period will be one year based on accident history and then determine other traffic calming measures that may be beneficial to area if

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

needed.

Motion:
Mr. Jones motioned to approve striping along the curves as suggested by the Engineering Department along Executive Blvd, seconded by Vice-Chairwoman Keller. Motion approved by a 3-0 vote.

B. Cobblestone Drive

Ms. Ormeroid provided traffic data for Cobblestone Drive in which the 85% speed was 34 mph, ADT of 2,200 vehicles, and that parking is permitted on both sides of the road and there has been 4 accidents related to speed. She discussed recommendations to have center line striping, with an edge line, from South Houk to Rock Creek Drive and placement of permanent speed feedback signage on Cobblestone. Staff reviewed the estimated cost for the project. Vice-Chairwoman Keller discussed the efforts to reduce speed by the neighborhood since 2011 including a neighborhood task force that was formed. Chairman Shafer discussed needing extra police enforcement in the area to help change the behavior of speeding in the area.

Motion: Vice-Chairwoman Keller motioned to approve striping along the centerline and edge line and have dynamic speed feedback signs, seconded by Councilman Jones. Motion approved by a 3-0 vote.

C. Carson Farms Blvd.

Ms. Ormeroid provided information regarding traffic data along Carson Farms Blvd, with a 85% speed of 33 mph and ADT of 2,000 vehicles. She discussed that there are no speed related accidents, but that history was related to the intersection of Cobblestone and Carson Farms Blvd prior to the installation of the multi-way stop sign. She discussed the recent plans to have a traffic signal placed at US 36 and Carson Farms Blvd. Staff recommends striping on parts of Carson Farms Blvd and placement of dynamic speed feedback signs.

Motion: Vice-Chairwoman Keller motioned to add striping along Carson Farms Blvd and dynamic speed feedback signs, seconded by Councilman Jones. Motion approved by a 3-0 vote.

D. Lehner Woods Blvd.

Ms. Ormeroid provided traffic data for the area that was collected in 2018. She discussed that the 85% speed was at 29 mph and ADT was 523 vehicles. She recommended staff collect updated traffic analysis of the area as the neighborhood has multiple more houses in the area compared to 2018. Vice-Chairwoman voiced concerns that she received are related to increased traffic

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

due to construction trucks entering the neighborhood. She requested if construction traffic can be rerouted to use Boulder and not through the neighborhood. Mr. Weber discussed looking at access areas and working with the developers on the concerns. The Committee recommends this discussion come back once traffic data is complete.

ITEM 5. DISCUSSION and RECOMMENDATION for Parking Restrictions at Benjamin Street and South Houk Road

Ms. Ormeroid discussed that the concern was voiced at the Neighborhood Speed meeting and the concern was turning from S. Houk Road to Benjamin and that cars are parked close to the intersection. She presented a map to indicate where parking restrictions should occur relating to the Codified Ordinances. She recommended parking restrictions by Codified Ordinance of 30 ft from a stop sign or stop condition or within 20 feet from a crosswalk. Staff looked at restricting parking S. Houk Rd to Hutchinson.

PUBLIC PARTICIPATION:
Karmen Krinn
300 Benjamin ST
Delaware, Ohio

Ms. Krinn voiced concerns relating to restricting parking in this area, as she purchased the lot asking if there were any parking restrictions and were told no by developers. She states she would not have purchased the property if she had advance knowledge. She did recognize that she has had to tell her teenage drivers to not park so close to Houk Road intersection and request that some on street parking be provided.

Tom Samson
312 Benjamin Street
Delaware, Ohio

Mr. Samson voiced concerns over the parking restrictions along Benjamin Street based on the Codified Ordinances and that it eliminates any parking on the street for himself and any potential new neighbor. He discussed that there is a reasonable expectation to buy a house and be able to park in front of it. Chief Donahue discussed the need to be able to have fire trucks be able to make the turns and Ms. Ormeroid discussed pedestrian safety at pedestrian ramps. Chairman Shafer discussed providing parking along the west of the ramp. Staff discussed the option to sign the intersection or to remove the pedestrian crossing. Vice-Chairwoman Keller questioned why some crosswalks are painted and why some are not. Ms. Ormeroid discussed that many crosswalks are related to stop conditions. The Committee reviewed the location of mailboxes and fire hydrants.

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

Vice-Chairwoman Keller read concerns that were received for speed concerns especially at the playground area and concerns over the parking along Benjamin Street near Houk Road and Johann Street. Ms. Ormeroid discussed that staff reviewed this concern at the Pre-Meeting and that staff will be working with the developers to relocate the crosswalk curbs.

Motion: Councilman Jones motioned to eliminate parking on the south side of Benjamin Street between Houk and Hutchinson, extend the No Parking on the northside of Benjamin from Houk to 50 ft, and open up restricted parking on northside of parking on Benjamin after Hutchinson to the curb ramps, seconded by Vice-Chairwoman Keller. Motion approved by a 3-0 vote.

ITEM 6. DISCUSSION and RECOMMENDATION for Pedestrian Crossing to Parks at Rockmill Street and Canal Street

Ms. Ormeroid reviewed the three different locations for access to the Carson Farms Park. She discussed that Canal Street does not have curb ramps and would propose that this be added in and proper signage be placed. She discussed that this issue was brought forward at the Neighborhood Speed meeting. She discussed that at Rockmill access point needs enhanced signage to area to open up the site distance for pedestrians. She informed the Committee that letters were sent to residents in the area.

Motion: Vice-Chairwoman Keller made a motion to the enhanced pedestrian crossing to Rockmill Street and Canal Street, seconded by Councilman Jones. Motion approved by a 3-0 vote.

ITEM 7. UPDATES and DISCUSSION ITEMS

A. Crosswalks RRFB's at Cobblestone Drive and Houk Road and Boulder Drive and Houk Road

Ms. Ormeroid provided information that money from the trust fund will be designated for pedestrian enhancement and that RRFB's will be installed at the two locations on Houk Road.

B. Diverston Way Parking Restrictions

Chief Donahue discussed the concerns that related to parking on Diverston Way and that the area was located near his house and that it was new neighbors that had been parking on both sides of the street near the curve. He discussed that the restrictions would be recommended by him on the north side of Diverston as that is the location of the fire hydrant. At this time the Committee is recommending the neighborhood to work out the issue and proceed with further recommendations if the issue persists.

C. Vernon Avenue Speed Limit Changes

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

Staff discussed that this street is considered multi-jurisdictional and that there have been concerns of speeding in the Kensington sub-division. The section in Delaware Township is non posted and is at 55 mph. Staff requested that the township reduce their speed and that ODOT has final jurisdiction. The lowest ODOT would reduce the speed is to 35 mph. Staff recommends that the City increase the speed to 35 mph on Vernon up to the subdivision, where it will be 25 mph.

Motion: Vice-Chairwoman Keller motioned to forward to City Council changes to Vernon Avenue speed, seconded by Councilman Jones. Motion approved by a 3-0 vote.

D. Handicap Parking Spaces – Permit Process
1. 42 Chestnut Street

Mr. Weber discussed the current process to provide handicap spots to residents and that they are required to provide a medical need of necessity. He discussed that if space is available and there is a medical need then the City tries to accommodate. He discussed the recommendation to provide a policy in which these decisions can be done at an administration level of approval and that staff will be looking at a process to review the continued needs of spots for residents that have a spot issued. He discussed the process continuing to come before the Committee if the request impacts downtown parking. He discussed that staff needs to further investigate the request at 42 Chestnut Street.

Motion: Vice-Chairwoman Keller motioned to make changes to the staff review process for handicap spaces in the City and to have staff work with the City Attorney to make alterations to the policy, seconded by Councilman Jones. Motion approved by a 3-0 vote.

ITEM 8. STAFF COMMENTS

ITEM 9. COMMITTEE COMMENTS

Councilman Jones recommended that Planning work with the developers on where parking restriction and signage will be when building.

Chairman Shafer recommended that future 32 ft. wide streets have striping put in by the developers.

ITEM 10. ADJOURNMENT

Motion: Councilman Jones moved to adjourn the meeting, seconded by Chairman Shafer. The Parking and Safety Committee Meeting adjourned at 7:41 p.m.

DocuSign Envelope ID: 97F2A70F-07A6-4015-8AF0-02358042E528

DocuSigned by:
Lisa M. Keller
D4290CE344494AE...

Kent Shafer, Chairman

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM D DATE: 08/24/2020

ORDINANCE NO: RESOLUTION NO: 20-44

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:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION (OPWC) LOCAL TRANSPORTATION IMPROVEMENTS (LTIP) GRANT PROGRAM (ROUND 35), AND TO EXECUTE CONTRACTS AS REQUIRED FOR THE LIBERTY ROAD, HAWTHORNE BOULDEVARD, AND HULL DRIVE RESURFACING.

BACKGROUND:

Liberty Road, Hawthorne Boulevard and Hull Drive currently are in similar (poor) pavement condition. Public Works is proposing to group these three (3) roads together in the next OPWC paving project because of their geographical location, in order to save on mobilization and de-mobilization costs. Liberty Road will be the most expensive of the three roads to treat as the edge of pavement is experiencing widespread failure due to soft soils below and poor shoulder conditions. The preliminary cost estimate to properly treat these three roads is $1,400,000. The costs are broken down per location, as follows:

- Liberty Road = $550,000
- Hawthorne Boulevard = $400,000
- Hull Drive = $300,000
- Project Contingency = $150,000

REASON WHY LEGISLATION IS NEEDED:
Passage of this Resolution authorizes the City Manager to apply for grant funding in the amount of $450,000 from OPWC. If grant funding is awarded, this Resolution also allows the City Manager to sign a formal OPWC Project Agreement (in July of 2021).

COMMITTEE RECOMMENDATION:
The Public Works Committee will have the opportunity to discuss the details of this project in its next regularly scheduled meeting.

FISCAL IMPACT(S):
The total project cost is currently estimated at $1,400,000. Delaware County will be contributing $150,000 to the project. The grant request will be $450,000. Submitting a complete application requires budgeting sufficient funding to cover the City's contribution to the project, currently estimated at $800,000. The current CIP shows the total allocation for this project as $1,400,000.

POLICY CHANGES:
Delaware County increased their maximum grant match from $50,000 to $150,000 starting in 2019.

PRESENTER(S):
William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
None

RESOLUTION NO. 20-44

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION (OPWC) LOCAL TRANSPORTATION IMPROVEMENTS (LTIP) GRANT PROGRAM (ROUND 35), AND TO EXECUTE CONTRACTS AS REQUIRED FOR THE LIBERTY ROAD, HAWTHORNE BOULDEVARD, AND HULL DRIVE RESURFACING.

WHEREAS, the Local Transportation Improvements Program provides financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Delaware seeks to improve the pavement condition by performing pavement resurfacing and rehabilitation operations to Liberty Road, Hawthorne Boulevard, and Hull Drive; and

WHEREAS, the infrastructure improvements herein above described is considered to be a priority need for the community and is a qualified project under the OPWC program.

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

SECTION 1. The City Manager is hereby authorized to submit an application to the Ohio Public Works Commission for LTIP Program Grant Funds, (Round 35) for the construction of pavement resurfacing and rehabilitation improvements to Liberty Road, Hawthorne Boulevard, and Hull Drive.

SECTION 2. The City Manager is further authorized to enter into any agreement as may be necessary and appropriate to obtaining this financial assistance and contracting the work to be performed.

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E DATE: 08/24/2020

ORDINANCE NO: RESOLUTION NO: 20-45

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:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH DELAWARE COUNTY FOR AN APPLICATION TO THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE PAVEMENT RESURFACING AND REHABILITATION OF LIBERTY ROAD, HAWTHORNE BOULEVARD, AND HULL DRIVE (ROUND 35 APPLICATION).

BACKGROUND:
In 2019, Delaware County established their own Roadway Grant Assistance Program (RGAP). The RGAP provides matching funds of $3 for every $1 of local City funding, up to a maximum of the grant funding from OPWC or $150,000, whichever is less. The RGAP program replaced County policy of contributing up to $50,000 per OPWC application – at a dollar for dollar match rate. The $150,000 from the RGAP program will help reduce the City's local match for the OPWC Round 35 paving project.

REASON WHY LEGISLATION IS NEEDED:
This Resolution is required in order for the City Manager apply for funding from the County and to sign an intergovernmental agreement.

COMMITTEE RECOMMENDATION:
The Public Works Committee will have the opportunity to discuss the details of this project in its next regularly scheduled meeting.

FISCAL IMPACT(S):
The total project cost is currently estimated at $1,400,000. Delaware County will be contributing $150,000 to the project. The grant request from OPWC will be $450,000. Submitting a complete application requires budgeting sufficient funding to cover the City's contribution to the project, currently estimated at $800,000. The current CIP shows the total allocation for this project as $1,400,000.

POLICY CHANGES:
Delaware County increased their maximum grant match from $50,000 to $150,000 starting in 2019.

PRESENTER(S):
William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
None

RESOLUTION NO. 20-45

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH DELAWARE COUNTY FOR AN APPLICATION TO THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE PAVEMENT RESURFACING AND REHABILITATION OF LIBERTY ROAD, HAWTHORNE BOULEVARD, AND HULL DRIVE (ROUND 35 APPLICATION).

WHEREAS, the County of Delaware provides financial assistance to political subdivisions applying for OPWC Grant funds for Capital Improvements to public infrastructure; and

WHEREAS, the City of Delaware seeks to improve highway safety for both vehicle and pedestrian traffic by replacing damaged, deteriorated and rutted pavement; and

WHEREAS, Delaware County, through the Roadway Grant Assistance Program (RGAP), will contribute three dollars ($3) for every one dollar ($1) of local share funding provided by the City of Delaware not to exceed the amount of grant funds provided by OPWC or One Hundred Fifty Thousand Dollars ($150,000), whichever is less; and

WHEREAS, the matching funds can be pursued by the City for the OPWC Round 35 application; and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the RGAP.

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

SECTION 1. The City Manager is hereby authorized to submit an application to Delaware County for matching funds through the County's RGAP program to be utilized for the pavement resurfacing and rehabilitation of Liberty Road, Hawthorne Boulevard, and Hull Drive.

SECTION 2. The City Manager is hereby authorized to enter into a Cooperative Agreement with Delaware County for an OPWC grant application with a Delaware County match not to exceed $150,000.00 for the pavement resurfacing and rehabilitation of Liberty Road, Hawthorne Boulevard, and Hull Drive.

SECTION 3. That the City of Delaware agrees to be the designated lead

agency, signing all required applications, agreements and correspondence.

SECTION 4. That this resolution shall be in force and effect immediately upon its passage.

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM F | DATE: 08/24/2020

ORDINANCE NO: | RESOLUTION NO: 20-46

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

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

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE MODIFICATION OF CERTAIN TRAFFIC CONTROL SIGNAGE TO EXTEND THE NO STANDING, STOPPING AND PARKING ZONE ON THE NORTH SIDE OF MASON AVENUE FROM NORTH LIBERTY STREET TO THE EASTERN PROPERTY LINE OF 66 MASON AVENUE.

BACKGROUND:

Delaware City Schools recently purchased additional properties on the north side of Mason Ave west of the existing playground for Smith Elementary School including 30 Mason Avenue and the two (2) vacant properties west of 30 Mason Avenue. The plan for the additional property is to expand the playground/play areas. The existing "No Standing, Stopping or Parking" zone on the north side of Mason Avenue is from N. Liberty Street to the western edge of the existing playground. Delaware City Schools is requesting to extend the "No Standing, Stopping or Parking" zone on the north side of Mason Avenue further west to encompass the additional property the district acquired. The Delaware City Schools recommends the "No Standing, Stopping or Parking" zone be extended to provide for safe maneuverability of vehicular and pedestrian traffic along Mason Avenue due to its narrow width and to prevent parking/loitering alongside the playground/play areas adjacent to the school. It was also recommended by residents that all the existing "No Standing, Stopping and Parking" signage be replaced as it is aged/faded. Staff concurs with the request

of the "No Standing, Stopping and Parking" zone extension and replacing the existing faded/aged signage.

REASON WHY LEGISLATION IS NEEDED:
The placement of regulatory signage requires City Council authorization for permanent enforcement.

COMMITTEE RECOMMENDATION:
The action is being taken as a result of the Parking and Safety Committee recommendation at the August 17, 2020 meeting.

FISCAL IMPACT(S):
The cost of materials and labor to install these signs is estimated at $150.00 to come out of the Public Works Traffic Division annual operating budget.

POLICY CHANGES:
None

PRESENTER(S):
William L. Ferrigno, P.E., Public Works Director/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
Exhibit A

RESOLUTION NO. 20-46

A RESOLUTION AUTHORIZING THE MODIFICATION OF CERTAIN TRAFFIC CONTROL SIGNAGE TO EXTEND THE NO STANDING, STOPPING AND PARKING ZONE ON THE NORTH SIDE OF MASON AVENUE FROM NORTH LIBERTY STREET TO THE EASTERN PROPERTY LINE OF 66 MASON AVENUE.

WHEREAS, the extension of the No Standing, Stopping and Parking Zone has been requested to encompass additional properties acquired by Delaware City Schools for Smith Elementary School on the north side of Mason Avenue located at and west of 30 Mason Avenue to the eastern property line of 66 Mason Avenue; and

WHEREAS, No Standing, Stopping and Parking Zone extension was requested to provide for safe maneuverability for vehicular and pedestrian traffic adjacent to Smith Elementary School; and

WHEREAS, the Parking and Safety Committee has endorsed this restriction by a 2-0 vote at the August 17, 2020 meeting.

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

SECTION 1. The No Standing, Stopping and Parking Zone will be extended on the north side of Mason Avenue from North Liberty Street to the eastern property line of 66 Mason Avenue.

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR


WHEFFNER ST
94
84
74
66
30
Smith Elementary School
N LIBERTY ST
MASON AVE
FOREST AVE
Ex. "No Standing, Stopping or Parking" Zone
Prop. "No Standing, Stopping or Parking Zone" Extension

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM G | DATE: 08/24/2020

ORDINANCE NO: | RESOLUTION NO: 20-47

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

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

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE MODIFICATION OF CERTAIN TRAFFIC CONTROL SIGNAGE TO EXTEND THE NO PARKING ZONE ON THE WEST SIDE OF SOUTH WASHINGTON STREET FROM WEST HARRISON STREET TO ALLEY LOCATED 150 FEET SOUTH OF WEST HARRISON STREET.

BACKGROUND:

Resident requested that parking be restricted on the west side of South Washington Street from West Harrison Street to the Alley due to 1) Cars are currently parking on the sidewalk along the east side of the of property located at 93 West Harrison Street since the street isn't wide enough, which is blocking pedestrians from using the sidewalk, in particular the school aged children walking to/from Woodward Elementary School, 2) South Washington Street is not wide enough for parking on both sides and to adequately allow for northbound/southbound vehicular traffic, especially Fire/EMS vehicles, and 3) vehicles may cause damage to the sidewalk when they park on it.

REASON WHY LEGISLATION IS NEEDED:

The placement of regulatory signage requires City Council authorization for permanent enforcement.

COMMITTEE RECOMMENDATION:
The action is being taken as a result of the Parking and Safety Committee recommendation at the August 17, 2020 meeting.

FISCAL IMPACT(S):
The cost of materials and labor to install these signs is estimated at $125.00 to come out of the Public Works Traffic Division annual operating budget.

POLICY CHANGES:
None

PRESENTER(S):
William L. Ferrigno, P.E., Public Works Director/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
Exhibit A

RESOLUTION NO. 20-47

A RESOLUTION AUTHORIZING THE MODIFICATION OF CERTAIN TRAFFIC CONTROL SIGNAGE TO EXTEND THE NO PARKING ZONE ON THE WEST SIDE OF SOUTH WASHINGTON STREET FROM WEST HARRISON STREET TO ALLEY LOCATED 150 FEET SOUTH OF WEST HARRISON STREET.

WHEREAS, the extension of the No Parking Zone has been requested to provide for safe maneuverability of pedestrians along sidewalk on the west side of South Washington Street between West Harrison Street and the Alley located 150 feet south of West Harrison Street; and

WHEREAS, South Washington Street is not wide enough to allow for parking on both the west and east sides of the street and allow for both northbound and southbound vehicular traffic; and

WHEREAS, the Parking and Safety Committee has endorsed this restriction by a 2-0 vote at the August 17, 2020 meeting.

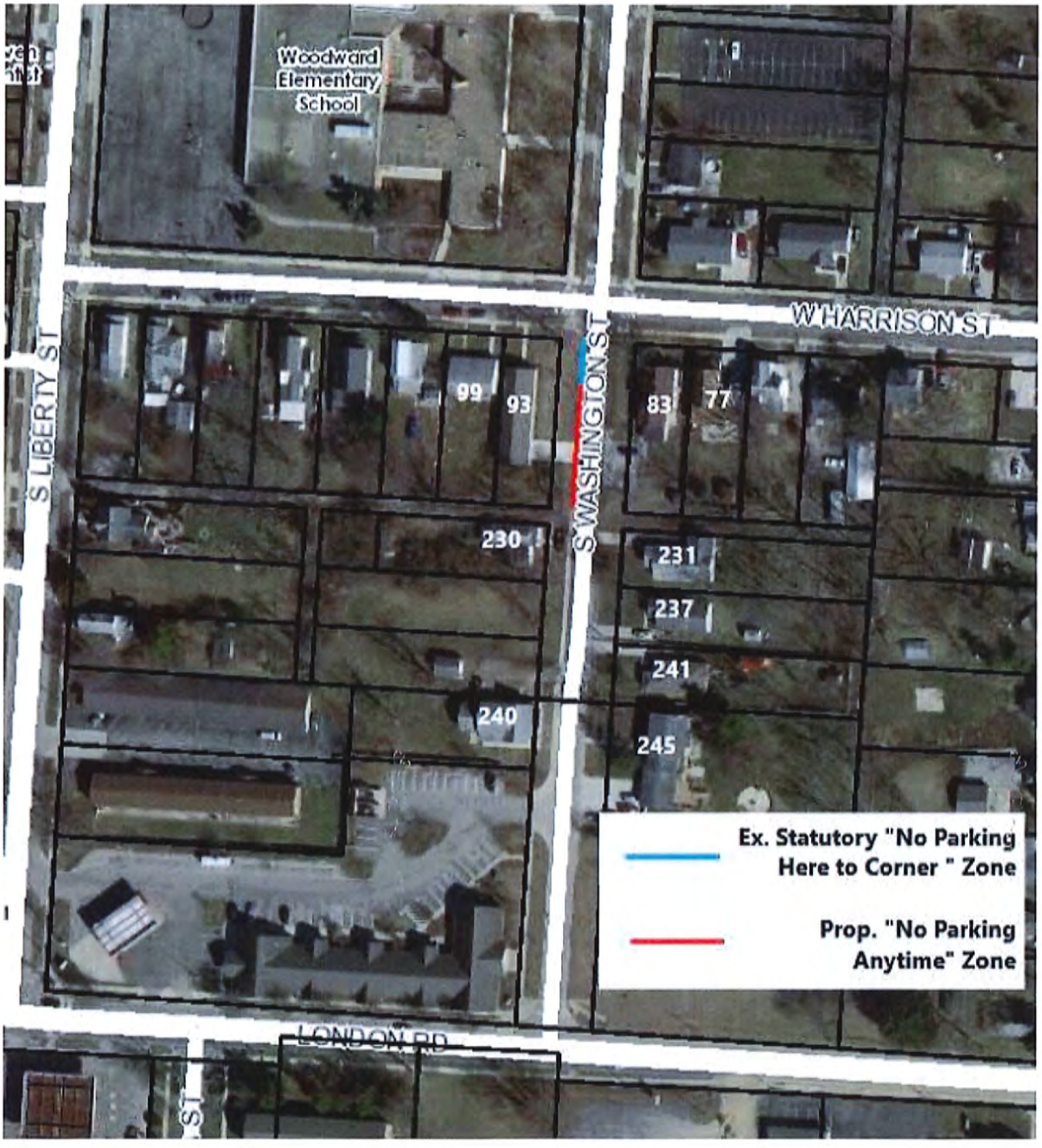
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL FOR THE CITY OF DELAWARE, STATE OF OHIO:

SECTION 1. The No Parking Zone will be extended on the west side of South Washington Street from West Harrison Street to the Alley located 150 feet south of West Harrison Street.

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR


Woodward Elementary School
W HARRISON ST
S LIBERTY ST
S WASHINGTON ST
99
93
83
77
230
231
237
241
240
245
LONDON RD
Ex. Statutory "No Parking Here to Corner " Zone
Prop. "No Parking Anytime" Zone

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

92900210005 PERMIT NUMBER / NEW TYPE ISSUE DATE 12 29 2017 FILING DATE D5 PERMIT CLASSES 21 TAX DISTRICT / 022 / B / B79631 RECEIPT NO.	VJOSA FOOD SERVICE LLC DBA FREDDYS STREET FOOD 1165 COLUMBUS PIKE DELAWARE OH 43015

FROM 07/29/2020

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

MAILED 07/29/2020 RESPONSES MUST BE POSTMARKED NO LATER THAN. 08/31/2020

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES B NEW 9290021-0005
(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	92900210005
Permit Name / DBA	
Member / Officer Name	

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

	Member/Officer Name	Shares/Interest	Office Held
Permit Number: 92900210005; **Name**: VJOSA FOOD SERVICE LLC; **DBA**: DBA FREDDYS STREET FOOD; **Address**: 1165 COLUMBUS PIKE DELAWARE 43015			
	FERDI ALIBEHAJ	MANAGE MEM	

- Ohio.Gov
- Ohio Department of Commerce

Commerce Home | Press Room | CPI Policy | Privacy Statement | Public Records Request Policy | Disclaimer | Employment | Contacts

Delaware Police Department
Liquor Permit Report

DPD Report Number **L-20-02**		**Investigating Officer** Det. Sgt. Mike Bolen #16	
Applicant (Primary Shareholder) Ferdi Alibehaj		**Company Name: VJOSA FOOD SERVICE LLC** **DBA: FREDDY'S STREET FOOD**	
Common Name **FREDDY'S STREET FOOD**		**Address** 1165 Columbus Pike Delaware, OH 43015	
Applicant Phone Number **614-218-6993**		**Applicant E-Mail Address:** **freddysstreetfood@gmail.com**	
☒ **Existing Business** ☐ **New Business** (Supplement Attached)	**Type of Business** **Restaurant**	**Notification Type:** **New**	**Date of Report** 8/7/20

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 ☐Yes ☒No	**School, church or library objection** ☐Yes (Supplement Attached) ☐No **Note:** Objections are only permitted for *new permits.*
Police Calls for Service in past 12 months: 1	**Number of Police Reports in past 12 months: 0**
Calls for Service *excluding calls not related to the business* in past 12 months: 0	**Location is excessive drain on Police Resources:** ☐Yes (Supplement Attached) ☒No
Nuisance Abatement Pending ☐Yes ☒ No	**Accessible by Law Enforcement** ☒Yes ☐ No
Site compliance checked by Dept. of Commerce ☐Yes ☒	**Private Club (Restricted Access Door)** ☐Yes ☒ No

Applicant Information

Records Checked ☐**Ohio Law Enforcement Gateway**	☒**Delaware Police Department Database**
Applicant has an active warrant ☐Yes ☒ No	**Record located for Liquor Law Violation** ☐Yes ☒ No
Local Record on file ☒Yes ☐No	**Criminal History Checked by Dept. of Commerce** ☒Yes ☐No
Problem History with DPD ☐Yes (Supplement Attached) ☒ No	**Contact made with Applicant** ☒Yes ☐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.

Delaware Police Department
Liquor Permit Report

(Supplement Attached)

Supplement

Supplement Type
- ☐ **New Business Description**
- ☐ **Police Department Objection**
- ☐ **Community Objection**
- ☒ **Other :**

Ferdi Alibehaj is the owner of Freddy's Street Food (Vjosa Food Service LLC) and the sole managing member on the D-5 liquor permit application. Alibehaj is also a former, part-owner of Opa Grill & Tavern at 18 S. Sandusky St. Prior to opening in Delaware, Alibehaj owned/operated two other restaurants in Lancastar, Ohio. Alibehaj held similar liquor licenses at both locations; Flejda Inc. and Bylis Food Service LLC.

I contacted the Ohio Dept. of Liquor Control and learned Alibehaj has no prior liquor violations. I also checked Delaware Police Department, Delaware County Sheriff's Office, Franklin County Clerk of Courts and Franklin County Municipal Court. Alibehaj has no criminal history other than traffic violations.

Delaware Police have had six calls for service at the restaurant over the past 12 months. Two of the calls were traffic stops where the restaurant's address was used as the stop location. The other calls were standard business checks and one cell phone hang up call. There were no calls of service directly related to the business.

I spoke with Alibehaj over the phone about his D-5 liquor permit application. When asked, Alibehaj explained that he was familiar with the D-5 rules and mentioned he would train his employees to ensure there were no underage sales. He also explained the business hours and operations will remain the same and there will be no other changes to the business other than the sale of alcohol.

Det. [illegible] 8/7/20

Investigating Officer Signature **Date**

8/12/20

Supervisor Signature **Date**

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9

DATE: 08/24/2020

ORDINANCE NO:

RESOLUTION NO: 20-48

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

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

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE MODIFICATION OF CERTAIN TRAFFIC CONTROL SIGNAGE AT THE KING AVENUE/BLUE LIMESTONE ACCESS AND JOHN STREET INTERSECTION TO MAKE KING AVENUE/BLUE LIMESTONE ACCESS THE THROUGH MOVEMENT AND JOHN STREET THE STOP CONTROLLED MOVEMENT.

BACKGROUND:

Currently at the intersection of John Street and King Avenue, John Street and Blue Limestone Park Access is the through movement, while King Avenue is required to stop. With John Street being temporarily closed until the bridge repairs are completed, King Avenue has been converted from one-way northbound traffic only to two-way northbound/southbound traffic. With the temporary condition, a resident has voiced concerns of near collisions between cars exiting the park turning left onto John Street and those traveling northbound on King Avenue, given that majority of vehicles on King Avenue ignore the stop sign and do not stop continuing through the intersection. They recommend changing John Street to the stop condition and King Avenue to the through movement and possibly requiring those exiting Blue Limestone to also stop. The resident also mentioned that the two-way traffic on King Avenue appears to work better and should be considered as permanent change, although it would require parking to be prohibited on both sides due to the narrow width of the street. Staff reviewed the request and recommend that King Avenue/Blue

Limestone Access be converted to the through movement and John Street be converted to the stop-controlled movement. This will result in a short-term solution given that John Street is closed and a long-term solution due to the steep grade as you travel north on King Avenue, especially during winter months when snow/ice is possible. It is also recommended that a 25 mph speed limit sign be installed for northbound traffic on King Avenue between W. William Street and John Street along with a "Cross Traffic Does Not Stop" placard below the stop sign on John Street. Two-way northbound/southbound traffic on King Avenue should remain as a temporary condition while John Street is closed and the traffic operation will be monitored. Prior to John Street being reopened, the conversion of the street to two-way northbound/southbound traffic can be reevaluated and a determination can be made on whether it should be considered as a permanent condition.

REASON WHY LEGISLATION IS NEEDED:
The modification of regulatory signage requires City Council authorization for permanent enforcement.

COMMITTEE RECOMMENDATION:
The action is being taken as a result of the Parking and Safety Committee recommendation at the August 17, 2020 meeting.

FISCAL IMPACT(S):
The cost of materials and labor to install these signs is estimated at $150.00 to come out of the Public Works Traffic Division annual operating budget.

POLICY CHANGES:
None

PRESENTER(S):
William L. Ferrigno, P.E., Public Works Director/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
Exhibit A
Letter

RESOLUTION NO. 20-48

A RESOLUTION AUTHORIZING THE MODIFICATION OF CERTAIN TRAFFIC CONTROL SIGNAGE AT THE KING AVENUE/BLUE LIMESTONE ACCESS AND JOHN STREET INTERSECTION TO MAKE KING AVENUE/BLUE LIMESTONE ACCESS THE THROUGH MOVEMENT AND JOHN STREET THE STOP CONTROLLED MOVEMENT.

WHEREAS, the modification of traffic control at the intersection of King Avenue/Blue Limestone Access and John Street has been requested to provide for safe maneuverability of vehicles at the intersection; and

WHEREAS, the Parking and Safety Committee has endorsed this restriction by a 2-0 vote at the August 17, 2020 meeting.

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

SECTION 1. The traffic control signage at the intersection of King Avenue/Blue Limestone Access and John Street intersection will be modified to make King Avenue/Blue Limestone Access the through movement and John Street the stop controlled movement.

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR


STOP
CROSS TRAFFIC DOES NOT STOP
REMOVE EX. STOP SIGN & STOP BAR
JOHN ST
W WILLIAM ST
ELIZABETH ST

EST 1808
CITY OF
DELAWARE
OHIO

August 18, 2020

Dear Resident:

The Parking and Safety Committee received a request to modify the traffic control at the intersection of King Avenue/Blue Limestone Access and John Street, as there have been safety concerns with vehicular traffic not obeying the existing access control in place today. The modification being proposed and recommended by staff is to make King Avenue/Blue Limestone Access (northbound and southbound approaches) the through movement and John Street (westbound approach) the stop-controlled movement (see attached exhibit showing the proposed intersection modification). This request was reviewed by the Parking & Safety Committee at the recent meeting held on Monday, August 17, 2020 and it was recommended that this item be presented to City Council for formal review and approval at the **Virtual City Council Meeting** scheduled for **August 24, 2020 at 7:00 pm**.

You are invited to attend this meeting to express your views and/or present any questions regarding the intersection modifications proposed. Due to the meeting being held virtually, to provide live public comment, please email emccloskey@delawareohio.net or call her at 740-203-1013 to sign-up by 3:00 pm the date of the meeting. Name and address are required to provide public comment. She will provide a link and instructions to sign-in to the meeting so you can provide comments. If you are not able to participate at the virtual meeting, but still want to provide comments, written public comment, a maximum of 500 words, can be emailed to emccloskey@delawareohio.net by 3:00 pm the date of the meeting. These comments will be read into the record/presented to City Council at the meeting.

Sincerely,

Jessica Ormeroid

Jessica Ormeroid, PE, PTOE
Project Engineer III
Public Works Department
Division of Traffic & Engineering
740-203-1724
jormeroid@delawareohio.net

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10 | DATE: 08/24/2020

ORDINANCE NO: | RESOLUTION NO: 20-49

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA:

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION ADOPTING THE 2021-2025 FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP).

BACKGROUND:
A work session to discuss the CIP is recommended to be scheduled in the month of September for review purposes.

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 14 meeting.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

POLICY CHANGES:
N/A

PRESENTER(S):
R. Thomas Homan, City Manager
Justin Nahvi, Finance Director

RECOMMENDATION:

ATTACHMENT(S)
CIP

RESOLUTION 20-49

A RESOLUTION ADOPTING THE 2021-2025 FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP).

WHEREAS, a revised Five-Year Capital Improvements Plan 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 2021-2025 CIP at Work Sessions before October 14.

WHEREAS, Council discussed possible amendments to the plan which may be considered as part of the adopted 2021 budget.

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

SECTION 1. That the 2021-2025 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: _____, 2020 YEAS ____ NAYS ____
ABSTAIN ____

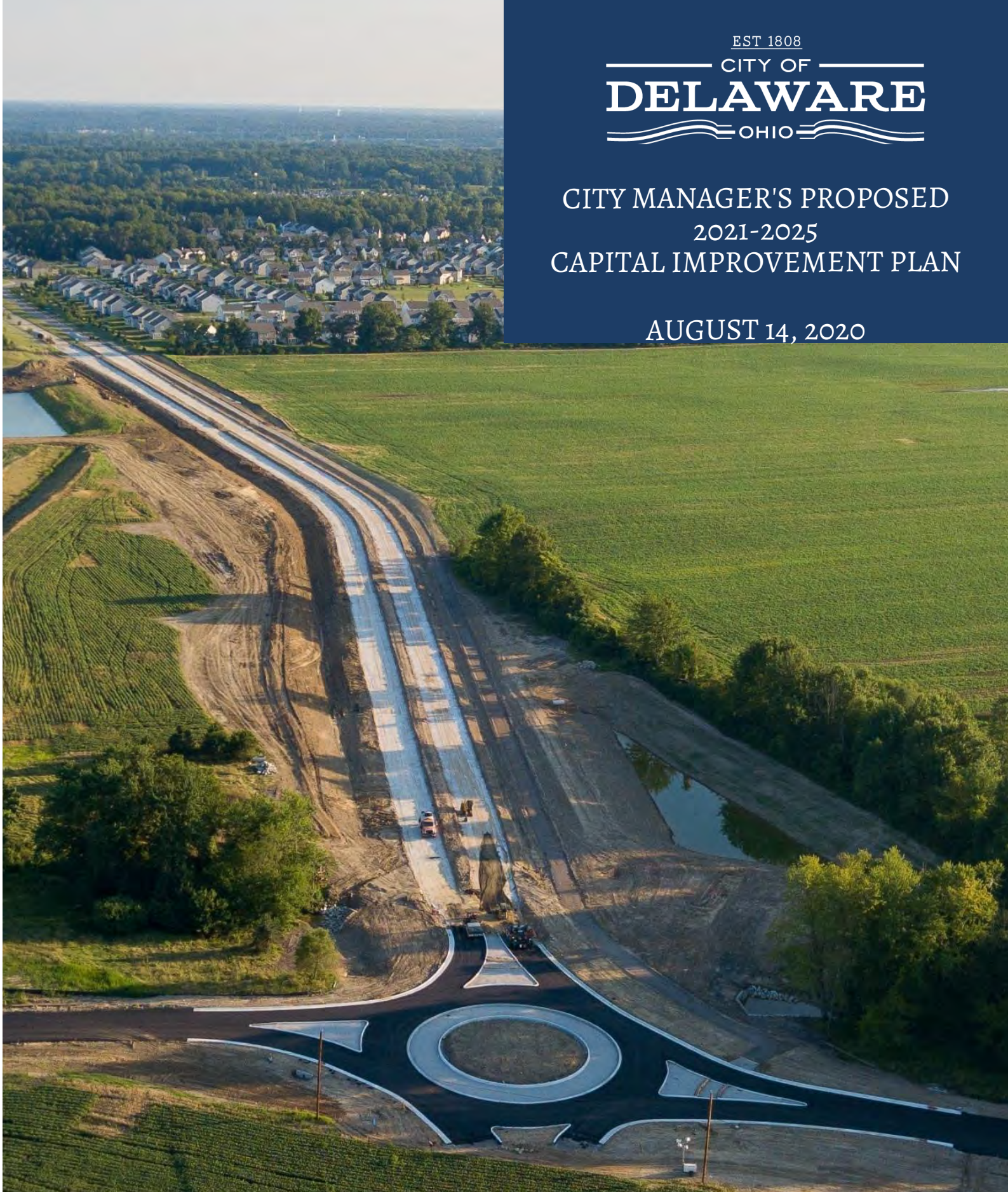
ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808

CITY OF DELAWARE OHIO

CITY MANAGER'S PROPOSED 2021-2025 CAPITAL IMPROVEMENT PLAN

AUGUST 14, 2020



Glenn Parkway-Berlin Station Rd. Roundabout

The new roundabout intersection connects Glenn Parkway with Berlin Station Road, and completes a 2.1 mile connection linking Delaware's southeast neighborhoods directly to US23. A final 1.4 mile section will extend Glenn Parkway from Berlin Station Road to Curve Road, completing the important southeast areterial connection around the city.

Photo Credit: Dale Oates, Communictions Specialist

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: Mayor Riggle and Members of City Council
FROM: R. Thomas Homan, City Manager
DATE: 08/14/20
RE: 2021-2025 Capital Improvement Plan

Pursuant to section 79 of the City Charter, submitted herewith is my proposed 2021-2025 Capital Improvement Plan, adoption of which must occur by October 15. Please see table below for the proposed review and adoption schedule. A second Work Session can be added the week of 9/22 if necessary.

Event	Time	Place
First Reading	Monday, August 24, 2020	City Council Meeting
Second Reading	Monday, September 14, 2020	City Council Meeting
Third Reading	Monday, September 28, 2020	City Council Meeting
Work Session (if needed)	Monday, October 5, 2020	Work Session
Fourth Reading & Adoption	Monday, October 12, 2020	City Council Meeting

Much has changed in the world since the adoption of the 2020-2024 Capital Improvement Plan (CIP) in the fall of 2019. Many of the projects and equipment purchases slated for 2020 were delayed or suspended to allow for assessment of the pandemic's impact on City finances. These projects will be outlined in a later section of this message.

Several funding sources experienced reduced, or at the least, delayed revenues. Income taxes, the largest source of general fund income, had declined 2.4 percent as of July 2020 compared to the same period last year. The decline is attributed to the rise in unemployment and the shifted filing due date. Based on current collections, a decline of 3.0 percent or $488,750 of estimated revenue from this source is predicted in 2020. The proposed plan anticipates flat income tax collections in 2021 with moderate increases in the years 2022-2025.

Earnings on investments are projected to be more than 60 percent below 2020 budgeted revenues resulting in an estimated decline of $572,437. The new gasoline tax suffered a hit early in the year with the stay at home order. Since then, revenues have rebounded but are still anticipated to fall short of budget by approximately $145,000 or 7.6 percent. As a result of this, less funding was available for local street resurfacing.

Though the financial impacts of COVID-19 will continue to be a challenge into 2021, the proposed plan shows that the City remains dedicated to its investments in infrastructure and capital improvements with 14 percent of the estimated general fund income tax collections, representing $2,243,099. As Council will note, 2021 is balanced. However, years 2022-2025 are out of balance and will require cutbacks, additional funding sources or a combination of the two.

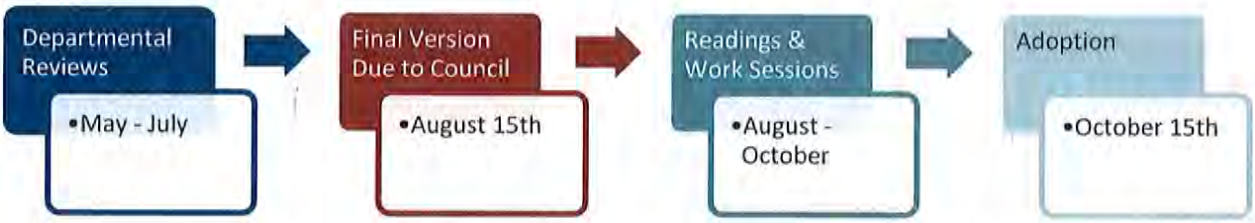
CIP: The Purpose

This capital improvement program (CIP) is a five-year strategic plan for the years 2021-2025. It is a budgetary tool enabling the City to financially plan for larger purchases and projects. The CIP itself is not an appropriation. Instead, it is a blueprint for future capital expenditures requiring ongoing reevaluation and adjustment. Formal annual CIP reviews are essential to allow for responsiveness to changing economic conditions and project prioritizations.

While this is not an exclusive list, typical projects included in the CIP achieve at least one of the following:

- Add to the value or capacity of the City's infrastructure
- Constitute permanent, physical or system improvements
- Require significant equipment purchases
- Are of a one time or limited duration nature

CIP: The Process



To begin the CIP process, the City Manager's Office and Finance Department meet with the City's department directors. They review existing project statuses discussing any amendments, changes or cancellations and anticipate new projects arising out of community concerns, changing priorities or necessity. Any potential or new funding sources are also discussed at this time.

After all departmental reviews are completed, the City Manager's Office and Finance Department work to compile a draft submission of all proposed projects. Funding sources are evaluated, and projects are prioritized with additional guidance from the department directors as needed. In accordance with the City's Charter, the City Manager is required to submit the finalized draft of the CIP to Council for review by August 15th.

2020-2024 CIP Review

As mentioned earlier, several projects scheduled for completion in 2020 were delayed, reduced or cancelled. The below table provides an update of the larger 2020 projects.

Department	Project	Status
Public Works	US 23/36 Exit Bin Wall Improvement	On Track
Public Works	Curtis and Firestone Turn Lane	Delayed
Public Works	Hills-Miller Sidewalk	On Track
Public Works	Downtown Sidewalk Repairs	Modified
Public Works	Downton Arch	Delayed
Public Works	E William St Widening	On Track
Public Works	OPWC - Belle Ave/US 36	On Track
Public Works	Local Resurfacing	On Track
Airport	Apron B Rehabilitation	Delayed
Parks	Willowbrook Park	On Track
Parks	Blue Limestone Park Playground Replacement	On Track
Parks	Mingo Park Playground Replacement	Completed
Parks	Smith Park Playground Replacement	On Track
Parks	Ross Street Park Improvement	On Track
Parks	Central Avenue Pedestrian Corridor	On Track
Water Capacity	Panhandle to US42 Water Main	On Track
Water	Water Tank Painting	Completed
Water	Lincoln Ave Waterline	On Track
Sewer Capacity	Spring Street Upsizing	Completed
Sewer	W William St CIPP Lining	Delayed
Storm	Montrose/Columbus/Toledo	Cancelled
Storm	US23 Storm Repair (ODOT)	Delayed

2021-2025 CIP Highlights

For the proposed CIP, capital investments have been modified from prior years to reflect the financial stress caused by the pandemic. With the declines within the major revenue sources sustaining the CIP, as well as declines in development-driven engineering fees and licenses and permits fees, City Administration placed a focus on investments of critical importance to the safety and welfare of the community and projects that include grant or outside funding sources. The purpose of this being to construct a CIP that allows the City to maintain adequate cash reserve balances to weather an extended period of economic decline. As a reminder, the budget gauge is currently at "Budget Restraint".

Funds that do not have sufficient revenue sources to support the costs of capital projects rely on transfers from the General Fund. Funding summaries for each departmental category of improvements are fully balanced in terms of revenues and expenditures with the term "CIP Allocation" pertaining to the General Fund contribution to the project schedule. This accounting of transfers with the CIP aligns with past practice in capital improvement funding as supported by the General Fund.

The proceeding sections summarize the new capital expenditures for 2021. In this context, new does not include debt service for existing projects. All revenue sources, not just local funds, are considered in the total amount for each of the categories described below.

Roads & Sidewalks

The completion of the East William Street widening in 2020 is the first of three crucial projects designed to improve the pedestrian safety and flow of traffic on the east side. The second major project, the Point, is scheduled to begin construction in 2022. This CIP further includes the design work of the third major project, East Central Avenue, with construction of the project outside of the scope of this plan tentatively scheduled for 2026. In total, these three projects represent an over $50 million investment in the infrastructure of the City.

It is these major improvements, coupled with our commitment to resurfacing local streets and improving safety and sidewalks throughout the community that plays the largest role in the imbalance of the CIP in later years. Without a dedicated funding source to support the City's transportation infrastructure, tough funding decisions will need to be made in the capital planning process for the outlying years.

Utilities

Available balances in the City's Water and Wastewater Capacity Funds allow for significant investments in utility infrastructure over the next five years. Included in the plan is $9.5 million in projects to support the growth of jobs in the City through extensions of the North Sawmill, US42 and Industrial Loop water and wastewater lines.

Equipment

The plan for 2021 for equipment replacement follows the strategy employed for previous capital plans. Going into next year, City staff plans to review the fleet maintenance strategy and shift to one guided by information, best practices and centralized around mechanical expertise.

Parks

Parks saw a higher than normal infusion of general fund monies in 2020 to complete the replacement of the large play structure at Mingo. Because of this and the current situation,

only the play structures deemed essential to replace for the safety of the community or funded by partial contributions from an HOA have been included in this plan.

Park impact fees will be utilized for several trail improvements throughout the City as well as a land acquisition for a South Community Park and a splash pad at Ross Street Park.

Police

The plan includes a request for body worn cameras. The department's current digital cruiser video recording system and body microphone system were purchased several years ago with the understanding that a body worn camera option could be added, as opposed to purchasing an entirely new system.

Parking remains a topic of concern, and 2022 reflects a $426,965 investment in parking meters. In this instance, the term parking meters is used loosely and encompasses the funding for a parking solution. The hope is to reconvene the project team and focus anew on the downtown parking strategy in 2021.

Fire/EMS

Funding for the feasibility and design of a fire training tower is shown in 2021. The estimated construction cost of this project is $1.25 million in 2022. This plan also reflects the potential need for a fifth fire station, Station 305, shown in 2025.

Airport

The proposed airport projects also follow the guidance of the rest of the CIP and show expenditures almost solely for the FAA grant improvements of T-Hangar resurfacing and Taxiways in the coming years.

Airport TIF revenues are proposed to be used for a corporate parking access drive in 2021. With some renewed interest in the airport, these funds may be redirected towards another project pending further staff review.

Debt Service

In the 2020-2024 CIP, the General Fund summary reflected three areas of debt service: 2012 Streetscape, 2019 City Hall/Annex, and 2019 Software. When the debt referenced on the 2019 borrowings was issued, it was listed under one bond offering of $4 million with a final maturity in 2034. As this was a single bond offering, the debt service has been combined to one item, 2019 City Hall/Software, in this plan. Based on the amortization schedule for the debt, principal payments on the debt through 2024 are accelerated and total $2,448,375 for the annual payments from 2020 through 2024. Commencing in 2025, the annual principal payment is

reduced to $187,000 which explains the lower debt service payment in the financial summary for this period.

Additionally, several debt service obligations are falling off in 2021-2025.

On the General Fund summary page, the debt service for the 2012 Streetscape project falls off after 2022, leaving an additional $260,000 for capital improvements moving forward.

Fire and EMS see the retirement of debt service after 2022 for Station 302, and after 2024 for EMS vehicles.

The Wastewater Capacity Fund will see the retirement of $300,000 in annual debt service for the land acquisition on Armstrong Road beginning in 2023.

Closing

Over the course of the next eight weeks, staff and I look forward to reviewing this document with Council. As always, we will be as responsive as possible to Council's questions and comments.

In closing, I want to thank and acknowledge all of our departments for their hard work on, even as we face the COVID-19 pandemic. Also, sincere thanks to Finance Director Justin Nahvi and Budget Management Analyst Alycia Ballone. Finally, my thanks to my Executive Assistant, Kim Gepper and City Council Clerk Elaine McCloskey for their support and assistance.

cc: Directors

EST 1808
CITY OF
DELAWARE
OHIO

TABLE OF CONTENTS

Page 1	General Fund Summary
Page 2	Airport Improvements
Page 6	Park Improvements
Page 9	Facilities Improvements
Page 11	Streets & Traffic Improvements
Page 22	The Point Improvements
Page 24	East Central Improvements
Page 26	Park Impact Fees Improvements
Page 31	Police Improvements
Page 36	Fire/EMS Improvements
Page 48	Storm Water Improvements
Page 58	Water Maintenance Projects
Page 76	Water Capacity Projects
Page 86	Wastewater Maintenance Projects
Page 111	Wastewater Capacity Projects
Page 120	Refuse Equipment
Page 122	Equipment Replacements

CITY OF DELAWARE
CAPITAL IMPROVEMENT PLAN
GENERAL FUND SUMMARY
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD	**698,338**	**333,325**	**(352,394)**	**(886,617)**	**(1,173,227)**
REVENUES:					
Income Tax (14% of 1% GF Collections)	2,243,099	2,287,961	2,333,720	2,380,395	2,428,002
City Hall Annex Rent	84,504	84,504	81,794	78,000	78,000
BALANCE PLUS REVENUE	**3,025,941**	**2,705,790**	**2,063,120**	**1,571,778**	**1,332,775**
EXPENDITURES:					
DEBT SERVICE					
2012 Streetscape ($2,542,516 through 2022)	261,067	263,538			
2019 City Hall/Software (through 2034)	446,701	527,189	547,350	548,400	214,000
TOTAL DEBT SERVICE	**707,768**	**790,727**	**547,350**	**548,400**	**214,000**
AMOUNT AVAILABLE FOR CAPITAL IMPROVEMENTS AFTER DEBT	***2,318,173***	***1,915,063***	***1,515,770***	***1,023,378***	***1,118,775***
OTHER EXPENDITURES					
Airport Improvements	176,001	-	124,756	-	-
Parks Improvements	48,000	268,000	65,000	195,000	55,000
Facilities Improvements	209,000	145,000	85,000	200,000	50,000
Streets Improvements	398,370	873,370	545,330	405,000	1,236,424
The Point	200,000	-	731,314	311,314	311,314
E Central	40,000	40,000	80,000	250,000	100,000
Police Department Improvements	260,000	16,000	64,474	96,474	331,474
Equipment Replacement	653,477	925,087	706,513	738,817	651,339
TOTAL OTHER EXPENDITURES	**1,984,848**	**2,267,457**	**2,402,387**	**2,196,605**	**2,735,551**
ENDING BALANCE	**333,325**	**(352,394)**	**(886,617)**	**(1,173,227)**	**(1,616,776)**

CAPITAL IMPROVEMENT PLAN
AIRPORT IMPROVEMENTS
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
FAA Entitlement	526,776		164,894	81,000	270,000
FAA Apportionment	21,754				
ODOT	30,474		9,161	4,500	15,000
TIF Revenue	192,000	27,000	27,000	4,500	15,000
CIP Allocation ***(pg.1)***	***176,001***	***-***	***124,756***	***-***	***-***
TOTAL REVENUES	**947,005**	**27,000**	**325,811**	**90,000**	**300,000**
EXPENDITURES:					
CITY NON-GRANT					
Maintenance Building Improvements	15,000	15,000			
GRANT IMPROVEMENTS					
T-Hangar A, B & C Resurfacing	741,313				
T-Hangar D, E & F Resurfacing			325,811		
T-Hangar G, H & I Resurfacing				90,000	300,000
TIF IMPROVEMENTS					
Corporate Parking Access Drive	190,692				
TOTAL EXPENDITURES	**947,005**	**15,000**	**325,811**	**90,000**	**300,000**

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

T-HANGER PAVEMENT REHABILITATION

BACKGROUND

The latest pavement rating performed by ODOT Dept. of Aviation indicates the pavement between existing T-hangars is in poor condition. With the earliest sections constructed in 1987, the pavement is over 25 years old and in need of rehabilitation. The pavement composing the main taxi aisles is eligible to receive federal funding while the connections to the individual hangar doors from the taxi aisles are not and require local funds to complete. The FAA provides 'Entitlement' funds covering 90% of eligible project costs, with ODOT providing an additional 5%. The City is responsible for 5% of cost plus 100% of non-eligible items.



PROJECT TIMELINE

2021	Rehabilitation of T-hangar A, B & C pavement
2022	
2023	Rehabilitation of T-hangar D, E & F pavement
2024	Design of T-hangar G, H & I pavement
2025	Rehabilitation of T-hangar G, H & I pavement

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	741,313	Construction T-Hangars A, B & C (FAA 90%; State 5%; Local)
2022		
2023	325,811	Construction T-Hangars D, E & F (FAA 90%; State 5%; Local)
2024	90,000	Design T-Hangars G, H & I (FAA 90%; State 5%; Local)
2025	300,000	Construction T-Hangars G, H & I (FAA 90%; State 5%; Local)
TOTAL	**$1,457,124**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering Division
DESIGN CONSULTANT: CHA
CONTRACTOR: In House

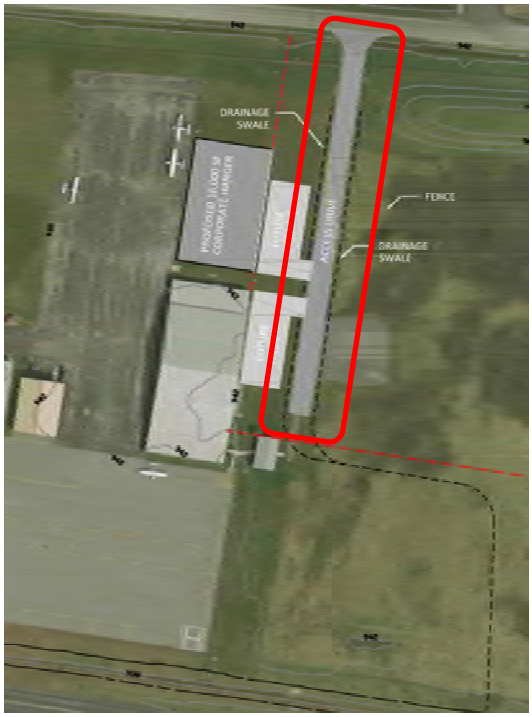
EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

CORPORATE PARKING ACCESS DRIVE

BACKGROUND

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.



PROJECT TIMELINE

2021	Preliminary & Final Design
2022	Construction
2022	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$192,000	Airport TIF
2022		
2023		
2024		
2025		
TOTAL	**$192,000**	

$192,000 is the current project estimate. Any amount above the available TIF balance would be from local funds.

PROJECT TEAM

CITY LEAD: Public Works
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

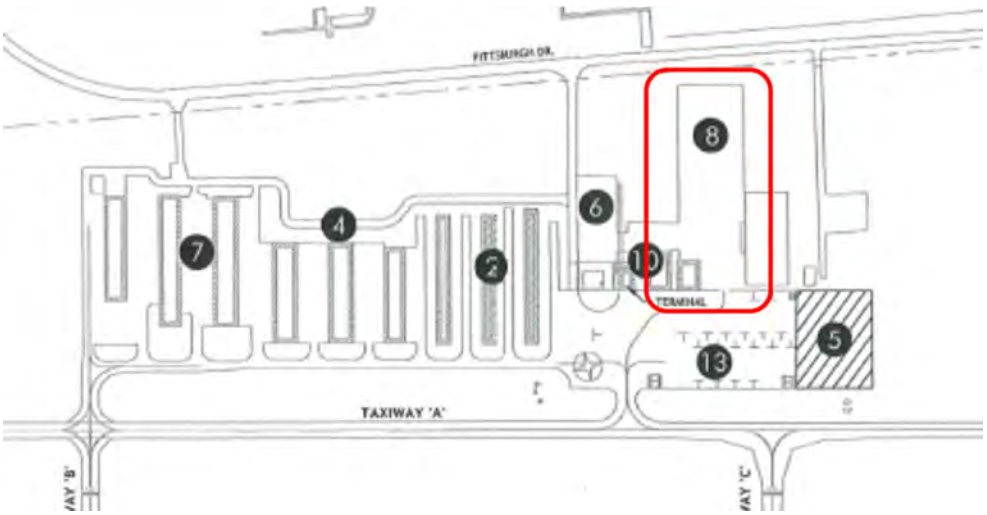
EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

AIRPORT APRON 'B' REHABILITATION

BACKGROUND

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. Work on the section of pavement is not eligible for federal FAA or ODOT funding, and therefore must be paid for locally.



PROJECT TIMELINE

TBD	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
TBD	$372,000	Local Funds. Not eligible for FAA or ODOT funds.
TOTAL	**$372,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering Division
DESIGN CONSULTANT: CHA
CONTRACTOR: TBD

CAPITAL IMPROVEMENT PLAN
PARKS & NATURAL RESOURCES DEPARTMENT
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
Cheshire Crossing HOA	12,000				
CIP Allocation ***(pg.1)***	***48,000***	***268,000***	***65,000***	***195,000***	***55,000***
TOTAL REVENUES	**60,000**	**268,000**	**65,000**	**195,000**	**55,000**
EXPENDITURES:					
PARK IMPROVEMENTS					
Cheshire Basketball Court	25,000				
Carson Farms Court Resurfacing		60,000			
Mingo Park					
Rotary Shelter Roof			15,000		
Appliances		7,000			
Pool High Dive Platform		25,000			
PLAYGROUND REPLACEMENT					
Belle Avenue Park	35,000				
Carson Farms Park		55,000			
Cheshire Park		76,000			
Glenross Park					
Mingo Park		45,000			20,000
Nottingham Park					30,000
Smith Park			50,000		5,000
Sunnyview PPG Park				45,000	
Veterans Park				150,000	
TOTAL EXPENDITURES	**60,000**	**268,000**	**65,000**	**195,000**	**55,000**

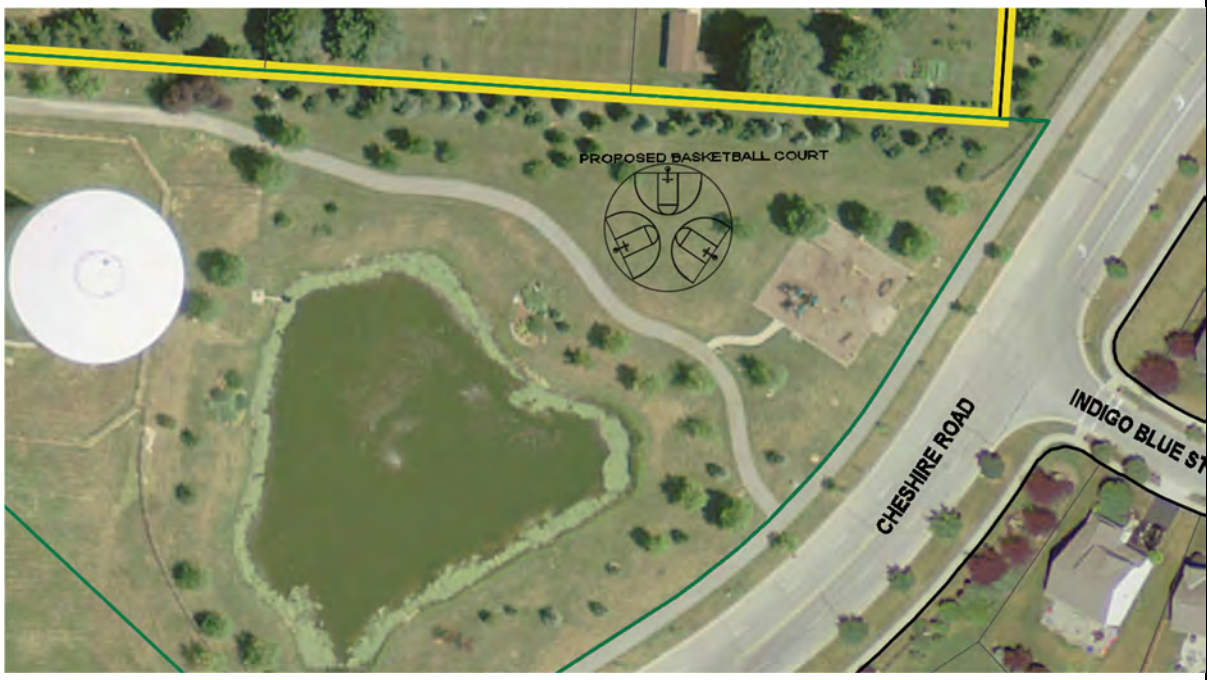
EST 1808 CITY OF DELAWARE OHIO

PARKS & NATURAL RESOURCES

CHESHIRE CROSSING PARK

BACKGROUND

The Cheshire HOA has requested the addition of a basketball court in the Cheshire Crossing Park. They have agreed to share in the cost of construction.



PROJECT TIMELINE

2021	Work with HOA on cost sharing agreement
2021	Bid and construct court

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$25,000	$12,000 Cheshire HOA Contribution $13,000 Local Funds
TOTAL	**$25,000**	

PROJECT TEAM

CITY LEAD: Parks & Natural Resources
DESIGN CONSULTANT: In house
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PARKS & NATURAL RESOURCES

PLAYGROUND EQUIPMENT

BACKGROUND

The Parks and Natural Resources department is responsible for 24 parks throughout the City. Every year, as part of the Capital Improvement Plan, playground equipment is replaced to maintain safe and accessible community parks. The lifespan of playground equipment is typically 15 years but depending on use that can sometimes be extended by several years.

In 2021, the play structure at the Belle Avenue Park will be replaced. It was originally installed in 1998 and has exceeded its useful life.

In 2022, the play structures and swings at Carson Farms and Cheshire Parks will be placed. They were installed in 2004 and 2007 respectively. Additionally, the tot play toy, installed in 2000, at Mingo Park will be replaced.

In 2023, improvements to the exercise equipment will be made at Smith Park.

In 2024, the playground surface at Veterans Park and the swings and play structure at Sunnyview PPG Park will be replaced.

In 2025, the swings at Mingo Park, the playground structure at Smith Park and the play toy and tot play toy at Nottingham Park are scheduled for replacements.

PROJECT TIMELINE

2021	Belle Avenue Park Playground Improvements
2022	Carson Farms, Cheshire and Mingo Parks Playground Improvements
2023	Smith Park Playground Improvements
2024	Sunnyview PPG and Veterans Parks Playground Improvements
2025	Mingo, Nottingham and Smith Parks Playground Improvements

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$60,000	General Fund CIP Allocation
2022	$176,000	
2023	$50,000	
2024	$195,000	
2025	$55,000	
TOTAL	**$536,000**	

PROJECT TEAM

CITY LEAD: Parks & Natural Resources
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

CAPITAL IMPROVEMENT PLAN
FACILITIES IMPROVEMENTS
2021-2026

	2021	2022	2023	2024	2025
REVENUES:					
CIP Allocation *(pg.1)*	***209,000***	***145,000***	***85,000***	***200,000***	***50,000***
TOTAL REVENUES	**209,000**	**145,000**	**85,000**	**200,000**	**50,000**
EXPENDITURES:					
CITY HALL					
Roof Repairs			35,000		
JUSTICE CENTER					
HVAC - Heat Pump Replacement	25,000	25,000	25,000	25,000	25,000
Carpet Replacement		25,000	25,000	25,000	25,000
Interior Painting		25,000			
Roof Repairs		70,000			
Elevator Pumps Replacement	50,000				
PUBLIC WORKS BUILDING					
Fire Suppression System - Lines Upgrade	134,000				
Paving Northside Fleet/Traffic Area				150,000	
TOTAL EXPENDITURES	**209,000**	**145,000**	**85,000**	**200,000**	**50,000**

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

FACILITY MAINTENANCE

BACKGROUND

The Public Works Facilities Division maintains the buildings and systems for several city facilities including Public Works, Justice Center, City Hall, and the 2nd floor of the Co-Hatch building at 10 E William Street. Improvements are necessary for the ongoing upkeep and maintenance of these facilities. Major maintenance items include HVAC units, roofing, flooring, interior/exterior paint, fire suppression systems, backup power systems, elevators and other building improvements. Most improvements are identified on a schedule for replacement at the end of their respective useful life.









PROJECT TIMELINE

2021	**Justice Center:** Heat pumps, elevator pumps **Public Works:** Fire suppression system
2022	**Justice Center:** Heat pumps, carpeting, interior painting, roof repairs
2023	**Justice Center:** Heat pumps, carpeting **City Hall:** Roof repairs
2024	**Justice Center:** Heat pumps, carpeting **Public Works:** North parking lot paving
2025	**Justice Center:** Heat pumps, carpeting

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	209,000	General Fund Revenues
2022	145,000	
2023	85,000	
2024	200,000	
2025	50,000	
TOTAL	**$689,000**	

PROJECT TEAM

CITY LEAD: Public Works – Facilities
CONSULTANT: N/A
CONTRACTOR: State Purchasing Contract

CAPITAL IMPROVEMENT PLAN
STREETS & TRAFFIC DIVISIONS
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
License Fees	440,000	440,000	440,000	440,000	440,000
Gas Taxes	800,000	800,000	800,000	800,000	800,000
CDBG Funding	150,000	150,000	150,000	150,000	150,000
Sidewalk Assessments	96,630	96,630	84,670	75,000	75,000
CITYWIDE SIGNALS					
MORPC Grant	2,500,000				
Fire Funds	385,000				
US23 & HULL DR INTERSECTION MODIFICATIONS					
ODOT Safety Grant		177,000			
PENICK AVE CONNECTOR					
Delaware City Schools Contribution	175,000				
Utility Funds	100,000				
CURTIS & FIRESTONE TURN LANE					
Developer Trust Funds				106,000	
Curtis Farms Infrastructure Fees		40,000			
PEDESTRIAN & ROADWAY SAFETY PROJECTS					
New Permissive License Fee	180,000	180,000	180,000	180,000	180,000
OPWC					
Grants - OPWC	450,000	450,000	450,000	450,000	450,000
Grants - County Match	150,000	150,000	150,000	150,000	150,000
JOHN STREET BRIDGE REHABILITATION					
Grants - OPWC	128,700				
Utility Funds	133,300				
HOUK RD BRIDGE REPLACEMENT					
Debt Proceeds					1,678,576
CIP Allocation ***(pg.1)***	***398,370***	***873,370***	***545,330***	***405,000***	***1,236,424***
TOTAL REVENUES	**6,087,000**	**3,357,000**	**2,800,000**	**2,756,000**	**5,160,000**
EXPENDITURES:					
Highway Improvements					
STREET LIGHTING HPS TO LED CONVERSION		-	-	-	-
CARSON FARMS SIGNAL		250,000			
CITYWIDE SIGNALS					
Upgrades Phase 1 - Construction	2,500,000				
Upgrades Phase 1 - Fire Pre-Emption	385,000				
US23 & HULL DR INTERSECTION MODIFICATIONS		207,000			
PENICK AVE CONNECTOR					
Construction	640,000				
CURTIS & FIRESTONE TURN LANE		40,000	40,000	146,000	

CAPITAL IMPROVEMENT PLAN
STREETS & TRAFFIC DIVISIONS
2021-2025

	2021	2022	2023	2024	2025
Highway Safety Program					
PEDESTRIAN & ROADWAY SAFETY PROJECTS	210,000	210,000	210,000	210,000	210,000
Resurfacing Program					
CDBG RESURFACING	120,000		120,000		120,000
RLF RESURFACING	30,000		30,000		30,000
LOCAL RESURFACING	240,000	550,000	550,000	550,000	550,000
OPWC	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
CONSTRUCTION ENGINEERING & INSPECTION	50,000	50,000	50,000	50,000	50,000
ODOT URBAN RESURFACING	150,000	150,000	150,000	150,000	150,000
Bridge Maintenance Program					
ODOT US23 BRIDGE REPAIRS (LOCAL)		300,000			
JOHN STREET BRIDGE REHABILITATION	262,000				
HOUK RD BRIDGE REPLACEMENT				100,000	2,500,000
GLEASONKAMP BRIDGE IMPROVEMENT		50,000			
NORTH STREET BRIDGE			100,000		
SPRINGFIELD BRANCH BRIDGE MAINTENANCE					
Safe Walks Program					
SAFE WALKS SIDEWALK MAINTENANCE	100,000	150,000	150,000	150,000	150,000
TOTAL EXPENDITURES	**6,087,000**	**3,357,000**	**2,800,000**	**2,756,000**	**5,160,000**

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

CARSON FARMS SIGNAL

BACKGROUND

This project consists of installing a traffic signal at the intersection of US-36 & Carson Farms Boulevard/ Valleyside Drive. Based on existing traffic volumes, a signal warrant analysis was performed per OMUTCD requirements. It was found that two (2) of the eight (8) traffic signal warrants were met. The traffic signal will be a mast arm design configuration, include intersection lighting and pedestrian accessibility to connect the bike path across US-36 on the west side of Carson Farms Boulevard/Valleyside Drive. The preliminary and final design will be completed in 2020 and the construction is scheduled to commence in 2022.





PROJECT TIMELINE

2020	Preliminary and Final Design
2021	
2022	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021		At this time, no outside funding sources have been identified and all project funding is through general fund revenues. Preliminary and final design cost $24,400 and was funded in 2020.
2022	250,000	
2023		
2024		
2025		
TOTAL	**$250,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering
DESIGN CONSULTANT: ms consultants
CONTRACTOR: TBD

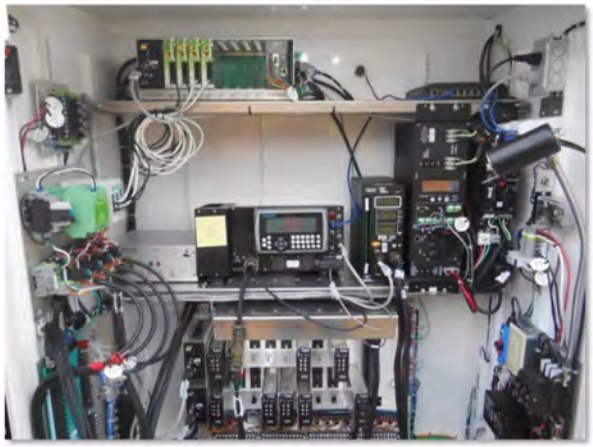
EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

CITY SIGNAL & SAFETY IMPROVEMENTS

BACKGROUND

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. To date preliminary design and environmental has been completed and the final design and right-of-way acquisition will be completed in 2020.



PROJECT TIMELINE

2019-2020	Preliminary Design, Environmental, Final Design and Right-of-Way Acquisition
2021	Construction
2022	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$2,885,000	The City has been awarded funding through MORPC for $2.5M to cover the construction costs. City Fire Department Levy funds will cover the cost to install emergency vehicle preemption equipment at each intersection, which is estimated at $385,000. By the end of 2020, the City has locally funded $350,272 of the project.
2022		
2023		
2024		
2025		
TOTAL	**$2,885,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering
DESIGN CONSULTANT: HDR, Inc.
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

US23 & HULL INTERSECTION MODIFICATIONS

BACKGROUND



City staff has tracked recent accident history and traffic volumes at the US-23 and Hull Drive intersection, and based on this preliminary data collected, it was recommended that the intersection be further studied and evaluated to determine what intersection modifications should be implemented to improve the safety of the intersection. This intersection was also identified in the 2002 US-23 Access Management Plan as possibly being restricted, when needed, to improve safety and reduce the potential for accident occurrence. Based on the safety study findings, the recommended safety countermeasure is to convert the US-23 and Hull Drive intersection from a full-access intersection to a left-in/right-out (LIRO) intersection (see plan view to the right). With this modification, left and through movements from Hull Drive will be prohibited. In the eastbound direction, Hull Drive residential traffic can utilize Liberty Road to drive to various public streets such as Cottswold Drive, Hawthorn Boulevard or Belle Avenue in order to access US-12 northbound. Eastbound left turning and through vehicles from the shopping center would divert to the Delaware Plaza North signal to north on US-23. It is assumed that westbound traffic on Hull Drive would access US-23 southbound from Stratford Road to Meeker Way. The inbound access to any businesses will not be affected, as crash data indicated that left turns from US-23 onto Hull Drive are not presenting a safety issue. The proposed countermeasure will address the safety issue of left turns and through movements form Hull Drive with the least possible impacts to traffic flow and business access.

PROJECT TIMELINE

2020	Safety Study, Safety Application and Preliminary & Final Design
2021	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	ODOT safety funds are being pursued to cover 90% of the costs for design and construction. Local funding will fund the remaining project cost. $207,000 in funding has been approved allowing design to begin in 2020. Construction will commence in 2022.
2022	207,000	
TOTAL	**$207,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering
DESIGN CONSULTANT: ms consultants
CONTRACTOR: TBD

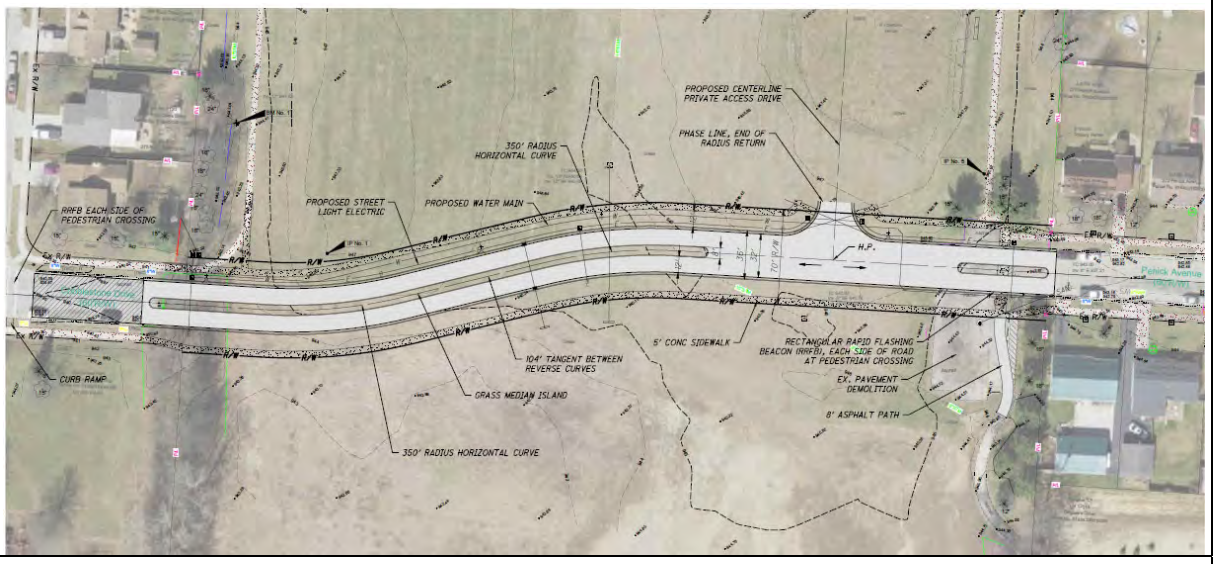
EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS
PENICK AVENUE CONNECTOR

BACKGROUND

This project will extend Penick Avenue from its current ending point westward across the Schultz Elementary site to the current end of Cobblestone Drive at Rock Creek Road. The project will be performed in partnership with the Delaware City School District (DCS) as part of their Shultz Elementary expansion project. The DCS project will include a new school bus drive that will be accessed from the new portion of Penick Avenue. The project scope will include one lane of traffic in each direction separated by a raised median island for traffic calming purposes. Included with the roadway will be a water main extension to complete a loop, street lighting, multi-use path, and rapid flashing beacons at pedestrian crossings.

The required DCS participation has been recognized since a 1994 Final Development Plan for a previous project at the school. The project is also identified as a priority roadway improvement on the City's Transportation Thoroughfare Plan.



PROJECT TIMELINE

2020	Engineering Design DCS Shultz Elementary building expansion and site work construction
2021	Roadway Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)	
2021	$640,000	DCS Participation	$175,000
		General Fund Contribution	$365,000
		Water Fund	$55,000
		Sanitary Sewer Fund	$15,000
		Storm Sewer Fund	$30,000
TOTAL	**$640,000**		**$640,000**

PROJECT TEAM

CITY LEAD: Public Works – Traffic & Engineering Services
DESIGN CONSULTANT: In House Engineering Design
CONTRACTOR: To Be Determined with Competitive Bidding

EST 1808 CITY OF DELAWARE OHIO

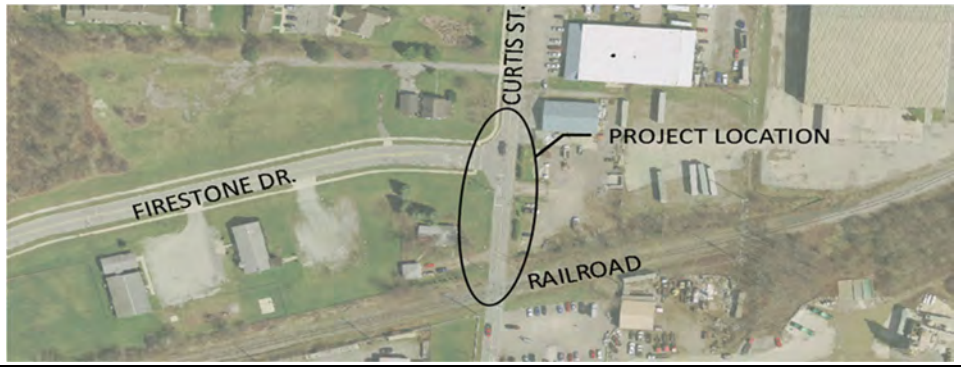
PUBLIC WORKS

CURTIS & FIRESTONE DRIVE INTERSECTION

BACKGROUND

This project will add a left turn lane for northbound traffic on Curtis Street turning left onto Firestone Drive. 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.

The project is anticipated to cost approximately $226,000. The City's Transportation Trust Fund/Assessments will cover $199,000 anticipating 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.



PROJECT TIMELINE

2021	
2022	Design
2023	Right of Way Acquisition
2024	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021		
2022	40,000	Curtis Farms Infrastructure Fees
2023	40,000	Local Funds
2024	146,000	Developer Trust Fund
TOTAL	**226,000**	

PROJECT TEAM

CITY LEAD: Public Works – Administration
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

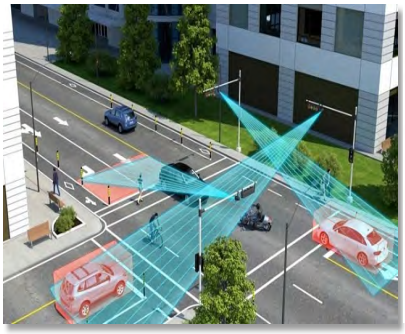
EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

HIGHWAY SAFETY IMPROVEMENTS

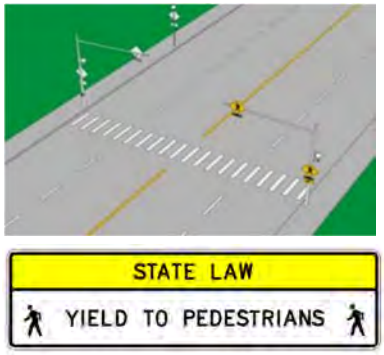
BACKGROUND

Significant improvements to the City's traffic signal system infrastructure are becoming more frequent as the system ages and technology improvements demand modifications to equipment. The timing of these improvements is generally associated to the timeframe of area capital project initiatives such as local and state resurfacing projects and other capital transportation projects. Signal head backplates are included with these improvements when deemed feasible utilizing existing signal supports that have the structural capacity & necessary clearance heights. Advances in technology also enable the City to more effectively address pedestrian safety though use of equipment such as Rectangular Rapid Flashing Beacons (RRFB's). These devices are becoming more prevalent as research shows that they improve motorist awareness by as much as 70% of the presence of a hazard and reduction of speed. Additional Safety improvements identified are new guardrail installations at locations meeting installation warrants along and traffic calming measures deemed necessary per the Traffic Calming Guide adopted in 2019 and approved by City Council in an attempt to slow vehicular speeds in residential neighborhoods. Such improvements include Dynamic Speed Feedback Signs (DSFS), Pavement Markings, etc..









PROJECT TIMELINE

Pedestrian Safety Enhancements	RRFB's for Springfield Branch Trail/Liberty St (2022), Springfield Branch Trail/S. Henry St (2022), N. Liberty St/W. Winter St (2022), Pennsylvania Ave at Euclid Ave (2024); W. William St/King Ave Pedestrian Crossing Enhancements for E. Central Ave/US-23 Ramp Ped Crossing (2021), W. Central Ave/Chatham Ln; W. Central Ave/Lexington Blvd
Signal Safety Improvements & Refurbishments	London Rd/Liberty Rd (2021); London Rd/Liberty St (2021), W. William St/Elizabeth St (2023), W. Central Ave/Elizabeth St (2023) & S. Sandusky St/Spring St intersections (2023), Troy Rd/Pennsylvania Ave (2024). W. William St/Franklin St (2025), E. William St/Union St intersections (2025), W. William St/Washington (2026), W. Central Ave/N. Franklin St (2026)
New Guardrail Installations	Liberty Rd (4 locations), William St (4 locations), US-42/London Rd, Peachblow Rd/Crownover Way
Traffic Calming Improvements	Installation of traffic calming measures on residential neighborhoods streets as deemed necessary per the Traffic Calming Guidelines Policy and approved by City Council

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$210,000	Funding for this initiative was established with the recent approval of the $5 Permissive License Fee increase enacted by the City in early 2020. The funding is to be dedicated toward completing safety improvements that enhance pedestrian safety and mitigate traffic calming issues.
2022	$210,000	
2023	$210,000	
2024	$210,000	
2025	$210,000	
TOTAL	**$1,050,000**	

PROJECT TEAM

CITY LEAD: Public Works – Traffic Division
DESIGN CONSULTANT: In House & Contractor
CONTRACTOR: In House & Contractor

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

RESURFACING PROGRAM

BACKGROUND

This is an annual program to maintain the current street network with the City. Currently Delaware is made up of 174 miles of Arterial, Collector and Local roadway. State and Federal funds are heavily relied upon to fund repairs to the collectors and local arterials as well as State and Federal routes. Local routes are selected based on the most recent pavement condition rating identifying Good, Fair and Poor streets. Roads with 'Poor' rating are prioritized above other streets with work funded through General Fund and Gas Tax revenues. Roads with higher ADT's (Average Daily Traffic) can be eligible for OPWC (Ohio Public Works Commission) funds. State and Federal routes are eligible for 80% funding through ODOT's Urban Resurfacing Program with the local 20% from License and Gas Tax Fee that must be spend on the State Highway system. Based on the condition of the city street network, a sustainable pavement maintenance program requires an estimated $3.5-$4.7 million in annual funding. However, the city does not have that level funding for a sustainable pavement maintenance program and will continue to focus primarily on Arterial, and Collector Roadways, and paving a limited number of local streets as funding permits.

PROJECT TIMELINE

2021	CDBG, RLF, OPWC, Urban resurfacing (US42), Local Streets
2022	OPWC, Local Streets
2023	CDBG, RLF, OPWC, Local Streets
2024	OPWC, Local Streets, Urban Resurfacing (US36)
2025	CDBG, RLF, OPWC, Local Streets, Urban Resurfacing (SR37)

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$1,990,000	CDBG Resurfacing $120,000 every other year (LMI Local Streets) RLF Resurfacing $30,000 every other year (LMI Local Streets) OPWC Funds $450,000 (Collector & Arterial Streets) License Fees $440,000 (OPWC match funds) Delaware County Grant Match $150,000 (Collector & Arterials) Gas Tax $800,000 Local Funds
2022	$2,150,000	
2023	$2,300,000	
2024	$2,150,000	
2025	$2,300,000	
TOTAL	**$10,890,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering
DESIGN CONSULTANT: In House Engineering Design
CONTRACTOR: To be determined through competitive bidding

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS
BRIDGE IMPROVEMENTS

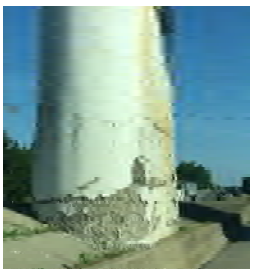
BACKGROUND

The City is responsible for the inspection and maintenance of (16) vehicular bridges and (6) pedestrian bridges throughout the community. They range in age from the new Springfield Branch Trail steel truss pedestrian bridge over E William Street to the 113-year-old concrete slab bridge carrying Houk Road over the Delaware Run. Annual inspections reveal deficiencies that require attention and establishes a bridge condition rating (0-9) that is an indicator of the severity of deficiencies. Federal Highway Administration (FHWA) requires us to do load ratings of all the structures of length greater than 20 feet to be in compliance with National Bridge Inspection Standards (NBIS). Structures with ratings of 4 or below are considered poor or critical.

The City has three bridges of concern with the currently closed John Street bridge as the top priority for replacement. The old abandoned mine car bridge under North Street is rated as a 4 and needs to be removed or otherwise modified to mitigate safety concerns. The bridge pier supporting the Springfield Branch Pedestrian Trail bridge over US23 shows signs of significant deterioration requiring immediate repair. Lastly, the Houk Road Bridge over the Delaware Run remains active though is approaching the end of its useful service life and plans for its eventually replacement now underway.







PROJECT TIMELINE

2021	John Street Bridge Rehabilitation
2022	Springfield Branch Trail Bridge – Pier Rehabilitation; Gleasonkamp Bridge Improvement
2023	North Street Bridge Abandonment
2024	Houk Road Bridge Design
2025	Houk Road Bridge Replacement

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	262,000	OPWC Emergency Funds, Storm Water Fund
2022	350,000	Local Funds, Storm Water Fund
2023	100,000	Local Funds
2024	100,000	Local Funds
2025	2,500,000	Municipal Bridge Program, Local Funds
TOTAL	**3,312,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering Division
DESIGN CONSULTANT: To Be Determined
CONTRACTOR: To Be Determined

EST 1808 CITY OF DELAWARE OHIO

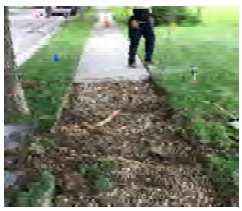
PUBLIC WORKS

SAFE WALKS PROGRAM

BACKGROUND

Sidewalks free of trip hazards and other deficiencies are essential to pedestrian safety. The Safe Walks Program makes repairs to defective sidewalks by identifying deficiencies on an ongoing basis and making repairs each year. The vast majority of deficiencies are associated with uneven sidewalk lifted by street tree roots and as such, the City's responsibility. Permanent repairs involve removal of concrete slabs, digging out roots below the walk, and pouring new concrete sections. This process is time consuming and expensive at an estimated $300 per section of walk, exceeding both financial and staffing resources to complete all identified deficiencies. Where a deficiency is not related to street tree damage, the property owner is notified of their responsibility to make repairs.

With the quantity of tripping hazards on the rise, the City will implement more 'temporary repairs' including surface grinding sections to reduce uneven joints. Where grinding is not possible, section may be removed and replaced with temporary asphalt for a few years until permanent repairs can be completed. Though not ideal, the goal of addressing dangerous tripping hazards can be met in a more expeditious manner until such time as adequate funding becomes available for permanent repairs.



PROJECT TIMELINE

2021	Temporary and permanent sidewalk repairs community-wide.
2022	Temporary and permanent sidewalk repairs community-wide.
2023	Temporary and permanent sidewalk repairs community-wide.
2024	Temporary and permanent sidewalk repairs community-wide.
2025	Temporary and permanent sidewalk repairs community-wide.

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	100,000	General Fund Revenues
2022	150,000	
2023	150,000	
2024	150,000	
2025	150,000	
TOTAL	**$700,000**	

PROJECT TEAM

CITY LEAD: Public Works – Streets/Engineering Division
DESIGN CONSULTANT: N/A
CONTRACTOR: TBD

CAPITAL IMPROVEMENT PLAN
THE POINT
2021-2025

	2021	2022	2023	2024	2025	2026	2027
BALANCE FORWARD	984,573	634,573	-	-	-		-
REVENUES:							
MORPC Grant			14,000,000				
Safety Grant	300,000						
TRAC Grant	1,500,000	8,000,000					
JEDD Receipts		2,000,000					
Urban Paving Allowance		378,985					
Storm Fund		535,000					
Project Trust		340,207					
SIB Loan		15,511,235					
Debt Proceeds							
General Fund Transfer	200,000	-	731,314	311,314	311,314	311,315	311,316
TOTAL REVENUES	**2,984,573**	**27,400,000**	**14,731,314**	**311,314**	**311,314**	**311,315**	**311,316**
EXPENDITURES:							
DEBT SERVICE							
SIB Loan Less MORPC Grant ($1,511,235, 3%, 5 yrs)			14,731,314	311,314	311,314	311,314	311,314
CAPITAL PROJECTS							
Engineering Services	300,000						
ROW (75% TRAC/25% Local)	2,000,000						
Private Utility Relocations	50,000						
RR Force Account (80% MORPC/20% Local)		2,925,000					
Construction		22,725,000					
Construction Admin		1,750,000					
TOTAL EXPENDITURES	**2,350,000**	**27,400,000**	**14,731,314**	**311,314**	**311,314**	**311,314**	**311,314**

CITY OF DELAWARE OHIO

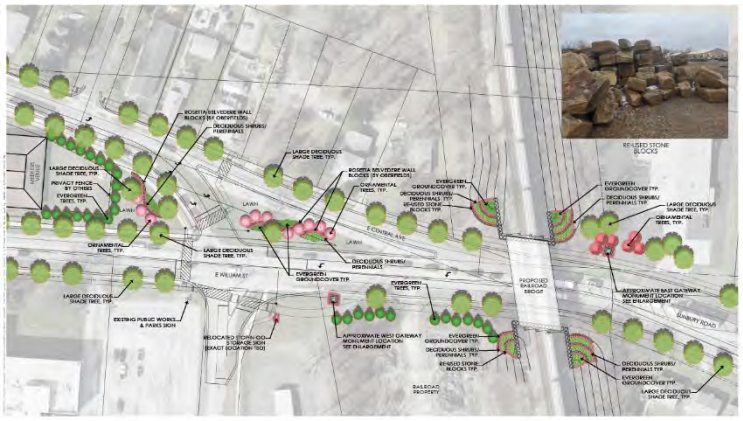
PUBLIC WORKS

THE POINT IMPROVEMENTS

BACKGROUND

"The Point" intersection is located at the location where US 36 and SR 37 converge on the east side of City, immediately west of the Norfolk Southern railroad overpass. The skewed alignment of the two roads, compounded by the narrow two-lane passage below the rail bridge restricting traffic to a single lane in each direction, limit the overall intersection capacity to manage current and anticipated future traffic loading. On average, 25,000 vehicles a day pass below the bridge, with traffic models projecting that number to increase to almost 40,000 vehicles a day by 2040. Traffic congestion and lengthy backups are routine during morning and afternoon peak-hour traffic conditions. In 2009 the City reconfigured the intersection slightly, relocating the signal further west on US 36 and realigning SR 37 to the new location. The improvement provided immediate relief to westbound traffic congestion and delay; however, modelling predicated that increasing eastbound traffic congestion was anticipated within seven to ten years as traffic volumes continued to increase in the area.

This 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 allowing for two lanes of travel in each direction beneath the railroad. The widened bridge will eliminate the notorious westbound merge on US 36 as vehicles approach the bridge. Eastbound traffic flow will benefit immediately from this improvement as dual through-lanes are established on both SR 37 and US 36 approaching the intersection adding significantly improved intersection capacity. Shared use paths connecting the east side of the community to the Glenwood Commons commercial center are also included as part of the overall improvement. Additional improvements at the US 36 with SR 521 intersection are included to address intersection safety and congestion issues there.



PROJECT TIMELINE

2021	Final Design, Right of Way Acquisition and Utility Relocates
2022	Right of Way Acquisition, Utility Relocates, and Railroad Permitting
2023	Construction of Temporary Rail Bridge and Roadway Improvements
2024	Construction of Permanent Rail Bridge and Roadway Improvements
2025	Construction Complete

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	2,984,573	Combination of grants, JEDD receipts, developer contributions, utility funds, SIB Loans and local funds.
2022	27,400,000	
2023	731,314	
2024-2027	311,314	SIB Loan debt service is $311,314 annually from 2024-2027.
TOTAL	**$32,361,143**	Project cost reflects only interest for the year 2023.

PROJECT TEAM

CITY LEAD: Public Works – Traffic Division
DESIGN CONSULTANT: In House & Contractor
CONTRACTOR: In House

CAPITAL IMPROVEMENT PLAN
EAST CENTRAL
2021-2025

	2021	2022	2023	2024	2025	2026	2027
BALANCE FORWARD			-	-	-	-	-
REVENUES:							
Safety Grant	360,000	360,000	720,000	1,500,000		2,000,000	
MORPC Grant						4,500,000	
Sewer Funds					500,000		
Water Funds					500,000		
Storm Funds						1,000,000	
Debt Proceeds						2,912,017	
General Fund Transfer	40,000	40,000	80,000	250,000	100,000	587,983	299,938
TOTAL REVENUES	**400,000**	**400,000**	**800,000**	**1,750,000**	**1,100,000**	**11,000,000**	**299,938**
EXPENDITURES:							
DEBT SERVICE							
E Central Debt ($2,912,017, 10 yrs, 3.0%, 2036)							299,938
Prelim & Env Engineering (90% Safety/10% Local)	400,000	400,000					
Final Engineering (90% Safety/10% Local)			800,000				
ROW				1,750,000			
Sanitary Rehab					500,000		
Water Rehab					500,000		
Private Utility Reimbursements					100,000		
Construction						10,000,000	
Construction Admin						1,000,000	
TOTAL EXPENDITURES	**400,000**	**400,000**	**800,000**	**1,750,000**	**1,100,000**	**11,000,000**	**299,938**

EST 1808 CITY OF DELAWARE OHIO

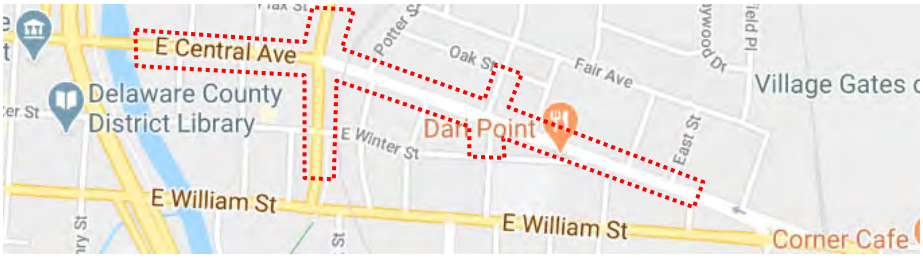
PUBLIC WORKS

EAST CENTRAL AVENUE IMPROVEMENTS

BACKGROUND

The East Central Avenue Improvements project will improve safety and reduce delay along this vital local traffic and freight movement corridor. The road itself has surpassed its useful service life and requires significant repair throughout the year. Though it will be resurfaced in 2020, the benefit of new pavement will likely be short lived before repairs are again required. It is the intent that the road be reconstructed before the next time resurfacing is required.

Improvements will include new pavement, curbs, drainage, sidewalk, and lighting. Both the Channing Street and Lake Street intersections will be realigned and widened to accommodate current and future anticipated traffic volumes. Public involvement meetings are anticipated in 2021 where design alternatives will be presented for public comment and feedback. Preliminary estimates indicate the project cost could between $12 - $15 million for all the improvements required. The City will be applying for State Highway Safety Funds in 2020 as well as Federal Attributable funds through MORPC. Additional grant funding will be sought one a final design is selected.



PROJECT TIMELINE

2021	Preliminary Engineering & Environmental
2022	Preliminary Engineering & Environmental
2023	Final Engineering
2024	Right of Way Acquisition
2025	Right of Way Acquisition & Utility Relocates
2026	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	400,000	State Safety/Local
2022	400,000	State Safety/Local
2023	800,000	State Safety/Local
2024	1,750,000	State Safety/Local
2025	1,000,000	State Safety/Local
2026	11,000,000	MORPC Attributable/Local
TOTAL	**15,450,000**	

PROJECT TEAM

CITY LEAD: Public Works – Engineering
DESIGN CONSULTANT: ms consultants
CONTRACTOR: Competitive Bidding TBD

CAPITAL IMPROVEMENT PLAN
PARK IMPACT FEES
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD	1,829,279	1,724,279	1,039,279	539,279	89,279
REVENUES:					
Park Impact Fees	350,000	350,000	350,000	350,000	350,000
TOTAL REVENUES	**2,179,279**	**2,074,279**	**1,389,279**	**889,279**	**439,279**
EXPENDITURES:					
Central Avenue Trail	150,000				
South Community Park Land Acquisition			500,000	500,000	
Stratford Olentangy Trail		350,000			
Olentangy River Walk - Mingo	25,000				
Olentangy River Trail			300,000		
Delaware Run Greenway	250,000	35,000		300,000	
Lexington Glen Park		175,000			
Mingo Facility Improvements					150,000
Ross Street Improvements	30,000	475,000	50,000		
TOTAL EXPENDITURES	**455,000**	**1,035,000**	**850,000**	**800,000**	**150,000**

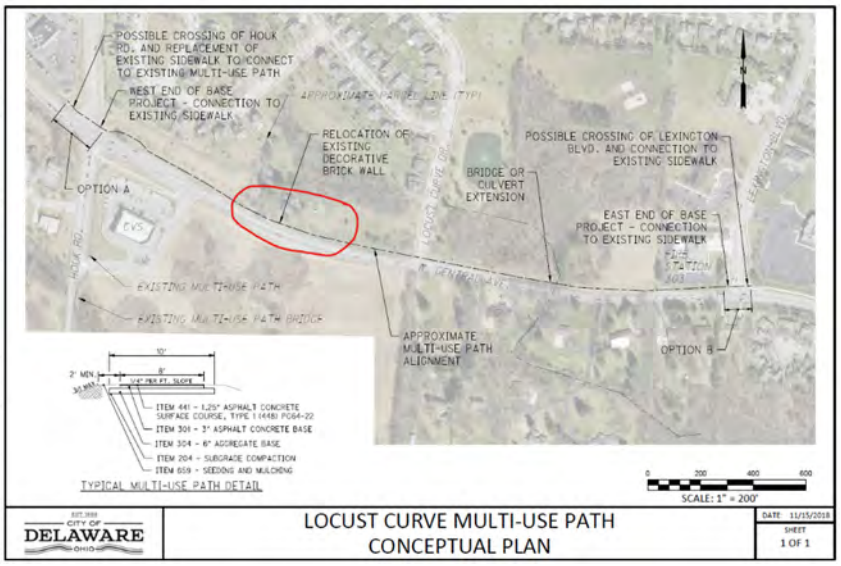
EST 1808 CITY OF DELAWARE OHIO

PARKS & NATURAL RESOURCES

CENTRAL AVENUE TRAIL

BACKGROUND

The completion of the Central Avenue trail began planning in 2018 and will be the final link for an east west pedestrian connection along Central Avenue. The remaining segment between Houk Road and Lexington Avenue will be partially built in 2020 with final segment remaining for construction in 2021. The last segment resulted in negotiation with property owner to agree on final design.



PROJECT TIMELINE

2019	Design of trail from Houk Road to Lexington Avenue
2020	Easement acquisition
2020	Project bid and construction
2021	Remaining segment bid and construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2020	490,000	City Park Impact Fees
2021	150,000	
2022		
2023		
2023		
TOTAL	**$640,000**	

PROJECT TEAM

CITY LEAD: P & NR and Public Utilities
DESIGN CONSULTANT: MS Consultants
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PARKS & NATURAL RESOURCES

OLENTANGY RIVER WALK- MINGO

BACKGROUND

The river walk project at Mingo is a design project that would separate pedestrian traffic from vehicular traffic, remove invasive species along the river and allow access to the Olentangy River. The initial effort of this project would lead the way in emphasizing the value of the river as a prized natural resource.

The design would focus on the segment in Mingo Park where pedestrian and vehicular traffic share a common roadway.



PROJECT TIMELINE

2021	Design trail segment
2022	Trail construction
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	25,000	City Park Impact Fees
2022		
2023		
2024		
2025		
TOTAL	$25,000	

PROJECT TEAM

CITY LEAD: P & NR and Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

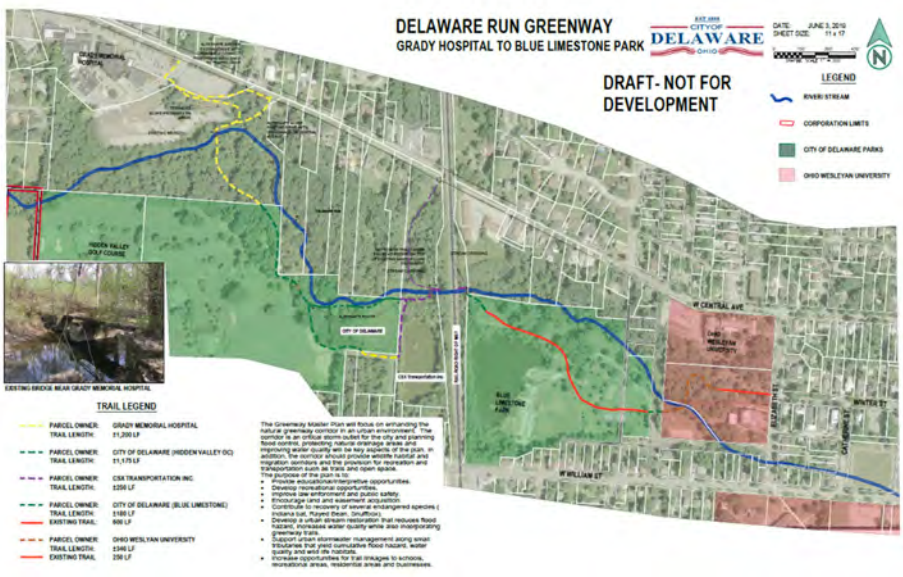
EST 1808 CITY OF DELAWARE OHIO

PARKS & NATURAL RESOURCES

DELAWARE RUN GREENWAY

BACKGROUND

The Delaware Run Greenway is an east-west pedestrian corridor that parallels Delaware Run and offers opportunities for forest preservation, flood protection, recreation and educational benefits. The proposed segment would stretch from Hidden Valley Golf Course to Blue Limestone Park, with potential to reach Grady Memorial Hospital and downtown Delaware. The proposed section would be a combination of gravel and unimproved trail approximately 1 mile in length.



PROJECT TIMELINE

2020	Feasibility study and CSX review
2021	Preliminary alignment design and begin construction of ½ segment
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	250,000	At this time, no outside funding sources have been identified and all project funding is through Parks Impact Fees
TOTAL	$250,000	

PROJECT TEAM

CITY LEAD: Parks & Natural Resources
DESIGN CONSULTANT: Patrick Engineering
CONTRACTOR: TBD

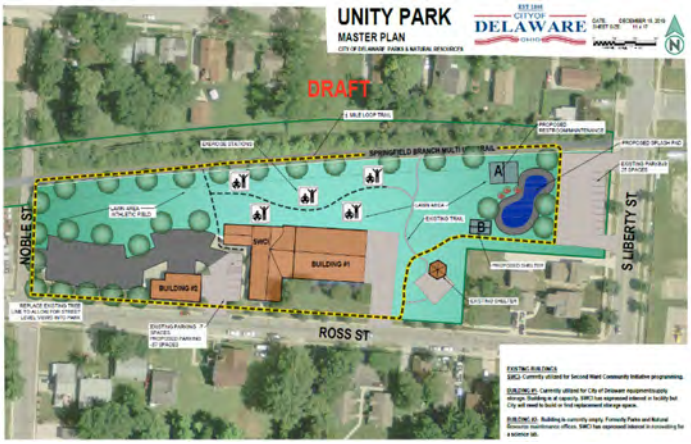
EST 1808 CITY OF DELAWARE OHIO

PARKS & NATURAL RESOURCES

ROSS STREET PARK IMPROVEMENTS

BACKGROUND

The proposed Ross Street park improvements evolved from several community surveys and meetings to include elements that would serve the surrounding community. The residents wanted to see a park that would promote healthy activities and provide a gathering space for community events in a safe and open environment.



Improvements began in 2020 with the removal of the existing maintenance facility along with design of an additional parking lot at the west end of the park.



Future improvements include additional parking, athletic field space, community gathering field space, exercise stations, pathways, splash pad, restroom, landscaping and pathways. Lighting and an open park plan will also be incorporated to promote a safe park setting.

PROJECT TIMELINE

2021	Landscaping and parking lot construction. Design for restroom and splash pad facility
2022	Construction of restroom and splash pad
2023	Landscaping, exercise equipment, pathways

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	30,000	City Park Impact Fees
2022	475,000	
2023	50,000	
TOTAL	**$555,000**	

PROJECT TEAM

CITY LEAD: Parks & Natural Resources
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

CAPITAL IMPROVEMENT PLAN
POLICE DEPARTMENT
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
Debt Proceeds		***625,965***			
CIP Allocation *(pg.1)*	***260,000***	***16,000***	***64,474***	***96,474***	***331,474***
TOTAL REVENUES	**260,000**	**641,965**	**64,474**	**96,474**	**331,474**
EXPENDITURES:					
DEBT SERVICE					
Meters/Building ($625,965, 10 yrs, 3.0%, 2032)			64,474	64,474	64,474
Body Cameras	260,000				95,000
Parking Meter Replacement		425,965			
Evidence Storage Building		200,000			
Police Sub-Station					
Cruiser Video Replacement					172,000
Police K9 Replacement				32,000	
Tornado Siren Replacement					
Intoxilyzer		16,000			
TOTAL EXPENDITURES	**260,000**	**641,965**	**64,474**	**96,474**	**331,474**

POLICE DEPARTMENT

BODY WORN CAMERA / CRUSIER VIDEO SYSTEM

BACKGROUND

The department has had a cruiser video system for many years. Our current product, purchased from WatchGuard, was originally purchased with the knowledge that the WatchGuard body worn camera product could be added to the system, thereby saving the cost of adding an entirely new server and storage system. Previous roadblocks to adding body worn cameras to the system have included cost, storage costs, lack of staffing required to manage data, and privacy concerns.

Several cruiser video systems need to be replaced due to the expiration of their warranty period.

Due to recent calls for police reform, the police department began researching and now submit this request for body worn cameras. The overall project cost will include replacement cruiser systems, body worn cameras, and additional storage.

PROJECT TIMELINE

2021	Upgrade of out of warranty cruiser video cameras ($92,000), addition of body worn cameras ($108,000) and storage ($60,000).
2022	
2023	
2024	
2025	Replacement of cruiser equipment – 5-year warranty.

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	260,000	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022		
2023		
2024		
2025	95,000	
TOTAL	**$325,000**	

PROJECT TEAM

CITY LEAD: Police Department
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

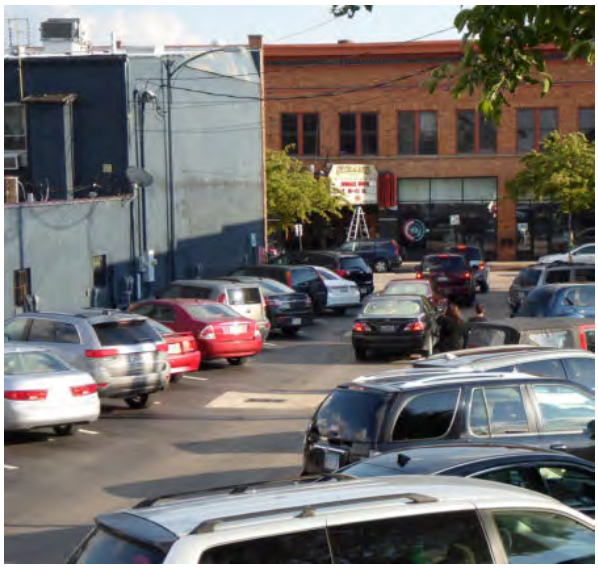
EST 1808 CITY OF DELAWARE OHIO

POLICE DEPARTMENT

PARKING METER REPLACEMENT

BACKGROUND

While the parking situation in downtown Delaware is still under review and being developed, it is necessary to consider potential cost of new meters should the decision be made to modernize our current system. This quote will provide for smart meters throughout downtown. The numbers provided here are based on approximately 500 new meters, but the final number and quote will have to be refined in the year leading up to whenever the project is decided and scheduled.



PROJECT TIMELINE

2021	Timeline of replacement is TBD.
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021		At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022		
2023		
2024		
2025		
TOTAL	$425,965	

PROJECT TEAM

CITY LEAD: Police Department
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

EST 1808 CITY OF DELAWARE OHIO

POLICE DEPARTMENT

EVIDENCE STORAGE BUILDING

BACKGROUND

The police department currently uses a secure evidence security room at the Justice Center that has been expanded in recent years. This area houses our current caseload of evidence. Additional evidence that must be stored is maintained off site in a facility is nearing its maximum capacity and without environmental control. In order to securely store and maintain our growing catalogue of evidence, we need to expand our capacity with a facility that provides for technology, utilities, environmental control and security.

This proposal would allow for the construction of a similarly sized pole barn on the site of our current property storage building on Curve Rd. The new building would include the specifications needed to insure safe long-term storage of all evidence that we are mandated to maintain.

PROJECT TIMELINE

2021	
2022	Construction on currently owned city property.
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021		At this time, no outside funding sources have been identified and all project funding is through general fund revenues. Cost is estimated based on average costs for size and specifications.
2022	200,000	
2023		
2024		
2025		
TOTAL	**$200,000**	

PROJECT TEAM

CITY LEAD: Police Department
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

EST 1808 CITY OF DELAWARE OHIO

POLICE DEPARTMENT

POLICE K9 REPLACEMENT

BACKGROUND

The Delaware Police Department currently has 2 Police K9 teams that specialize in drug and article searches. The K9 working lifespan depends on many variables, but this proposal anticipates the need to retire K9 Ollie in or around 2024 which would constitute a typical working lifespan. This is subject to change based on the health of the K9.



PROJECT TIMELINE

2021	
2022	
2023	
2024	K9 replacement
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021		At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022		
2023		
2024	32,000	
2025		
TOTAL	**$32,000**	

PROJECT TEAM

CITY LEAD: Police Department
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

CAPITAL IMPROVEMENT PLAN
FIRE/EMS DEPARTMENT
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD					
REVENUES:					
Fire/EMS Income Tax	891,389	2,094,819	2,459,375	1,622,310	417,072
Fire Impact Fee Funds	100,000	100,000	100,000	100,000	100,000
Debt Proceeds					12,500,000
TOTAL REVENUES	**991,389**	**2,194,819**	**2,559,375**	**1,722,310**	**13,017,072**
EXPENDITURES:					
DEBT SERVICE					
Station 302 ($573,416, 10 yrs, 1.52%, 2022)	60,872	60,872			
Station 303 ($2,755,000, 2.94%, 2032)	174,569	174,569	174,569	174,569	174,569
Station 304 ($3,500,000, 15 yrs, 2031)	285,550	284,850	284,000	281,000	282,800
EMS Vehicles (3) - (800,000, 10 yrs. 2024)	94,150	94,150	94,150	94,150	
Station 305 ($12,500,000, 15 yrs. 2040)					
CAPITAL PROJECTS					
Fire Training Tower	250,000	1,250,000			
Station Alerting		160,000			
Computers (Station)		6,470		37,709	
Cardiac Monitors			355,186		
Vehicle MDTs			97,279		
Copiers			4,204		
City AED Replacement - 10 Years				65,450	
Fire Station 305			500,000		12,500,000
Fire Station Updates (301 & 302)					
EQUIPMENT REPLACEMENTS					
Engine Replacement			926,745		
Medic Replacement				895,540	
Rescue Replacement					
Car Replacement	106,090	163,908	56,275	115,928	59,703
New Car - Risk Reduction				57,964	
Polaris Replacement					
Pick-up Replacement			56,275		
Boat Replacement					
Mower Replacement	20,158		10,692		
TOTAL EXPENDITURES	**991,389**	**2,194,819**	**2,559,375**	**1,722,310**	**13,017,072**

PUBLIC WORKS LED PROJECTS

Citywide Signals - Fire Pre-Emption	385,000				

FIRE DEPARTMENT

TRAINING TOWER

BACKGROUND

A training facility and resources are necessary for firefighters to maintain and learn new skills. The facility would be capable of providing live fire extinguishment training, search and rescue operations, ladder drills, ventilation trainings and hose advancement drills. Many Fire Departments in Delaware County came together to create the fire training facility located on the Delaware Area Career Center property on SR 521. Since then the Career Center has relocated their Center to US 23 and has sold the property to Delaware County for additional office space. In 2020, the Fire Chiefs have decided that they are not financially able to take the necessary steps to restore the grounds. The Department has been in discussion with DACC about partnering and building the necessary facilities to train new firefighters and maintain the skills of existing firefighters.



This is an example of a combination commercial and residential multi story training tower with live fire capabilities.

PROJECT TIMELINE

2021	Complete plan and confirm location of the training tower.
2022	Fire training tower purchased. Fire training tower constructed and operational.
2023	No Action
2024	No Action
2025	No Action

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	250,000	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	1,250,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$1,500,000**	

PROJECT TEAM

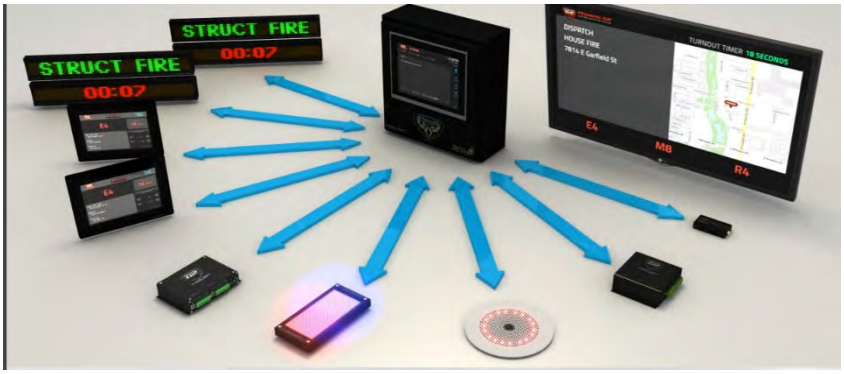
CITY LEAD: Fire Department
DESIGN CONSULTANT: Fire Department and DACC
CONTRACTOR: Vendor to be determined later

FIRE DEPARTMENT

STATION ALERTING SYSTEM

BACKGROUND

In 2021, Delaware County Communication System will be installing a new Computer Aided Dispatch (CAD) System. Included with this CAD will be an automated voice dispatching system from US Digital Designs, known as the Phoenix G2. The system will allow the calls to be dispatched by a computer voice announcement permitting rapid processing of the announcement and allowing the dispatcher to remain in contact with the caller to obtain additional information. With a separate purchase by the city of additional equipment, the system will improve notification throughout the stations and will provide the dispatch center with a monitored line ensuring the Fire Stations receive the alarms. This will also assist with our Insurance Service Office communication rating.



PROJECT TIMELINE

2021	CAD System installation and interface developed. Design of the station alerting system.
2021 2022	Construction – Installation at the 4 fire stations of the station alerting system.

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	160,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$160,000**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: Fire Department/US Digital Design
CONTRACTOR: US Digital Design

FIRE DEPARTMENT

TECHNOLOGY REPLACEMENT

BACKGROUND

In 2022, the Department will begin replacing aging technology. The Fire Department uses technology that includes station computers, printer/copiers and 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. Mobile data computers are replaced every 5-years. The replacement of the computers, mobile data terminals, mobile wireless ports are anticipated to cost roughly $145,662 over the next 5 years. This project will be funded utilizing the Fire Fund. The Fire Department will be looking for alternative funding sources for this equipment.

- 2022 - Replacement of station computers
- 2023 - Mobile data computers located in all the medical apparatus and two copiers and the Mobile Data Computers located in all fire and EMS apparatus.
- 2024 – Replacement of remaining station computers



Mobile Data Terminal (MDT)

PROJECT TIMELINE

2021	No Action
2022	Computers specified, purchased and operations
2023	MDTs and copiers specified, purchased and operations
2024	Computers specified, purchased and operations
2025	No Action

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	6,470	
2023	101,483	
2024	37,709	
2025	0	
TOTAL	**$145,662**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: Fire Department and IT Department
CONTRACTOR: Vendor to be determined later

EST 1808 CITY OF DELAWARE OHIO

FIRE DEPARTMENT

CARDIAC MONITORS/DEFIBRILLATORS

BACKGROUND

The Department's 12-Lead cardiac monitor/defibrillator and automated external defibrillators (AEDs) are aging and will be reaching their life expectancy. This is one of the primary pieces of equipment that is used on all medical calls. The 12-Lead cardiac monitor/defibrillator also includes the capability of monitoring blood pressure, oxygen saturation, breathing wave forms, CPR feedback, and is an external cardiac pacemaker. These devices are located on all paramedic ambulances, the EMS quick response/community paramedic vehicle and one spare unit. The life expectancy of the 12-Lead Monitor/Defibrillator is 5-years. The Department also has placed AEDs in all other fire department vehicles, police cruisers and all city facilities. The life expectancy of the AEDs units are 10-years.

2023 – Replacement of (6) 12-Lead cardiac monitor/defibrillator and (22) AEDs

2024 – Replacement of (35) AEDs for City Facilities and Police Department Vehicles







PROJECT TIMELINE

2021	No Action
2022	No Action
2023	12-Lead cardiac monitor/defibrillator and AEDs ordered and placed in-service
2024	AEDs ordered and placed in-service
2025	No Action

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	0	
2023	355,186	
2024	65,450	
2025	0	
TOTAL	**$420,636**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: Fire Department
CONTRACTOR: Outside contractor to be determined later

EST 1808 CITY OF DELAWARE OHIO

FIRE DEPARTMENT

FIRE STATION EAST SIDE COVERAGE

BACKGROUND

Fire Station 301 was built in 1972. The Station was located on Liberty St. because of its central location in the City. This was the only Fire Station at the time. Since that time the city has grown considerably in all directions from this central location. Fire and EMS coverage on the eastside of the city in many cases is in excess of the desired 6-minute total response time. For several years we have had discussion about the relocation of Fire Station 301 or the addition of a fire station to the City's east side including the Fire Department Headquarters. This preliminary and conceptual idea will be more explored in 2021-2022. Consideration and research will include the related costs, impact of services provided and the impact to the community due to the relocation. With the projected growth on Glenn Parkway, consideration will also be given to a separate Station in this area. In 2026 we are planning the update of fire station 301 and 203.





PROJECT TIMELINE

2021	Research cost, impact of services provided and impact to the community
2022	Finalize cost estimates and impact
2023	Finalize Location and purchase property
2024	Construction plan development and bid
2025	Construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	0	
2023	500,000	
2024	0	
2025	12,500,000	
TOTAL	**$13,000,000**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: Fire Department and architect to be determined later
CONTRACTOR: Outside contractor to be determined later

EST 1808 CITY OF DELAWARE OHIO

FIRE DEPARTMENT

SELF CONTAINED BREATHING APPARATUS

BACKGROUND

Self-Contained Breathing Apparatus is a device worn by firefighters to provide breathable air in an immediately dangerous to life or health atmosphere (IDLH). This equipment is used during fire operations, as well as hazardous material and technical rescue operations. In 2025, this essential equipment will be 10-years old and nearing the end of its expected life.



Self-Contained Breathing Apparatus (SCBA)



Rapid Intervention Pack (RIT Pak)

PROJECT TIMELINE

2021	No Action
2022	No Action
2023	No Action
2024	No Action
2025	Research and specification development
2026	SCBAs purchased and placed in operations

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	$0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	$0	
2023	$0	
2024	$0	
2025	$0	
2026	560,000	
TOTAL	**$560,000**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: Fire Department
CONTRACTOR: Outside vendor to be determined later

FIRE DEPARTMENT

FIRE APPARATUS

BACKGROUND

The Fire Department capital improvement plan projects the replacement of all existing and new vehicles. Fire apparatus are replaced based on age and typically replaced on a 25-year basis. Steps are taken to extend the life expectancy of the apparatus through the rotation of the vehicles to other fire stations, when possible, and through a designated period serving as a reserve/back-up apparatus. As part of the 2010 Fire Levy, many apparatuses have been replaced; however, due to the prior age of the existing apparatus, some vehicles have extended past the replacement schedule. In 2021, the 1989 engine will be replaced with a new engine that is currently under construction and funded as part of the 2021 budget. It takes approximately 1-year for a new truck to be built. In 2023, the 1997 engine is scheduled to be replaced.



1989 E-One Engine (replaced in 2021)



1997 Pierce Engine (replaced in 2023)

PROJECT TIMELINE

2021	2021 engine and equipment will be received and placed in-service
2022	Specification for new 2023 engine will be developed
2023	2023 engine and equipment ordered
2024	
2025	No action

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	0	
2023	926,745	
2024	0	
2025	0	
TOTAL	**$926,745**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: In House & Contractor
CONTRACTOR: Outside contractor to be determined later

EST 1808 CITY OF DELAWARE OHIO

FIRE DEPARTMENT

PARAMEDIC APPARATUS

BACKGROUND

The Fire Department capital improvement plan projects the replacement of all existing and new paramedic vehicles. Paramedic apparatus are replaced based on age and typically replaced on a 12-year basis. Steps are taken to extend the life expectancy of the apparatus through the rotation of the vehicles to other fire stations. As part of the 2010 Fire Levy, all EMS vehicles have been replaced. The paramedic units are the workhorse of the fire department operations, as 80% of responses are for medical calls. In 2024, the 2012 Braun Ambulance will be replaced, and a sister vehicle will also be purchased bringing the fleet to 5 paramedic units. Currently the Department does not have a reserve ambulance. This means if a paramedic unit is down for maintenance, one of the stations (typically St 302) operates without a paramedic unit. It takes approximately 9 months for a new paramedic unit to be built.

2012 Braun Ambulance (replaced in 2024)



PROJECT TIMELINE

2021	No action
2022	No action
2023	Specification for the new 2024 paramedic units will be developed
2024	2024 paramedic unit ordered and placed in-service
2025	No action

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	0	
2023	0	
2024	895,540	
2025	0	
TOTAL	**$895,540**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: In House & Contractor
CONTRACTOR: Outside contractor to be determined later

FIRE DEPARTMENT

STAFF VEHICLES

BACKGROUND

The Fire Department capital improvement plan projects the replacement of all existing and new staff vehicles. Staff vehicles are used in the fleet for a multitude of purposes including the incident command, EMS quick response vehicle/community paramedicine, fire inspections and Station cars. Staff vehicles are replaced based on age and typically replaced on a 10-year basis. Prior to 2017, the Fire Department was receiving 1 used police car annually. These cars were needed for other City Departments, which has resulted in the Fire Department now purchasing new vehicles. Steps are taken to extend the life expectancy of the apparatus through the rotation of the vehicles from an emergency response use to being used by the fire inspectors and as Station cars.

2021 – Replacement of 2 (2011) staff vehicles originally used by the Police Department

2022 – Replacement of 2 (2006) and 1 (2011) staff vehicles (staff vehicle and pick-up truck)

2023 – Replacement of 1 (2011) staff vehicle and 1 (2006) pick-up/utility truck

2024 – Replacement of 2 (2014) staff vehicles and 1 new vehicle for proposed public educator

2025 – Replacement of 1 (2014) staff vehicle

PROJECT TIMELINE

2021	Staff vehicles ordered and placed in-service
2022	Staff vehicles ordered and placed in-service
2023	Staff vehicles ordered and placed in-service
2024	Staff vehicles ordered and placed in-service
2025	Staff vehicles ordered and placed in-service

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	106,090	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	163,908	
2023	112,550	
2024	173,892	
2025	59,703	
TOTAL	**$616,143**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: In House & Contractor
CONTRACTOR: Outside contractor to be determined later

EST 1808 CITY OF DELAWARE OHIO

FIRE DEPARTMENT

STATION MOWERS

BACKGROUND

The Fire Department capital improvement plan projects the replacement of all existing station mowers. Station mowers are designed to mow the 2.5 acres or more of property at each fire station. Station mowers are replaced on a 10-year basis.

2021 – Replacement of 2 (2009) Station mowers (St 301 and 304)

2022 – None

2023 – Replacement of 1 (2013) Station mowers (St 303)

2024 – None

2025 – None



PROJECT TIMELINE

2021	Station mowers ordered and placed in-service
2022	No Action
2023	Station mowers ordered and placed in-service
2024	No Action
2025	No Action

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	20,158	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	0	
2023	10,692	
2024	0	
2025	0	
TOTAL	**$30,850**	

PROJECT TEAM

CITY LEAD: Fire Department
DESIGN CONSULTANT: In House & Parks and Natural Resources Department
CONTRACTOR: Outside contractor to be determined later

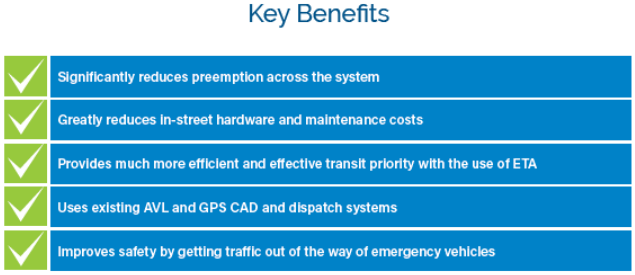
EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

EMERGENCY VEHICLE PRE-EMPTION

BACKGROUND

Emergency vehicle pre-emption 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 pre-emption 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. The new technology being deployed with this project leverages GPS and existing CAD AVL systems to successfully calculate the vehicle ETA at signalized intersections. This in turn enables the traffic controllers to render tailored priority to first responder vehicles and return to normal operation in a more efficient time frame to reduce delays to non-emergency vehicles. This new system has the ability to be utilized throughout the City and Delaware County by all First Responders. Using this type of technology requires less hardware to be installed in vehicles and at each signalized intersection, which will reduce upfront hardware costs and routine maintenance required by Technicians. The first part of this project began in 2019 and consists of integrating the new emergency vehicle pre-emption software with the Delaware County Emergency Management dispatch system and installing Emergency Vehicle Pre-emption equipment at 32 of the 62 signalized intersections. This work is planned to be completed in 2020. The remaining 30 signalized intersections will be equipped with emergency vehicle pre-emption as part of the Citywide Signal Upgrade Phase 1 Project planned for construction in 2021-2022.





PROJECT TIMELINE

2020	Construction – Installation at 32 signalized intersections and CADD software integration complete
2021	Construction – Installation at 30 signalized intersection with Citywide Signals Upgrade Phase 1 project
2022	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	385,000	The total project is anticipated to cost roughly $565,000, which will be covered 100% utilizing the Fire Fund. The cost of the first part of the project set to be completed by the end of 2020 will cost $385,000.
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$385,000**	

PROJECT TEAM

CITY LEAD: Public Works – Traffic Division
DESIGN CONSULTANT: In House/HDR
CONTRACTOR: Path Master/TBD

CAPITAL IMPROVEMENT PLAN
STORM CAPITAL PROJECTS
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
Storm Water Fees	732,805	360,000	705,000	425,000	625,000
TOTAL REVENUES	**732,805**	**360,000**	**705,000**	**425,000**	**625,000**
EXPENDITURES:					
CAPITAL PROJECTS					
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)	400,000				
US23 Storm Culvert Inspection/Design	207,805				
US23 Storm Culvert Construction			210,000		
Vernon Avenue		135,000			
Chamberlain/Channing St			350,000		
Pittsburgh Drive				200,000	
Cemetery Storm Pipe Replacement					500,000
EQUIPMENT					
One-ton Dump Truck			20,000		
Mini Excavator					
TOTAL EXPENDITURES	**732,805**	**360,000**	**705,000**	**425,000**	**625,000**

PUBLIC WORKS LED PROJECTS

Penick Ave Connector	30,000				
John Street Bridget	133,300				
The Point		535,000			
E Central Avenue					

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

STORM WATER REPAIR

BACKGROUND

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. As storm water lines are found to be in a failed condition via camera inspections, they will be scheduled for replacement by City staff.

PROJECT TIMELINE

2021	Storm water line repairs
2022	Storm water line repairs
2023	Storm water line repairs
2024	Storm water line repairs
2025	Storm water line repairs

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	125,000	Project will be funded from the storm water fund
2022	125,000	
2023	125,000	
2024	125,000	
2025	125,000	
TOTAL	**$625,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

STORM WATER INFLOW-INFILTRATION

BACKGROUND

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. As areas in need of repair are found via camera inspection, they will be scheduled for repair.



PROJECT TIMELINE

2021	
2022	Storm water I&I remediation
2023	
2024	Storm water I&I remediation
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the storm water fund
2022	100,000	
2023	0	
2024	100,000	
2025	0	
TOTAL	**$200,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

BERNARD AVE STORM SEWER REPLACEMENT

BACKGROUND

Bernard Avenue's storm sewer has been found to be in failed condition, unable to properly convey storm flows from the area and causing localized flooding. The existing storm sewer will be removed and replaced with good condition storm sewer lines. Work is currently scheduled to be performed by City of Delaware utilities staff.



PROJECT TIMELINE

2021	Storm sewer replacement by City staff
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	400,000	Project will be funded from the storm water fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$400,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

US 23 STORM CULVERT REPAIRS

BACKGROUND

ODOT District 6 has initiated a project to inspect/design/repair the storm culvert structures along the US-23 corridor. Per Ohio Revised Code the City is responsible to comply with their project by funding the portions of work that fall within City boundaries. Project cost estimates were provided by ODOT. Public Utilities staff have worked with ODOT and elected to self-preform portions of the project to reduce the City's financial obligation.

PROJECT TIMELINE

2021	Inspection and Design of repairs by ODOT's consultant
2022	
2023	Repair of deficiencies found in 2021
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	207,805	Project will be funded from the storm water fund
2022	0	
2023	210,000	
2024	0	
2025	0	
TOTAL	**$417,805**	

PROJECT TEAM

CITY LEAD: Engineering
DESIGN CONSULTANT:
CONTRACTOR:

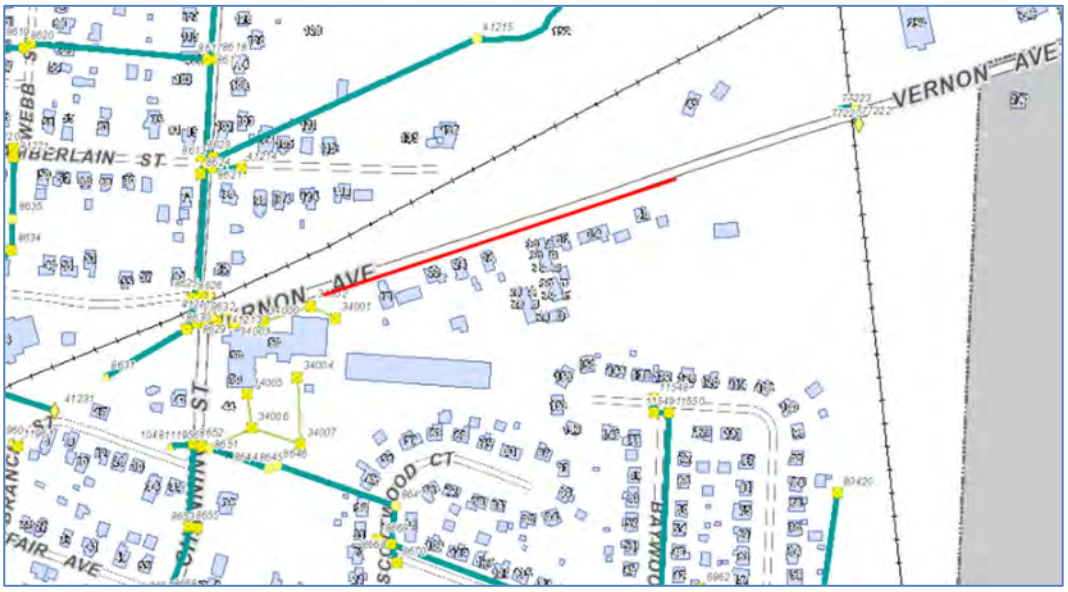
EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

VERNON AVE DITCH CLEANING

BACKGROUND

The Vernon Avenue 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.



PROJECT TIMELINE

2021	
2022	Planned repairs scheduled to be performed by City staff
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the storm water fund
2022	135,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$135,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: Public Utilities

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

CHAMBERLAIN/CHANNING STORM REPAIRS

BACKGROUND

The area of Chamberlain Street and Channing Street 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.



PROJECT TIMELINE

2021	
2022	
2023	Planned repairs scheduled to be performed by City staff
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the storm water fund
2022	0	
2023	350,000	
2024	0	
2025	0	
TOTAL	**$350,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: Public Utilities

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

PITTSBURGH DR DITCH CLEANING

BACKGROUND

The Pittsburgh Drive 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.



PROJECT TIMELINE

2021	
2022	
2023	
2024	Planned repairs scheduled to be performed by City staff
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the storm water fund
2022	0	
2023	0	
2024	200,000	
2025	0	
TOTAL	**$200,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: Public Utilities

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

CEMETERY STORM PIPE REPLACEMENT

BACKGROUND

Below sections of the City's cemetery are large stormwater conveyance pipes. These pipes see substantial flows during storm events due to the large size of the land tributary to this drainage way. The storm sewer is built up brick and has begun failing and falling apart in areas. The City recently completed a cemetery master plan, which also called out the repair of the storm lines. This work will require the utmost care as much of it lies below existing burial sites.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Planned repairs scheduled to be performed by City staff

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the storm water fund
2022	0	
2023	0	
2024	0	
2025	500,000	
TOTAL	**$500,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: Public Utilities

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

STORM DIVISION VEHICLE REPLACEMENTS

BACKGROUND

The Public Utilities Department uses a variety of equipment for the operations and maintenance of its infrastructure. Vehicles and equipment are replaced based on hours of operation, mileage, equipment maintenance cost and whether it is a primary or secondary piece.

PROJECT TIMELINE

2021	
2022	
2023	Replacement of 1-ton dump – Collections (#554)
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Purchases will be funded from the storm water fund
2022	0	
2023	20,000	
2024	0	
2025	0	
TOTAL	**$20,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

CAPITAL IMPROVEMENT PLAN
WATER FUND MAINTENANCE PROJECTS
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD	1,532,970	1,299,621	824,319	1,061,526	1,067,212
REVENUES:					
Transfer from Water Fund	800,000	800,000	800,000	800,000	800,000
Water Debt Meter Fee Allocation	1,152,379	1,175,427	1,198,935	1,222,914	1,247,372
TOTAL REVENUES	**3,485,349**	**3,275,047**	**2,823,254**	**3,084,440**	**3,114,584**
EXPENDITURES:					
DEBT SERVICE					
Treatment Plant ($22,400,000 - 25 yrs, 3.23%, 2039)	1,285,728	1,285,728	1,285,728	1,285,728	1,285,728
WATER PLANT MAINTENANCE					
Plant Maintenance	100,000	100,000	100,000	100,000	100,000
SCADA Hardware Replacement	25,000				
West Lagoon Valving Changes	60,000				
Well Cleaning			31,000	45,500	
UF/NF Membrane Replacement		675,000		276,000	
NF Feed Pump Motor Replacement					134,000
PLC & HMI Replacement					169,000
WATER DISTRIBUTION PROJECTS					
Water Tank Painting					750,000
Large Meter Replacement		25,000		25,000	
Water Line Improvements:					
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				
S. Franklin St. Waterline			190,000		
N. Franklin St. Waterline				160,000	
Fountain Ave. Waterline					100,000
EQUIPMENT REPLACEMENT					
One-ton Dump Truck	65,000				
Utility Truck		150,000			
Pickup Truck			30,000		
Two-ton Dump Truck					130,000
Pickup Truck					
TOTAL EXPENDITURES	**2,185,728**	**2,450,728**	**1,761,728**	**2,017,228**	**2,793,728**

PUBLIC WORKS LED PROJECTS

E Central Water Rehab					500,000

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2021 PLANT SCADA REPLACEMENT

BACKGROUND

Replacement of the (2) plant supervisory control and data acquisition (SCADA) computers may be necessary for the optimum operation of plant processes. This also includes; new software, new server, (2) computers, (8) monitors, and any integration assistance.

In 2021 these (2) plant SCADA computers will be 6 years old. The City's IT Dept. has suggested that we have this money allocated to be proactive instead of reactive, so that chances of hardware failure are minimized. The SCADA is necessary for the operation of the complex plant processes.

PROJECT TIMELINE

2021	SCADA Hardware Replacement
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	25,000	Water fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$25,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT: IT / SOS Integration
CONTRACTOR: IT / SOS Integration

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2021 WEST LAGOON VALVING

BACKGROUND

The project will enable the City to utilize the West lagoon for daily filter backwash waters and sediment from the settling basins along with daily maintenance CEB membrane cleaning waste and quarterly membrane cleaning waste streams. Currently the valving only allows these waste flows to enter the East lagoon. This new valving will give the City the ability to put these waste streams in the West lagoon. This will allow the City more time before these lagoons are full and need to be cleaned. When these lagoons were cleaned in the past, the waste sludge in these lagoons was beneficial to farmers fields from the lime that was used in the treatment processes. Being able to locally land apply this waste helped keep the sludge removal cost lower. The wastes mentioned above from the new treatment process have no benefit to farmland and will be a landfill application which will require considerably more capital cost from the past when this sludge is removed in the future.

PROJECT TIMELINE

2021	Valve Installation
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	60,000	Water Fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$60,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT: Prime AE /Rawdon Myers
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2022 NF MEMBRANE REPLACEMENT

BACKGROUND

The NF membrane flows deteriorate 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. The plant started in December 2014. Current projections (5/2020) show that the NF membranes should go another 2-3 years. In saying this in 2022 would be a conservative estimate for replacement. At the end of the NF life the high-pressure conditions can begin to increase rapidly so having the funds available to replace these NF membranes will be essential.

We currently clean these NF Membranes every 3 months when operating pressures increase to the point of losing design flow thru the membranes. At the end of the life of the NF membranes the cleaning frequency increases substantially. Having this funding available when necessary will ensure the ability to provide the necessary volume of water for the daily needs of our customers.

PROJECT TIMELINE

2021	
2022	NF Membrane replacement
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	675,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$675,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT: H2O Innovation
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2023 RIVERVIEW WELL CLEANING

BACKGROUND

The project will help maintain proper flows to each of the (2) raw groundwater wells at the Riverview well field. Over time the well flows gradually start deteriorating. This is mostly due to iron and other minerals getting hard and plugging the caverns and voids in the limestone which block groundwater flow to the well pumps. If this iron and other mineral are not cleaned every five years or so the well flow will not ever be restored to original well flow and the necessary volume of groundwater.

This is good a preventative maintenance plan to ensure that the wells maintain their original flows so we can produce enough finished water for our customers.

PROJECT TIMELINE

2021	
2022	
2023	Riverview Well Cleaning
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	0	
2023	31,000	
2024	0	
2025	0	
TOTAL	**$31,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT:
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2024 PENRY WELL CLEANING

BACKGROUND

The project will help maintain proper flows to each of the (3) raw groundwater wells at the Penry road well field. Over time the well flows gradually start deteriorating. This is mostly due to iron and other minerals getting hard and plugging the caverns and voids in the limestone which block groundwater flow to the well pumps. If this iron and other mineral are not cleaned every five years, the well flow cannot ever be restored to original flow rates and the necessary volume of groundwater.

This is good a preventative maintenance plan to ensure that the wells maintain their original flows so we can produce enough finished water for our customers.

PROJECT TIMELINE

2021	
2022	
2023	
2024	Penry Well cleaning
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	0	
2023	0	
2024	45,500	
2025	0	
TOTAL	**$45,500**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT:
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2024 UF MEMBRANE REPLACEMENT

BACKGROUND

The ultra-filtration (UF) membrane permeability, or waters overall ability to flow thru the membranes, will deteriorate over time. As the permeability decreases so does production ability, creating the need for membrane replacement to provide the daily water demand for our customers. Manufacturer estimated life span for these membranes are 7-10 years. In December 2024 these UF membranes will be 10 years old, requiring replacement.

We currently clean these UF Membranes every 3 months when permeability decreases to the point of losing design flow. At the end of the life of the UF membranes the cleaning frequency will substantially increase. Having this funding available when necessary will ensure the ability to provide the necessary volume of water for the daily needs of our customers.

PROJECT TIMELINE

2021	
2022	
2023	
2024	UF Membrane Replacement
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	0	
2023	0	
2024	276,000	
2025	0	
TOTAL	**$276,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT: H2O Innovation
CONTRACTOR: TBD

2025 NF FEED PUMP MOTOR REPLACEMENT

BACKGROUND

Replacement of the motors for the (5) plant process Nano filtration (NF) feed pumps. (3) of the motors are for surface water (SW) NF membrane skids and (2) are for ground water (GW) NF membrane skids.

We currently operate these motors continually to power the SW & GW NF feed pumps. The life expectancy of these motors is normally 15 – 20 years of continuous operation. Due to the need to run these motors at the top of their operating parameters, as designed during plant construction, effective life span is effectively shortened from 15-20 years to around 10 years. In 2025 these motors will be 10 years old. Having this funding available when necessary will be crucial to maintain the ability to produce the necessary volume of water for the daily demands of our customers.

PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	NF Feed Pump Motor Replacement

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	0	
2023	0	
2024	0	
2025	134,000	
TOTAL	**$134,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT: Ohio Electric Motor Service LLC
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2025 PLC & HMI REPLACEMENT

BACKGROUND

Replacement of the programmable logic controllers and human-machine interfaces for each for the; ultra-filtration, nano-filtration & pressure filters. This includes potential Ethernet upgrades, IO wiring, and site testing.

The PLC's have regular firmware updates, but eventually they become outdated, this causes need for replacement for security and performance updates. These PLC / HMI are essential for the proper and efficient function of each of the processes in the water treatment process. Conservatively these needs replaced every 10 years. In 2025, these will be 10 years old.

PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Replacement

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	0	
2023	0	
2024	0	
2025	169,000	
TOTAL	**$169,000**	

PROJECT TEAM

CITY LEAD: Water Treatment & IT
CONSULTANT: H2O Innovation /SOS Integration
CONTRACTOR: H2O Innovation / SOS Integration

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2025 WATER TANK PAINTING

BACKGROUND

The project will maintain the structural integrity of the SE water tank. Water tank paint normally lasts 15- 20 years. When performed the exterior and interior surfaces may need sandblasted prior to being painted. The City will use an engineering firm to help with the bidding of the project and to inspect the work being done on-site. This also helps the utility department provide the highest quality of finished water to the citizens of the City of Delaware.

In the fall of 2005 this water tank was designed, built, and painted prior to be placed into service. In 2025 the SE 2MG water tank surfaces will be 20 years old and will need resurfacing to protect the City's investment.

PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	SE Water Tank Painting

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Water Fund
2022	0	
2023	0	
2024	0	
2025	750,000	
TOTAL	**$750,000**	

PROJECT TEAM

CITY LEAD: Water Treatment
CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

LARGE METER REPLACEMENT

BACKGROUND

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.



PROJECT TIMELINE

2021	Replacement of aged large meters by City crews
2022	Replacement of aged large meters by City crews
2023	Replacement of aged large meters by City crews
2024	Replacement of aged large meters by City crews
2025	Replacement of aged large meters by City crews

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	25,000	Funding will alternate yearly between the water maintenance fund and the sewer maintenance fund. Sewer in odd years and Water in even years.
2022	25,000	
2023	25,000	
2024	25,000	
2025	25,000	
TOTAL	**$125,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SMALL MAIN/SERVICE/FIRE FLOW

BACKGROUND

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.

Additionally, 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.

PROJECT TIMELINE

2021	Replacement of lines as found or identified
2022	Replacement of lines as found or identified
2023	Replacement of lines as found or identified
2024	Replacement of lines as found or identified
2025	Replacement of lines as found or identified

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	125,000	Funding will come from the water maintenance fund.
2022	125,000	
2023	125,000	
2024	125,000	
2025	125,000	
TOTAL	**$625,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2022 S WASHINGTON WATERLINE

BACKGROUND

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



PROJECT TIMELINE

2021	
2022	Replacement of line by City crews
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water maintenance fund.
2022	90,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$90,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2021 PENNSYLVANIA AVE WATERLINE

BACKGROUND

The project will replace the 6” water main along Pennsylvania Ave. from N. Sandusky St. to Euclid Ave. Waterlines are in “failed” condition when they have experienced three 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 and will be replaced with an 8” line.



PROJECT TIMELINE

2021	Replacement of line by City crews
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	525,000	At this time, no outside funding sources have been identified and all project funding is through the water maintenance fund.
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$525,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SOUTH FRANKLIN WATERLINE

BACKGROUND

This project will replace the 6” water main along S. Franklin St. from W. William St. to Spring St. Waterlines are in “failed” condition when they have experienced three 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, new line will be 8”.



PROJECT TIMELINE

2021	
2022	
2023	Replacement of line by City crews
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water maintenance fund.
2022	0	
2023	$190,000	
2024	0	
2025	0	
TOTAL	**$190,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

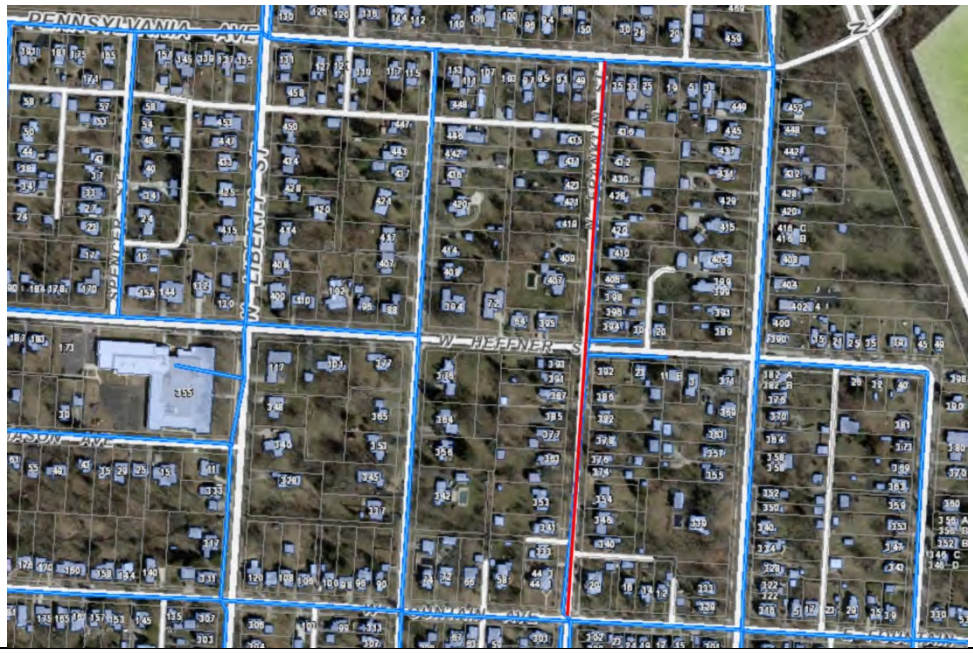
EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2024 N FRANKLIN WATERLINE

BACKGROUND

This project will remove 1,600 linear ft. of 6” water main along North Franklin St., from West Fountain Ave to Pennsylvania Avenue, and replace with an 8” main. The size of the water main along N. Franklin St. has become a constriction to the water distribution system, and also does not meet current fire flow requirements.



PROJECT TIMELINE

2021	
2022	
2023	
2024	Replacement of line by City crews
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water maintenance fund.
2022	0	
2023	0	
2024	160,000	
2025	0	
TOTAL	$160,000	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2025 FOUNTAIN AVE WATERLINE

BACKGROUND

This project will replace 1,700 linear ft. of 8” water main along Fountain Ave., from Euclid Ave to North Liberty St. When a section of watermain has experience 3 or more breaks it is considered to be in failed condition, requiring replacement. This section of waterline is currently in failed condition due to its break history and has been scheduled for this replacement.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Replacement of line by City crews

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water maintenance fund.
2022	0	
2023	0	
2024	0	
2025	100,000	
TOTAL	**$100,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WATER DIVISION VEHICLE REPLACEMENTS

BACKGROUND

The Public Utilities Department uses a variety of equipment for the operations and maintenance of its infrastructure. Vehicles and equipment are replaced based on hours of operation, mileage, equipment maintenance cost and whether it is a primary or secondary piece.

PROJECT TIMELINE

2021	Replacement of 1-ton dump – Distribution (#459)
2022	Replacement of utility truck – Distribution (#453)
2023	Replacement of pick-up truck – Distribution (#423)
2024	
2025	Replacement of 2-ton dump – Distribution (#574)

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	65,000	Purchases will be funded from the water maintenance fund
2022	150,000	
2023	30,000	
2024	0	
2025	130,000	
TOTAL	**$375,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

CAPITAL IMPROVEMENT PLAN
WATER CAPACITY FUND PROJECTS
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD	10,640,541	10,133,561	8,091,581	7,229,601	5,067,621
REVENUES:					
Water Capacity Fees	1,500,000	1,200,000	1,200,000	1,200,000	1,200,000
Debt Proceeds					
TOTAL REVENUES	**12,140,541**	**11,333,561**	**9,291,581**	**8,429,601**	**6,267,621**
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)	211,228	211,228	211,228	211,228	211,228
Plant Expansion ($9,600,000, 25yrs, 3.23%, 2039)	551,026	551,026	551,026	551,026	551,026
CAPITAL PROJECTS					
Water Master Plan Update	100,000				
Gleasonkamp Dam Breach	25,000	250,000			
New Line Oversizing/Extension	250,000	200,000	200,000	200,000	200,000
Panhandle to US 42 Water Main	570,000	570,000			
Braumiller Rd 16" Water Main		160,000	800,000	800,000	
North Sawmill Watermain Extension	100,000	1,100,000			
US42 Watermain Extension			100,000	1,200,000	
South Industrial Loop Watermain				200,000	2,100,000
Troy Rd Loop (Hills-Miller to Buttermilk Hill)					200,000
TOTAL EXPENDITURES	**2,006,980**	**3,241,980**	**2,061,980**	**3,361,980**	**3,461,980**

PUBLIC WORKS LED PROJECTS

Penick Ave Connector	55,000				
Gleasonkamp Bridge Improvement		50,000			

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

2021 WATER MASTER PLAN UPDATE

BACKGROUND

The City of Delaware's current water master plan will be 12 years old in the year 2021. This plan update is meant to reanalyze the water distribution system, and adjust planned needs based on actual City development. This will allow the utilities department to better plan projects going forward, to best meet the needs of such a rapidly growing customer base.

PROJECT TIMELINE

2021	RFQ and Award of project, completion in late 2021
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	100,000	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$100,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: N/A

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

GLEASONKAMP DAM BREACH

BACKGROUND

The City of Delaware is currently the owner and maintainer of a watershed dam that was pre-existing on a property purchased for future Utility uses. The most recent inspection performed by the Ohio Department of Natural Resources on the dam showed it to be in need of rehabilitation. However, the inspection report also noted that the dam was no longer needed and that removal would remove maintenance requirements of the dam that would continue in perpetuity if it remained. It was decided that removal of the dam, and thus removal of the City's required lifetime maintenance was the best option given from the report.

PROJECT TIMELINE

2021	Design of dam removal by an engineering/environmental consultant
2022	Bid/Award/Performance of dam removal project
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	25,000	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund. This project was purchased as a site for a future above ground reservoir to increase total system allowable capacity, as such this project falls under the capacity fund.
2022	250,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$275,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

PUBLIC UTILITIES

WATER OVERSIZING/EXTENSION

BACKGROUND

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 needs, 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.

PROJECT TIMELINE

2021	Oversizing and extension as needed
2022	Oversizing and extension as needed
2023	Oversizing and extension as needed
2024	Oversizing and extension as needed
2025	Oversizing and extension as needed

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	250,000	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	200,000	
2023	200,000	
2024	200,000	
2025	200,000	
TOTAL	**$1,250,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

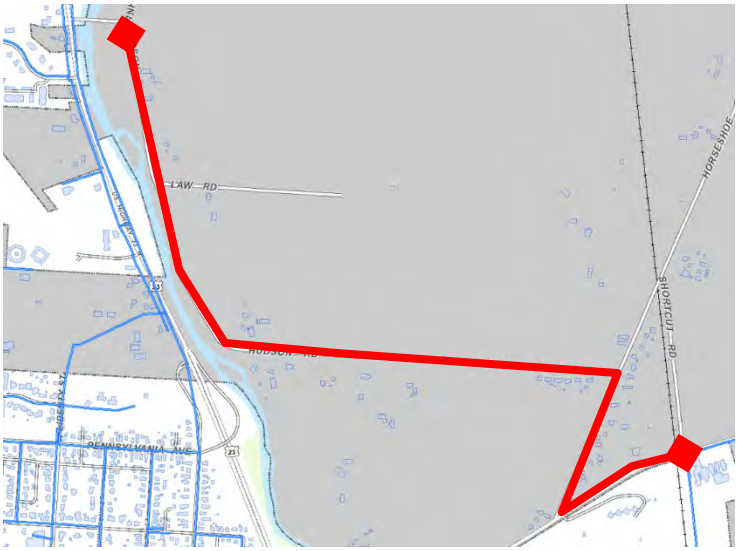
EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

PANHANDLE TO US 42 WATERMAIN

BACKGROUND

Currently, the areas of the City that are east of the Olentangy Rivers 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.



PROJECT TIMELINE

2021	Bid and Award of project. Begin construction
2022	Completion of project started in 2021
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	570,000	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	570,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$1,140,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

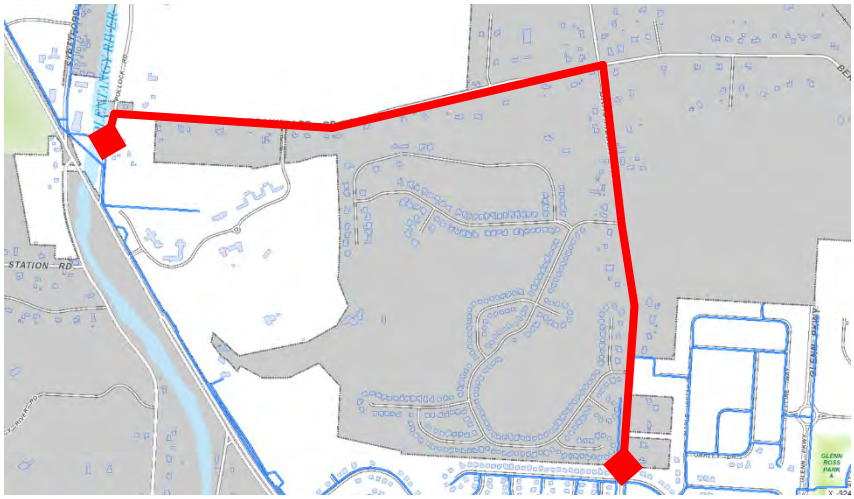
EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

BRAUMILLER RD WATERMAIN

BACKGROUND

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.



PROJECT TIMELINE

2021	
2022	RFQ and award of project design services to an engineering consultant
2023	Bid and award construction of project, begin construction
2024	Completion of construction begun in 2023
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	160,000	
2023	800,000	
2024	800,000	
2025	0	
TOTAL	**$1,760,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

NORTH SAWMILL WATERMAIN

BACKGROUND

Through ongoing discussion between Public Utilities, Planning, and Economic Development, as well as initial input from the new in-development comprehensive plan, it is agreed that the South-West industrial corridor of the City is of vital importance to our future growth and health. By creating utility ready land for industrial, commercial and mixed-use, developers will be more likely to choose the City of Delaware as their new home.

This project will extend the existing 16" watermain along Sawmill Parkway and then bring it down to connect with watermain that will have been extended down U.S. 42. This will both serve new development land, as well as provide critical watermain looping to both Sawmill and U.S. 42 watermains.



PROJECT TIMELINE

2021	Plan and bid package development
2022	Project bid, award, and construction
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	100,000	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	1,100,000	
2023	$0	
2024	$0	
2025	$0	
TOTAL	**$1,200,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

US 42 16” WATERMAIN EXTENSION

BACKGROUND

Through ongoing discussion between Public Utilities, Planning, and Economic Development, as well as initial input from the new in-development comprehensive plan, it is agreed that the South-West industrial corridor of the City is of vital importance to our future growth and health. By creating utility ready land for industrial, commercial and mixed-use, developers will be more likely to choose the City of Delaware as their new home.

This project will extend the existing 16” watermain along U.S. 42, giving the City the ability to serve a large portion of the undeveloped land present.



PROJECT TIMELINE

2021	
2022	
2023	Plan and bid package development
2024	Project bid, award, and construction
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	0	
2023	100,000	
2024	1,200,000	
2025	0	
TOTAL	**$1,300,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SOUTH INDUSTRIAL WATERMAIN

BACKGROUND

Through ongoing discussion between Public Utilities, Planning, and Economic Development, as well as initial input from the new in-development comprehensive plan, it is agreed that the South-West industrial corridor of the City is of vital importance to our future growth and health. By creating utility ready land for industrial, commercial and mixed-use, developers will be more likely to choose the City of Delaware as their new home.

This project will create a large-scale loop of the industrial area while also creating greater water availability for the region. This project is also the first step in allowing watermain extension down Sawmill Parkway South from U.S. 42.



PROJECT TIMELINE

2021	
2022	
2023	
2024	Plan and bid package development
2025	Project bid, award, and construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	0	
2023	0	
2024	200,000	
2025	2,100,000	
TOTAL	**$2,300,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

TROY RD WATERLINE

BACKGROUND

Currently, the waterlines extending out Coover Rd. and a portion of Buttermilk Hill Rd are dead-end lines. Water industry best practices include the looping of waterlines when possible for both water quality, as it prevents water stagnation, as well as service redundancy. This project will open this dead-end, as well as provide rural level service along this section of Troy Rd.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Project is projected for completion in 2025

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	0	
2023	0	
2024	0	
2025	200,000	
TOTAL	**$200,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

CAPITAL IMPROVEMENT PLAN
WASTEWATER FUND MAINTENANCE PROJECTS
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD	2,847,445	2,060,270	2,078,220	1,101,897	1,546,916
REVENUES:					
Transfer from Wastewater Fund	1,506,239	1,536,364	1,567,091	1,598,433	1,630,402
TOTAL REVENUES	**4,353,684**	**3,596,634**	**3,645,311**	**2,700,330**	**3,177,317**
EXPENDITURES:					
DEBT SERVICE					
Plant Rehabilitation ($2,230,000 20 yrs. 3.59%, 2026)	153,414	153,414	153,414	153,414	153,414
WASTEWATER TREATMENT PROJECTS					
Aeration Tank Diffuser Replacement	50,000				
Plant Arc Flash Study	50,000				
Belt Filter Press Replacement	750,000				
Plant Maintenance	125,000	125,000	150,000	150,000	150,000
Influent Pump Replacement		150,000			
Settling Tank Rehabilitation	325,000	325,000			
EQ Basin Repairs		300,000			
Electrical Transformer Testing/Repair	15,000	15,000	15,000		
Site Concrete Repairs	50,000	50,000	50,000	50,000	50,000
Influent Bar Screen Replacemet					250,000
Influent VFD Upgrade	50,000	50,000			
PLC Upgrades	50,000	50,000	50,000	100,000	
Building Improvement	100,000				
Odor Control Unit Replacement				400,000	
UV Disinfection Replacement			1,500,000		
Gravity Belt Thickener Replacement					
WASTEWATER COLLECTION PROJECTS					
Large Meter Replacement	25,000		25,000		25,000
Inflow/Infiltration Remediation	175,000	175,000	175,000	175,000	175,000
Sanitary Sewer Replacement	75,000	100,000	100,000	100,000	100,000
Weslyan Woods Sewer Rehab	150,000				
Pump Station Repair/Upgrade		25,000		25,000	
West William St CIPP lining	150,000				
East William (Lake St. to Point)					300,000
Shelbourne Forest CIPP Lining			280,000		
EQUIPMENT REPLACEMENT					
One-ton Truck			45,000		
Pickup Truck					
Mini Excavator					
TOTAL EXPENDITURES	**2,293,414**	**1,518,414**	**2,543,414**	**1,153,414**	**1,203,414**

PUBLIC WORKS LED PROJECTS

E Central Wastewater Rehab					500,000

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP AERATION TANK DIFFUSER REPLACEMENT

BACKGROUND

The project will replace out of date diffusers in the 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. In turn this should allow for the blowers to sustain a lower working stress level.



PROJECT TIMELINE

2021	Purchase and installation of diffusers by plant maintenance personnel
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	50,000	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$50,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP ARC FLASH STUDY

BACKGROUND

The Utilities Department is committed to a high degree of safety in the workplace. Many of our safety practices are governed by the Occupational Safety and Health Administration (OSHA), which has established workplace safety standards. Working around electrical equipment requires Personal Protective Equipment (PPE) as specified under OSHA 29CFR 1910.335. The standards for meeting this requirement have been developed by the National Fire Protection Association (NFPA) and is referred to as NFPA 70E, Standard for Electrical Safety in the Workplace.

NFPA 70E includes provisions related to safe work practices and provides guidance related to arc flash. An arc flash hazard is an uncontrolled flow of electrical current through the air that can result in an explosive discharge of high temperature gas or molten metal from the electrical cabinet that can result in substantial damage to equipment and serious human injury or death within the arc flash boundary. An arc flash can occur when a person accidentally comes in contact with energized electrical equipment or improperly maintained or malfunctioning equipment. Conducting an arc flash hazard analysis utilizes procedures developed under NFPA 70E. The arc flash analysis will introduce safety precautions and training to protect workers near electrical hazards.

PROJECT TIMELINE

2021	Completion of study to be performed by Power Solutions Group
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	50,000	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$50,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: Power Solutions Group
CONTRACTOR: Power Solutions Group

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP BELT FILTER PRESS REPLACEMENT

BACKGROUND

The project will replace the belt filter press which has exceeded its life expectancy. Replacement parts are becoming obsolete and 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.



PROJECT TIMELINE

2021	Replacement of BFP with help from an engineering consultant
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	750,000	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$750,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WASTEWATER PLANT MAINTENANCE

BACKGROUND

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.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	125,000	Project will be funded from the sewer maintenance fund
2022	125,000	
2023	150,000	
2024	150,000	
2025	150,000	
TOTAL	**$700,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP INFLUENT PUMP REPLACEMENT

BACKGROUND

This 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 repairs are becoming more expensive and difficult to get rebuilt as they continue to age. The WWTP has 6 influent pumps, by cycling the replacement of oldest or most problematic pumps the risk of having to replace multiple at a time or experiencing process failure are minimized.



PROJECT TIMELINE

2021	
2022	Purchase and installation of 1 new pump
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	150,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$150,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP SETTLING TANK REHABILITATION

BACKGROUND

The project is aimed to replace the internal assembly and rotating mechanism within two settling tanks. These tanks are nearing 50 years in operation, the structures are starting to crumble and become unsafe for employees. Additionally, the treatment technology of these tanks is out of date and inefficient, this work will allow for better wastewater treatment.



PROJECT TIMELINE

2021	Complete removal and replacement of a single tank
2022	Complete removal and replacement of a single tank
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	325,000	Project will be funded from the sewer maintenance fund
2022	325,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$650,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP EQUALIZATION BASIN REPAIRS

BACKGROUND

This 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.



PROJECT TIMELINE

2021	
2022	Repair of floor pad and airline supports
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	300,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$300,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: Odle

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP ELECTRICAL TRANSFORMER PM

BACKGROUND

Through best practices learned, WWTP personnel have begun the regular testing, with resulting repairs, of plant electrical system transformers. Electrical system professionals are brought in to perform the very specialized work required. Full plant shut-down is required during this testing/repair procedure.

PROJECT TIMELINE

2021	Testing to be performed
2022	Testing to be performed
2023	Testing to be performed
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	15,000	Project will be funded from the sewer maintenance fund
2022	15,000	
2023	15,000	
2024	0	
2025	0	
TOTAL	**$45,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: Power Solutions Group

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP SITE CONCRETE REPAIRS

BACKGROUND

This 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.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	50,000	Project will be funded from the sewer maintenance fund
2022	50,000	
2023	50,000	
2024	50,000	
2025	50,000	
TOTAL	**$250,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: Odle

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP BAR SCREEN RELACEMENT

BACKGROUND

The project will replace the aged influent bar screens, which have been in operation since 2005. With age the screens have begun to break down, lowering their effectiveness to remove debris from the waste stream flow. Catching as much of this debris as possible is important to the health of the equipment that is downstream of the bar screens.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Purchase with manufacturer install of new influent bar screens

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	250,000	
TOTAL	**$250,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP INFLUENT VFD REPLACEMENT

BACKGROUND

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.



PROJECT TIMELINE

2021	Replacement of half of the existing VFDs
2022	Replacement of the remaining VFDs
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	50,000	Project will be funded from the sewer maintenance fund
2022	50,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$100,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP PLC UPGRADES

BACKGROUND

This project will begin the process of upgrading the Plant's influent pump 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.



PROJECT TIMELINE

2021	Phase 1 of PLC replacements
2022	Phase 2 of PLC replacements
2023	Phase 3 of PLC replacements
2024	Phase 4 of PLC replacements
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	50,000	Project will be funded from the sewer maintenance fund
2022	50,000	
2023	50,000	
2024	100,000	
2025	0	
TOTAL	**$250,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP BUILDING IMPROVEMENTS

BACKGROUND

This project is the next in continuing the slow and phased upgrade of Utility personnel's working spaces. This step will be a refresh and improvement to the working space of Public Utility Administration employees. Goals of the refreshed space include the ability to conduct semi-private conversations by using ceiling height modular office walls, replacing the current cubical structures. The PU department is currently looking to expand, this project will also make space for soon to filled positions within, as well as removing employees who are currently overflow working within our conference room.



PROJECT TIMELINE

2021	Repaint wall surfaces, purchase/installation of new office structures and surfaces
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	100,000	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$100,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP ODOR CONTROL UNIT

BACKGROUND

The project will replace the aged and undersized odor control unit which is not meeting the needs required of it by plant staff. The stresses placed on the equipment from sizing result in regular equipment and piping failures within the system. The replacement of this system will both lower the maintenance costs that have been required and result in less down time of the plants odor control measures, something all the plants neighbors can appreciate.



PROJECT TIMELINE

2021	
2022	
2023	
2024	Purchase with manufacturer install of new odor control equipment
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	400,000	
2025	0	
TOTAL	**$400,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WWTP UV EQUIPMENT REPLACEMENT

BACKGROUND

The project will replace the aged influent ultra-violet treatment equipment, which has been in place since 2005. Replacement parts for the existing system are becoming harder to source as well has having become much more expensive due to their scarcity. By bringing the UV system up to current technology standards a more efficient E Coli treatment should be expected, allowing the WWTP to continue meeting ever increasing OEPA regulations going forward.



PROJECT TIMELINE

2021	
2022	
2023	Purchase with manufacturer install of new UV equipment
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	0	
2023	1,500,000	
2024	0	
2025	0	
TOTAL	**$1,500,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

LARGE METER REPLACEMENT

BACKGROUND

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.



PROJECT TIMELINE

2021	Replacement of aged large meters by City crews
2022	Replacement of aged large meters by City crews
2023	Replacement of aged large meters by City crews
2024	Replacement of aged large meters by City crews
2025	Replacement of aged large meters by City crews

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	25,000	Funding will alternate yearly between the water maintenance fund and the sewer maintenance fund. Sewer funds odd years and Water funds even years.
2022	25,000	
2023	25,000	
2024	25,000	
2025	25,000	
TOTAL	**$125,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: In House
CONTRACTOR: In House

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SEWER INFLOW/INFILTRATION REMEDIATION

BACKGROUND

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. As areas in need of repair are found via camera inspection, they will be scheduled for repair.



PROJECT TIMELINE

2021	Reactive repair of deficiencies found during camera inspections
2022	Reactive repair of deficiencies found during camera inspections
2023	Reactive repair of deficiencies found during camera inspections
2024	Reactive repair of deficiencies found during camera inspections
2025	Reactive repair of deficiencies found during camera inspections

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	175,000	Project will be funded from the sewer maintenance fund
2022	175,000	
2023	175,000	
2024	175,000	
2025	175,000	
TOTAL	**$875,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SANITARY SEWER REPLACEMENT

BACKGROUND

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 OEPA permits. As sewer lines are found to be in a failed condition via camera inspections, they will be scheduled for replacement by City staff.



PROJECT TIMELINE

2021	Reactive repair of deficiencies found during camera inspections
2022	Reactive repair of deficiencies found during camera inspections
2023	Reactive repair of deficiencies found during camera inspections
2024	Reactive repair of deficiencies found during camera inspections
2025	Reactive repair of deficiencies found during camera inspections

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	75,000	Project will be funded from the sewer maintenance fund
2022	100,000	
2023	100,000	
2024	100,000	
2025	100,000	
TOTAL	**$475,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WESLYAN WOODS SEWER REHAB

BACKGROUND

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. The remediation efforts entail grout injection into cracks, from within, to seal off these sources of infiltration.

PROJECT TIMELINE

2021	Rehabilitation of sewers throughout the development
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	150,000	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	**$150,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

PUMP STATION REPAIRS

BACKGROUND

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.



PROJECT TIMELINE

2021	
2022	Pump station repairs
2023	
2024	Pump station repairs
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	25,000	
2023	0	
2024	25,000	
2025	0	
TOTAL	**$50,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

WEST WILLIAM SEWER CIPP LINING

BACKGROUND

Cast in-place pipe (CIPP) is a form of sewer repair that can be used in lieu of digging up and replacement. The W. William St. 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.



PROJECT TIMELINE

2021	Rehabilitation of indicated sewer mains
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	150,000	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	$150,000	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

EAST WILLIAM SEWER LINING

BACKGROUND

Through sewer system camera inspections, areas of the E. Williams St. sewer have been found to be a high source of system inflow & infiltration (I&I). The size and scope of repairs needed in the area exclude it from fitting within the revolving I&I remediation line item. The remediation efforts entail lining of approximately 2700 linear foot of 8" sewer main.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Rehabilitation of sewer main along E. William

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer maintenance fund
2022	0	
2023	0	
2024	0	
2025	300,000	
TOTAL	**$300,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SHELBOUNRE FOREST SEWER CIPP LINING

BACKGROUND

This allocation is for the CIPP lining of sanitary sewers within the Shelbourne Forest area that require more than routine maintenance to keep the collection system in good operating order. This type of rehabilitation work will extend the collection systems life cycle.



PROJECT TIMELINE

2021	
2022	
2023	CIPP Lining
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Project will be funded from the sewer construction fund
2022	0	
2023	280,000	
2024	0	
2025	0	
TOTAL	**$280,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

WASTEWATER DIVISION VEHICLE REPLACEMENTS

BACKGROUND

The Public Utilities Department uses a variety of equipment for the operations and maintenance of its infrastructure. Vehicles and equipment are replaced based on hours of operation, mileage, equipment maintenance cost and whether it is a primary or secondary piece.

PROJECT TIMELINE

2021	
2022	
2023	Replacement of 1-ton dump – Collections (#554)
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Purchases will be funded from the sewer maintenance fund
2022	0	
2023	45,000	
2024	0	
2025	0	
TOTAL	**$45,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

CAPITAL IMPROVEMENT PLAN
WASTEWATER CAPACITY FUND PROJECTS
2021-2025

	2021	2022	2023	2024	2025
BALANCE FORWARD	7,814,375	8,283,633	7,678,740	6,379,954	4,865,689
REVENUES:					
Water Capacity Fees	1,500,000	1,150,000	1,150,000	1,150,000	1,150,000
SE Highland Sewer ERU Fees	366,000	256,200	179,340	125,538	87,877
Riverby Sewer Reimbursement	250,000				
Sewer Fees Transfer - 2007,2008,2009	1,730,851	1,765,468	1,800,778	1,836,793	1,873,529
TOTAL REVENUES	**11,661,226**	**11,455,302**	**10,808,857**	**9,492,285**	**7,977,095**
EXPENDITURES:					
DEBT SERVICE					
Land Armstrong Rd. ($2,915,000 10 yrs. 1.49%, 2022)	301,700	300,900			
23 North Sewer ($1,000,000, 25 yrs, 4.51%, 2031)	59,115	59,684	59,325	58,518	59,430
SE Highland Sewer ($15,000,000, 25 yrs, 4.49%, 2037)	825,400	824,600	828,200	826,700	824,200
SE Highland Sewer ($2,750,000, 20 yrs, 3.59%, 2026)	189,305	189,305	189,305	189,305	189,305
Plant Expansion ($20,882,000, 20 yrs, 3.59%, 2026)	1,437,073	1,437,073	1,437,073	1,437,073	1,437,073
COLLECTION CAPACITY PROJECTS					
Sewer Oversizing/Extension	200,000	200,000	200,000	200,000	200,000
Riverby Sewer Extension	250,000				
US 42 Sewer Extension			150,000	1,500,000	
North Sawmill Sewer Extension	50,000	500,000			
Industrial Loop South Sewer				200,000	2,300,000
Slack Rd Force Main Rerouting			1,500,000		
Belle Ave Sewer Capacity Improvements				150,000	
London Rd Sewer Capacity Improvements					200,000
Greenlawn Dr Sewer Extension		200,000			
Reimbursement - 245 Cherry St	65,000	65,000	65,000	65,000	65,000
TOTAL EXPENDITURES	**3,377,593**	**3,776,562**	**4,428,903**	**4,626,596**	**5,275,008**

PUBLIC WORKS LED PROJECTS

Penick Ave Connector	15,000				

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

RIVERBY SEWER EXTENSION

BACKGROUND

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 system and has agreed to Riverby's integration into the City's system.



PROJECT TIMELINE

2021	Project to be bid and completed
2022	
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	250,000	Project expenses will be reimbursed to the City through an intergovernmental agreement with Delaware County Commissioners, assessed to the properties of residents of Riverby.
2022	0	
2023	0	
2024	0	
2025	0	
TOTAL	$250,000	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: City Engineering Dept
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

US 42 SEWER EXTENSION

BACKGROUND

Through ongoing discussion between Public Utilities, Planning, and Economic Development, as well as initial input from the new in-development comprehensive plan, it is agreed that the South-West industrial corridor of the City is of vital importance to our future growth and health. By creating utility ready land for industrial, commercial and mixed-use, developers will be more likely to choose the City of Delaware as their new home.

This project will extend sewer service from the Slack Rd area and travel along US 42, giving the City the ability to serve a large portion of the undeveloped land present.



PROJECT TIMELINE

2021	
2022	
2023	Plan and bid package development
2024	Project bid, award, and construction
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	0	
2023	150,000	
2024	1,500,000	
2025	0	
TOTAL	**$1,650,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

NORTH SAWMILL SEWER EXTENSION

BACKGROUND

Through ongoing discussion between Public Utilities, Planning, and Economic Development, as well as initial input from the new in-development comprehensive plan, it is agreed that the South-West industrial corridor of the City is of vital importance to our future growth and health. By creating utility ready land for industrial, commercial and mixed-use, developers will be more likely to choose the City of Delaware as their new home.

This project will extend sewer service from its current dead end near Innovation Court, to the mid-point of the Wilgus family owned properties. This East half of the Wilgus' land is expected to be the first area of build out as Sawmill extends.



PROJECT TIMELINE

2021	Plan and bid package development
2022	Project bid, award, and construction
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	50,000	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	500,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$550,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

INDUSTRIAL LOOP SOUTH SEWER

BACKGROUND

Through ongoing discussion between Public Utilities, Planning, and Economic Development, as well as initial input from the new in-development comprehensive plan, it is agreed that the South-West industrial corridor of the City is of vital importance to our future growth and health. By creating utility ready land for industrial, commercial and mixed-use, developers will be more likely to choose the City of Delaware as their new home.

This project will provide sewer South from Slack Road, crossing under Sawmill Parkway, and turning to follow the rear of the properties along Bunty Station Rd. This will provide service to many potential development properties along Sawmill, Slack, and Bunty Station.



PROJECT TIMELINE

2021	
2022	
2023	
2024	Plan and bid package development
2025	Project bid, award, and construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	At this time, no outside funding sources have been identified and all project funding is through the water capacity fund.
2022	0	
2023	0	
2024	200,000	
2025	2,300,000	
TOTAL	**$2,500,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

SLACK RD FORCE MAIN REROUTING

BACKGROUND

The South-West industrial quarter has been flagged as an area of high criticality in the growth and financial stability of the City. Current sewer capacities of the area are not ready for any sizable growth. This project removes the bottleneck of the area by relocating where the Slack Rd. lift station pumps into.



PROJECT TIMELINE

2021	
2022	
2023	Project Design and construction
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Outside funding is not expected, project will be funded from the sewer capacity fund.
2022	0	
2023	1,500,000	
2024	0	
2025	0	
	$1,500,000	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

BELLE AVE CAPACITY IMPROVEMENTS

BACKGROUND

Belle Ave. is currently a bottleneck in the sewer system of its area, creating flow restriction to sections of the City upstream from it. Through investigation, the best method of capacity improvement will be determined, but could include pipe upsizing or internal cast in place pipe installation.



PROJECT TIMELINE

2021	
2022	
2023	
2024	Project Design and construction
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Outside funding is not expected, project will be funded from the sewer capacity fund.
2022	0	
2023	0	
2024	150,000	
2025	0	
TOTAL	$150,000	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

LONDON RD CAPACITY IMPROVEMENTS

BACKGROUND

London Rd. is currently a bottleneck in the sewer system of its tributary area, creating flow restriction to sections of the City upstream from it. Through investigation, the best method of capacity improvement will be determined, but could include pipe upsizing or internal cast in place pipe installation.



PROJECT TIMELINE

2021	
2022	
2023	
2024	
2025	Project Design and construction

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Outside funding is not expected, project will be funded from the sewer capacity fund.
2022	0	
2023	0	
2024	0	
2025	200,000	
TOTAL	**$200,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

EST 1808 CITY OF DELAWARE OHIO

PUBLIC UTILITIES

GREENLAWN DR SEWER EXTENSION

BACKGROUND

Throughout the City of Delaware there are pockets of unincorporated land. Council and staff have expressed interest in filling these 'holes', as such this sewer extension through an unincorporated section of the City will facilitate the slow annexation of properties as they become connected to City sewer.



PROJECT TIMELINE

2021	
2022	Project Design and construction
2023	
2024	
2025	

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	0	Outside funding is not expected, project will be funded from the sewer capacity fund.
2022	200,000	
2023	0	
2024	0	
2025	0	
TOTAL	**$200,000**	

PROJECT TEAM

CITY LEAD: Public Utilities
DESIGN CONSULTANT: TBD
CONTRACTOR: TBD

CAPITAL IMPROVEMENT PLAN
REFUSE EQUIPMENT
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
Refuse Fees	795,000	780,000	606,000	373,000	545,000
TOTAL REVENUES	**795,000**	**780,000**	**606,000**	**373,000**	**545,000**
EXPENDITURES:					
Automated Side-Load Refuse Truck	305,000	314,000	323,000	333,000	343,000
Side-Load Recycling Truck	305,000	275,000	283,000		
Rear Load 20 CY Commercial Packer	185,000	191,000			202,000
Pickup Truck 2WD				40,000	
TOTAL EXPENDITURES	**795,000**	**780,000**	**606,000**	**373,000**	**545,000**

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

SOLID WASTE COLLECTION

BACKGROUND

Residential waste and recycling collection operations require nine mainline and two backup sideload trucks. Commercial and yard waste collection each utilize two rear load trucks. The City introduced semi-automated tipcart collection through the sideload fleet in 2020 with good success. Two additional semi-automated vehicles will be added to the fleet in 2021. To maintain an adequate level of service, it is anticipated that two additional trucks will be required as the number of refuse stops increase with the expansion of the community. The expected useful life of a frontline sideload service vehicle is seven (7) years. After seven years the vehicles are replaced, and the old vehicle downgraded to backup service status.





PROJECT TIMELINE

2021	(2) Side Load Trucks, 20CY Rear Load
2022	(2) Side Load Trucks, 20CY Rear Load
2023	(2) Side Load Truck
2024	Side Load Truck, Pickup Truck
2025	Side Load Trucks, 20CY Rear Load

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	757,000	Refuse Fund
2022	780,000	
2023	606,000	
2024	373,000	
2025	545,000	
TOTAL	**3,895,000**	

PROJECT TEAM

CITY LEAD: Public Works – Solid Waste
DESIGN CONSULTANT: N/A
CONTRACTOR: State Purchasing Contract

CAPITAL IMPROVEMENT PLAN
EQUIPMENT
2021-2025

	2021	2022	2023	2024	2025
REVENUES:					
CIP Allocation *(pg.1)*	***653,477***	***925,087***	***706,513***	***738,817***	***651,339***
TOTAL REVENUES	**653,477**	**925,087**	**706,513**	**738,817**	**651,339**
EXPENDITURES:					
PARKS					
7- Zero Turn Mowers	31,747	32,699	33,750	34,763	35,806
3/4 Ton Pick -up Truck		40,888	42,115		
Skid Steer			48,095		
55 HP Tractor				37,079	
HIDDEN VALLEY GOLF COURSE					
Boom Sprayer	7,000				
Truckster Utility Vehicle				25,000	
Zero Turn Mower		12,000			
OAK GROVE CEMETERY					
2- Zero Turn Mowers	15,730		17,303		19,033
POLICE DEPARTMENT					
Cruiser Replacement	240,000	245,000	250,000	255,000	260,000
Unmarked Vehicle Replacement		42,000	45,000	47,000	49,000
STREETS					
Pickup Trucks (4WD w/plow)		39,500	40,750	41,975	42,500
Tandem Axle Dump Truck w/plow	198,000				
Single Axle Dump Truck w/plow		185,000	190,000	200,000	210,000
Backhoe		100,000			
Skidsteer	65,000				
Asphalt Paver		190,000			
One-Ton Dump Truck	65,000				
TRAFFIC					
Pickup Trucks 2WD				31,000	35,000
ENGINEERING					
Pickup Trucks	31,000	38,000	39,500	32,000	
FACILITIES					
Utility Van				35,000	
TOTAL EXPENDITURES	**653,477**	**925,087**	**706,513**	**738,817**	**651,339**

EST 1808 CITY OF DELAWARE OHIO

PUBLIC WORKS

PUBLIC WORKS EQUIPMENT

BACKGROUND

The Seven divisions within the Public Works Department 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. Useful life of various equipment is as follows: Dump Trucks (10 Years); 4X4 Plow Trucks (10 Years); Service Pickup Trucks & Utility Van (20 Years); Backhoe/Skid Steer (15-20 Years); Paver (25 years).










PROJECT TIMELINE

2021	Tandem Dump Truck, Backhoe, Skid Steer, Pickup (Eng)
2022	Single Axle Dump, 4X4 Pickup, Paver, Pickup (Eng)
2023	Single Axle Dump, 4X4 Pickup, Pickup (Eng)
2024	Single Axle Dump, 4X4 Pickup, Pickup (Eng & Traffic), Utility Van (Facilities)
2025	Single Axle Dump, 4X4 Pickup, Pickup (Traffic)

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	394,000	Gas Tax & General Fund Revenues
2022	452,500	
2023	270,250	
2024	339,975	
2025	287,500	
TOTAL	**1,744,225**	

PROJECT TEAM

CITY LEAD: Public Works – Administration
DESIGN CONSULTANT: N/A
CONTRACTOR: State Purchasing Contract

POLICE DEPARTMENT

EQUIPMENT REPLACEMENT

BACKGROUND

The Police Department currently runs a front-line fleet of 11 cruisers, plus two K9 cruisers, and two school resource officer cruisers. Normal wear and tear require replacement of cruisers, which are typically over 100,000 miles when they are replaced. By replacing 4 cruisers every year, we can maintain a 3-year rotation which allows us to keep overall fleet mileage down, which keeps cruisers safely on the road as opposed to being down for repair. Cruisers that are decommissioned are often re-purposed within the PD or elsewhere in the city fleet.

PROJECT TIMELINE

2021	Normal fleet replacement
2022	Normal fleet replacement
2023	Normal fleet replacement
2024	Normal fleet replacement
2025	Normal fleet replacement

FINANCING

YEAR	AMOUNT	IDENTIFIED FUNDING SOURCE(S)
2021	240,000	At this time, no outside funding sources have been identified and all project funding is through general fund revenues.
2022	287,000	
2023	295,000	
2024	302,000	
2025	309,000	
TOTAL	**$ 1,433,000**	

PROJECT TEAM

CITY LEAD: Police Department
DESIGN CONSULTANT: N/A
CONTRACTOR: N/A

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11 | DATE: 08/24/2020

ORDINANCE NO: 20-47 | RESOLUTION NO:

READING: FIRST | 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 2.385± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE DYLAN J. MENGES TRUSTEE LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:
Staff has discussed this annexation with the applicant as well as the property owner. The property is within the City's long-established utility boundary in this area. There exists a sanitary sewer agreement that allows for recapture of costs related to when the sewer line was extended down Cheshire Rd. by the veterinary project. This agreement has been explained to the property owner in this case and, should they connect to the city sanitary sewer, the property owner shall pay this fee per the agreement plus any normal and customary charges of the city in this regard. The property is the last property on the south side of Cheshire Rd. in this area that is currently not within the city. Additionally, the annexation includes the city because some of the adjacent land that is Cheshire Rd and right-of-way is owned by the city and should be annexed concurrently with this individual property.

The landowner is now moving forward with the Ohio Revised Code dictated annexation process. 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 previously passed a resolution of services. This does not mean that the

City will be paying for or constructing any, ultimately, required services or infrastructure, but rather simply that we have the ability to serve it. This is the last city step in the process of annexation whereby City Council has the opportunity to accept, accept with conditions, or reject the final annexation. The property is going through a zoning process as City Council is aware currently which awaits the final annexation to be able to complete.

Currently, there is no objection from Staff as to the annexation. Staff would recommend, as was captured in the fact sheet for the resolution of services, that any final annexation be conditioned upon the following:

1. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
2. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the homeowner and as required by the City through the normal and customary development review process.
3. If connection to the city sanitary sewer occurs in the future, the property shall pay the required additional connection fee of $15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement.

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 December 22, 2020 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:

ATTACHMENT(S)
County Resolution
Petition
Map
City Resolution

ORDINANCE NO. 20-47

AN ORDINANCE ACCEPTING THE ANNEXATION OF 2.385± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE DYLAN J. MENGES TRUSTEE 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 2.385 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 April 28, 2020 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 April 27, 2020; 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 May 11, 2020 via Resolution 20-32; 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 May 28, 2020 (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 2.385 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Dylan J. Menges, Trustee Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

1. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in

addition to the standard and customary capacity fees of the city in effect at the time of permitting.

2. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the homeowner and as required by the City through the normal and customary development review process.
3. If connection to the city sanitary sewer occurs in the future, the property shall pay the required additional connection fee of $15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven



June 1, 2020

City of Delaware
Attn: Elaine McCloskey
1 South Sandusky Street
Delaware, Ohio 43015

RE: Annexation of 2.385 acres
Liberty Township to the City of Delaware

Ms. McCloskey,

I had mailed you a letter and resolution on May 28, 2020 granting the annexation petition from Liberty Township to the City of Delaware. That resolution contained a couple of clerical errors. I have included a resolution that should replace the previously sent one.

My apologies for the error. Have a great week!

Sarah Dinovo
Assistant Clerk to the Board of Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 20-448

IN THE MATTER OF GRANTING ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, ATTORNEY-AT-LAW, REQUESTING ANNEXATION OF 2.385 ACRES OF LAND IN LIBERTY TOWNSHIP TO THE CITY OF DELAWARE:

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

WHEREAS, on April 27, 2020, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, Attorney-at- Law, agent for the petitioners, requesting annexation of 2.385 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;

NOW, THEREFORE, BE IT RESOLVED that the Delaware County Board of Commissioners grants the petition requesting annexation of 2.385 acres, more or less, from Liberty Township to the City of Delaware.

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

Jeff Benton
County Commissioner

Barb Lewis
County Commissioner

Gary Merrell
County Commissioner

I, Jennifer Walraven, Clerk to the Board of County Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on May 28, 2020, and appearing upon the official records of said Board.

Jennifer Walraven
Clerk to Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

May 28, 2020



City of Delaware
Attn: Elaine McCloskey
1 South Sandusky Street
Delaware, Ohio 43015

RE: Annexation of 2.385 acres
Liberty Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on May 28, 2020 adopted a Resolution granting Prayer of Petition for 2.385 acres, more or less, from Liberty Township to the 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,

Sarah Dinovo

Sarah Dinovo,
Assistant Clerk to the Commissioners

EST 1808

CITY OF

DELAWARE

OHIO

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. 20-32 as passed on May 11, 2020 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

SEAL

RECEIVED
2020 MAY 12 AM 11:40
DELAWARE COUNTY
BOARD OF COMMISSIONERS

This Resolution Certification dated this 12 day of May in the year 2020.

RESOLUTION NO. 20-32

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 2.385± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE DYLAN J. MENGES, TRUSTEE 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 2.385 acres of land, more or less, the description and map are attached hereto; and

WHEREAS, Michael R. Shade, as agent for the petitioners on April 28, 2020 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 April 27, 2020; 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 2.385± acres more or less as delineated on the attached Exhibits, 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: May 11, 2020 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR
DYLAN J. MENGES, TRUSTEE
ANNEXATION AND CITY OF DELAWARE, OHIO
TO THE
CITY OF DELAWARE, OHIO
FROM THE
TOWNSHIP OF LIBERTY, DELAWARE COUNTY, OHIO
CONSISTING OF 2.385 ACRES
EXPEDITED TYPE 2 ANNEXATION

Petitioners:

Dylan J. Menges, Trustee
748 Cheshire Road.
Delaware, OH 43015

City of Delaware
City Hall
1 South Sandusky Street
Delaware, OH 43015

Agent for Petitioners:

Michael R. Shade
Attorney at Law
Shade and Shade LLC
236 West Central Avenue
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740) 363-0146
Email: mrs@ss-dta.com

RECEIVED

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR DYLAN J. MENGES, TRUSTEE, ANNEXATION AND CITY OF DELAWARE, OHIO TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY, DELAWARE COUNTY, OHIO CONSISTING OF 2.385 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 2.385 acres situated in the Townships of Liberty, County of Delaware, Ohio 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 Coffman, P.S.., Professional Surveyor No. 7845, Scioto Land Surveying Service Inc., for annexation purposes, from information of record in the Delaware County Courthouse and a new full survey of the subject premises. 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 one (1) owners 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.

Dylan J. Menges, Trustee	748 Cheshire Road Delaware OH 43015	Total Lands Owned is 1.673 ac. Excluding ROW Land Owned in the ROW but included is .180 acres. **Total Lands Annexed is 1.853 acres.**	Official Record Book 1555, Page 629-631	419-410-04-003-000
City of Delaware, Ohio	City Hall 1 South Sandusky Street Delaware, OH 43015	Total Lands Owned or in ROW is .220 ac. Land Owned in the ROW included is .220 acres. Land Owned in the ROW included is .312 acres Per Direction of the Delaware County Engineer. **Total Lands Annexed is .532 acres.**	Official Record Book 15, Page 983 Per Delaware County Engineers Records	419-410-04-002-002 999-999-25-000-000
	Total Lands to be Annexed	**2.385 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 as set forth above and per the Map of Territory to Be Annexed.

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 236 West Central Avenue, 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) and is presently used as personal residence and Right of Way. The comprehensive plan duly adopted by the City of Delaware, Ohio did anticipate this area was in its last Comprehensive Plan and is designated as Moderate Density Single Family. This proposed use may somewhat be an incompatible land uses to the Farm Residential District and other residential districts in the Township of Liberty, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The land surrounding on three (3) sides of the proposed annexed parcel is currently zoned R-3 in the City of Delaware, Ohio. 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:

LESLIE M. MENGES IRREVOCABLE TRUST

Dylan J. Menges

Dylan, J. Menges, Trustee

Dated: April 22, 2020

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:

CITY OF DELAWARE, OHIO

R. Thomas Homan, City Manager

Dated: April 20, 2020

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

Description of a 2.385 acre tract for
Annexation to The City of Delaware, Ohio

March 30, 2020

This petition is filed as an expedited II annexation proceeding under Sections 709.021 and 709.023 of the Ohio Revised Code.

Situated in the Township of Liberty, County of Delaware, State of Ohio, being part of Farm Lots 7 and 20 in Quarter-Township 4, Township 4, Range 19 and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the northeast corner of Lot 9249 in Cheshire Crossing Section 2 Part 3, as delineated in Plat Cabinet 3, Slide 379, also being on the west line of the 11.409 acre remainder of a 13.240 acre tract conveyed to The Board of Commissioners of Delaware County, Ohio in Official Records Volume 655, Page 983, also being a corner of the corporation line of the City of Delaware;

thence along the north line of Lots 9249-9246 in Cheshire Crossing Section 2 Part 3, also being the said corporation line of the City of Delaware, **North 83° 46' 00" West 260.31 feet** to a 3/4" iron pipe found, being the northeast corner of Lot 9174 in Cheshire Crossing Section 2 Part 1, as delineated in Plat Cabinet 3, Slide 281, also being the southeast corner of a 0.427 acre tract conveyed to Mark P. and Shelby R. Fischer in Official Records Volume 1348, Page 520;

thence along the east line of the said 0.427 acre tract, also being the said corporation line of the City of Delaware, **North 05° 19' 00" East 340.00 feet** to an iron bar set on the north right-of-way of County Road 72 (Cheshire Road), also being on the south line of Lot 238, Tippecanoe Subdivision, as delineated in Plat Book 6, Page 85;

thence along the south line Lots 238-240 of Tippecanoe Subdivision, also being the said north right-of-way of County Road 72 **South 83° 46' 00" East 453.22 feet** to an iron bar set, being on the west corporation line of the City of Delaware;

thence along the west corporation line of the City of Delaware **South 06° 14' 00" West 80.00 feet** to the south right-of-way of said County Road 72, being on the north line of the aforesaid 11.409 acre remainder, and being a corner of the corporation line of the City of Delaware;

[CONTINUED ON PAGE TWO]

thence along the north line of the said 11.409 acre remainder, also being the said corporation line of the City of Delaware **North 83° 46' 00" West 191.63 feet** to an iron bar set, being a corner of the corporation line of the City of Delaware;

thence along the west line of the said 11.409 acre remainder, also being the said corporation line of the City of Delaware **South 05° 19' 00" West 259.99 feet** to the **POINT OF BEGINNING**;

containing 2.385 acres, more or less;

there being approximately 0.312 acres in the dedicated right-of-way, and 0.220 acres in the 0.567 acre parcel conveyed to the City of Delaware in Official Records Volume 1500, Page 983, and 1.853 acres in the parcels conveyed to Dylan J. Menges, Trustee in Official Records Volume 1555, Page 629;

- 1071.92 feet of total boundary is contiguous to The City of Delaware;
- 1585.15 feet is the perimeter of territory to be annexed;
- 67.62% of perimeter is contiguous to The City of Delaware:
- total acreage to be annexed is 2.385 acres;
- 452.74 feet of county roadway is affected by this annexation;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on March 11, 2020. Basis of bearings is the centerline of County Road 72 (Cheshire Road) (S83°46'00"E) per Official Records Volume 1555, Page 629. All iron bars set are 5/8" in diameter and are set with a plastic cap marked "SLSS PS 7845".

Karen S. Coffman, Surveyor
Registration No. 7845

STATE OF OHIO
KAREN S COFFMAN S-7845
REGISTERED PROFESSIONAL SURVEYOR

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

_____, 4/3/20
Supervisor Date

SCIOTO LAND SURVEYING SERVICE, INC.

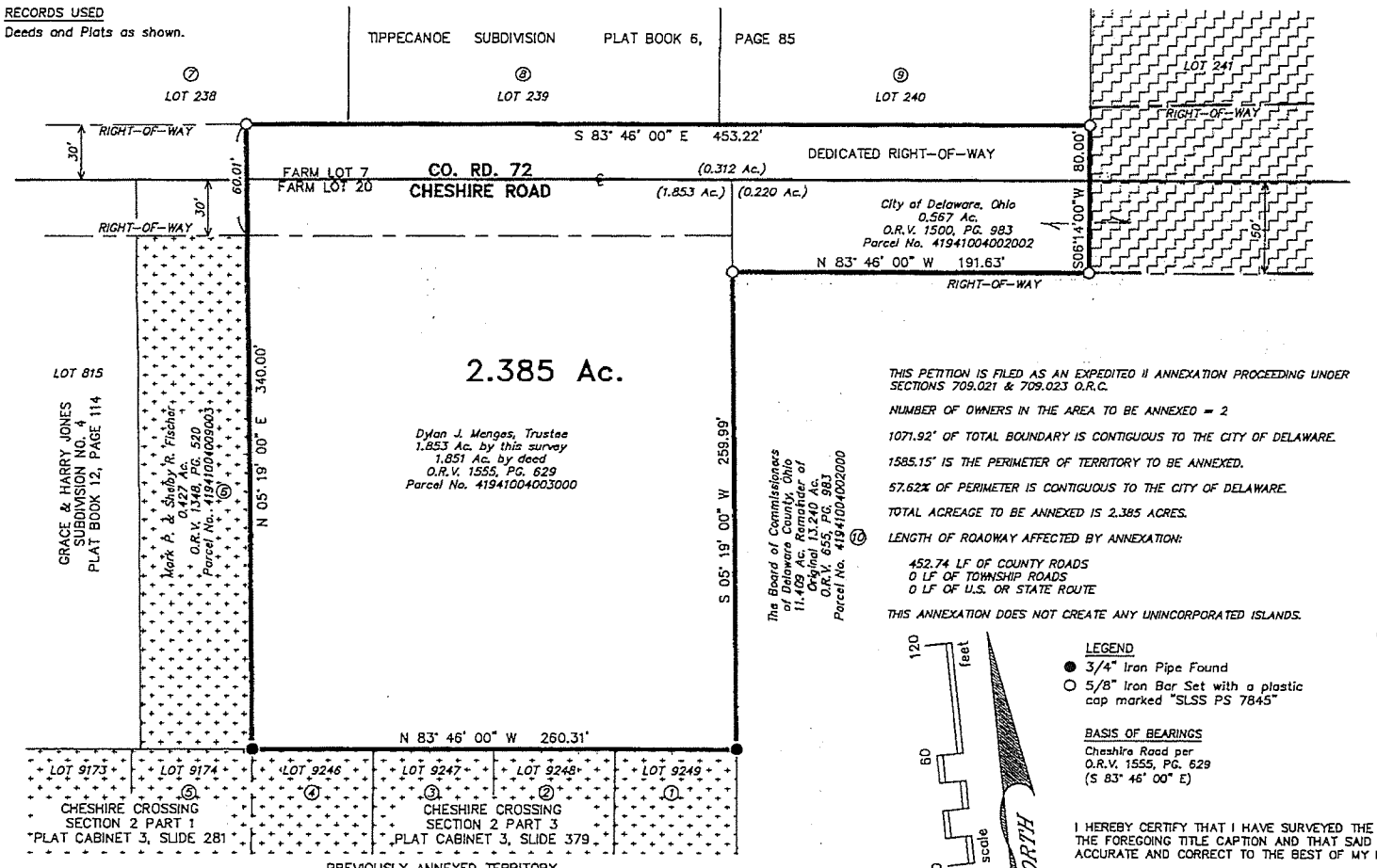
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

DYLAN J. MENGES, TRUSTEE ANNEXATION

MAP OF TERRITORY TO BE ANNEXED TO THE CITY OF DELAWARE, OHIO

PART OF FARM LOTS 7 & 20, QUARTER-TOWNSHIP 4, TOWNSHIP 4, RANGE 19, U.S.M.L.
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

RECORDS USED
Deeds and Plats as shown.



PREVIOUSLY ANNEXED TERRITORY

ANNEX. ORDINANCE NO. 00-41
PLAT CABINET 2, SLIDE 445

ANNEX. ORDINANCE NO. 06-99
REFERENCE: 200600042937
PLAT CABINET 3, SLIDE 784

ANNEX. ORDINANCE NO. 17-18
REFERENCE: 201700011320
O.R.V. 1498, PAGE 600

THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTIONS 709.021 & 709.023 O.R.C.

NUMBER OF OWNERS IN THE AREA TO BE ANNEXED = 2

1071.92' OF TOTAL BOUNDARY IS CONTIGUOUS TO THE CITY OF DELAWARE.

1585.15' IS THE PERIMETER OF TERRITORY TO BE ANNEXED.

57.62% OF PERIMETER IS CONTIGUOUS TO THE CITY OF DELAWARE.

TOTAL ACREAGE TO BE ANNEXED IS 2.385 ACRES.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

452.74 LF OF COUNTY ROADS
0 LF OF TOWNSHIP ROADS
0 LF OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES NOT CREATE ANY UNINCORPORATED ISLANDS.

LEGEND
● 3/4" Iron Pipe Found
○ 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

BASIS OF BEARINGS
Cheshire Road per O.R.V. 1555, PG. 629 (S 83° 46' 00" E)

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

MARCH 30, 2020
DATE OF SURVEY

STATE OF OHIO
KAREN S COFFMAN
S-7845
REGISTERED
PROFESSIONAL SURVEYOR

PROPERTY OWNERS ADJOINING ANNEXATION

① *Christina Townsend & Brad Meyers*
O.R.V. 1618 PG. 2334
Parcel No. 41941013021000

② *Andrea M. & Christopher K. Elliott*
O.R.V. 1225, PG. 2673
Parcel No. 41941013020000

③ *Derick P. & Melinda S. Dixon*
O.R.V. 1674, PG. 329
Parcel No. 41941013019000

④ *Rachel Spridik*
O.R.V. 1644, PG. 1080
Parcel No. 41941013018000

⑤ *Steven Michael Vicario*
O.R.V. 1174, PG. 381
Parcel No. 41941013017000

⑥ *Mark P. & Shelby R. Fischer*
O.R.V. 1348, PG. 520
Parcel No. 41941004009003

⑦ *Kenneth Ray & Barbara Ann Williamson*
D.B. 549, PG. 208
Parcel No. 41941001025000

⑧ *Harry O. & June H. Huff*
O.R.V. 726, PG. 2582
Parcel No. 41941001026000

⑨ *John M. & Tracy L. Sabo*
D.B. 655, PG. 711
Parcel No. 41941001027000

⑩ *The Board of Commissioners of Delaware County, Ohio*
O.R.V. 655, PG. 983
Parcel No. 41941004002000

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

4/3/20
Date

LIST OF PROPERTY OWNERS

South of Property to be Annexed	Acres	PIN
CHRISTINA TOWNSEND BRAD MEYERS 315 INDIGO BLUE ST DELAWARE OH 43015	LOT 9249	41941013021000
ANDREA M ELLIOTT CHRISTOPHER K ELLIOTT 307 INDIGO BLUE ST DELAWARE OH 43015	LOT 9248	41941013020000
DERICK P DIXON MELINDA S DIXON 301 INDIGO BLUE ST DELAWARE OH 43015	LOT 9247	41941013019000
RACHEL SPRIDIK 295 INDIGO BLUE ST DELAWARE OH 43015	LOT 9246	41941013018000
STEVEN MICHAEL VICARIO 289 INDIGO BLUE ST DELAWARE OH 43015	LOT 9245	41941013017000

West of Property to be Annexed		
MARK P FISCHER SHELBY R FISCHER 700 CHESHIRE ROAD DELAWARE OH 43015	.427	41941004009003
DEDICATED ROAD RIGHT OF WAY		99999925000000

North of Property to be Annexed

KENNETH RAY WILLIAMSON BARBARA ANN WILLIAMSON 725 CHESHIRE RD DELAWARE OH 43015	1.000	41941001025000
HARRY D HUFF JUNE H HUFF 751 CHESHIRE RD DELAWARE OH 43015	1.000	41941001026000
JOHN M SABO TRACY L SABO 783 CHESHIRE RD DELAWARE OH 43015	1.000	41941001027000

East of Property to be Annexed

CITY OF DELAWARE OHIO 1 S SANDUSKY STREET DELAWARE OH 43015	.230 .947	41941004002001 41941001030000
(PETITIONER HEREIN)		
BOARD OF COMMISSIONERS OF DELAWARE COUNTY OHIO 800 CHESHIRE RD DELAWARE OH 43015	11.409	41941004002000

DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
140 N. SANDUSKY STREET
DELAWARE, OHIO
43015

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

April 23, 2020

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

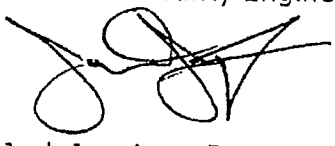
Re: Proposed 2.385 Acre Annexation in Liberty Township to the City of Delaware

Dear Honorable Board:

We have reviewed the attached Annexation Map and Written Description for the above referenced proposal. Said Map and Description do appear to conform to the basic document content requirements found in the Board of Delaware County Commissioner's Resolutions No. 02-955, dated July 22, 2002, entitled "Establishing General Orders for the Hearing of Annexation Petitions". The actual petition document itself was not submitted to this department for review.

Respectfully Submitted,

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



Jack Jennings, P.S.
Department Manager

Enclosure

OFFICE: 740-833-2450 (DELAWARE) OR 740-548-7313, EXT. 2450 (COLUMBUS) · FAX: 740-833-2449 · EMAIL: DELCO_MAP@CO.DELAWARE.OH.US

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

Description of a 2.385 acre tract for
Annexation to The City of Delaware, Ohio

March 30, 2020

This petition is filed as an expedited II annexation proceeding under Sections 709.021 and 709.023 of the Ohio Revised Code.

Situated in the Township of Liberty, County of Delaware, State of Ohio, being part of Farm Lots 7 and 20 in Quarter-Township 4, Township 4, Range 19 and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the northeast corner of Lot 9249 in Cheshire Crossing Section 2 Part 3, as delineated in Plat Cabinet 3, Slide 379, also being on the west line of the 11.409 acre remainder of a 13.240 acre tract conveyed to The Board of Commissioners of Delaware County, Ohio in Official Records Volume 655, Page 983, also being a corner of the corporation line of the City of Delaware;

thence along the north line of Lots 9249-9246 in Cheshire Crossing Section 2 Part 3, also being the said corporation line of the City of Delaware, **North 83° 46' 00" West 260.31 feet** to a 3/4" iron pipe found, being the northeast corner of Lot 9174 in Cheshire Crossing Section 2 Part 1, as delineated in Plat Cabinet 3, Slide 281, also being the southeast corner of a 0.427 acre tract conveyed to Mark P. and Shelby R. Fischer in Official Records Volume 1348, Page 520;

thence along the east line of the said 0.427 acre tract, also being the said corporation line of the City of Delaware, **North 05° 19' 00" East 340.00 feet** to an iron bar set on the north right-of-way of County Road 72 (Cheshire Road), also being on the south line of Lot 238, Tippecanoe Subdivision, as delineated in Plat Book 6, Page 85;

thence along the south line Lots 238-240 of Tippecanoe Subdivision, also being the said north right-of-way of County Road 72 **South 83° 46' 00" East 453.22 feet** to an iron bar set, being on the west corporation line of the City of Delaware;

thence along the west corporation line of the City of Delaware **South 06° 14' 00" West 80.00 feet** to the south right-of-way of said County Road 72, being on the north line of the aforesaid 11.409 acre remainder, and being a corner of the corporation line of the City of Delaware;

[CONTINUED ON PAGE TWO]

thence along the north line of the said 11.409 acre remainder, also being the said corporation line of the City of Delaware **North 83° 46' 00" West 191.63 feet** to an iron bar set, being a corner of the corporation line of the City of Delaware;

thence along the west line of the said 11.409 acre remainder, also being the said corporation line of the City of Delaware **South 05° 19' 00" West 259.99 feet** to the **POINT OF BEGINNING**;

containing 2.385 acres, more or less;

there being approximately 0.312 acres in the dedicated right-of-way, and 0.220 acres in the 0.567 acre parcel conveyed to the City of Delaware in Official Records Volume 1500, Page 983, and 1.853 acres in the parcels conveyed to Dylan J. Menges, Trustee in Official Records Volume 1555, Page 629;

- 1071.92 feet of total boundary is contiguous to The City of Delaware;
- 1585.15 feet is the perimeter of territory to be annexed;
- 67.62% of perimeter is contiguous to The City of Delaware:
- total acreage to be annexed is 2.385 acres;
- 452.74 feet of county roadway is affected by this annexation;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on March 11, 2020. Basis of bearings is the centerline of County Road 72 (Cheshire Road) (S83°46'00"E) per Official Records Volume 1555, Page 629. All iron bars set are 5/8" in diameter and are set with a plastic cap marked "SLSS PS 7845".

Karen S. Coffman, Surveyor
Registration No. 7845

STATE OF OHIO
KAREN S COFFMAN S-7845
REGISTERED PROFESSIONAL SURVEYOR

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, 4/3/20
Date

SCIOTO LAND SURVEYING SERVICE, INC.

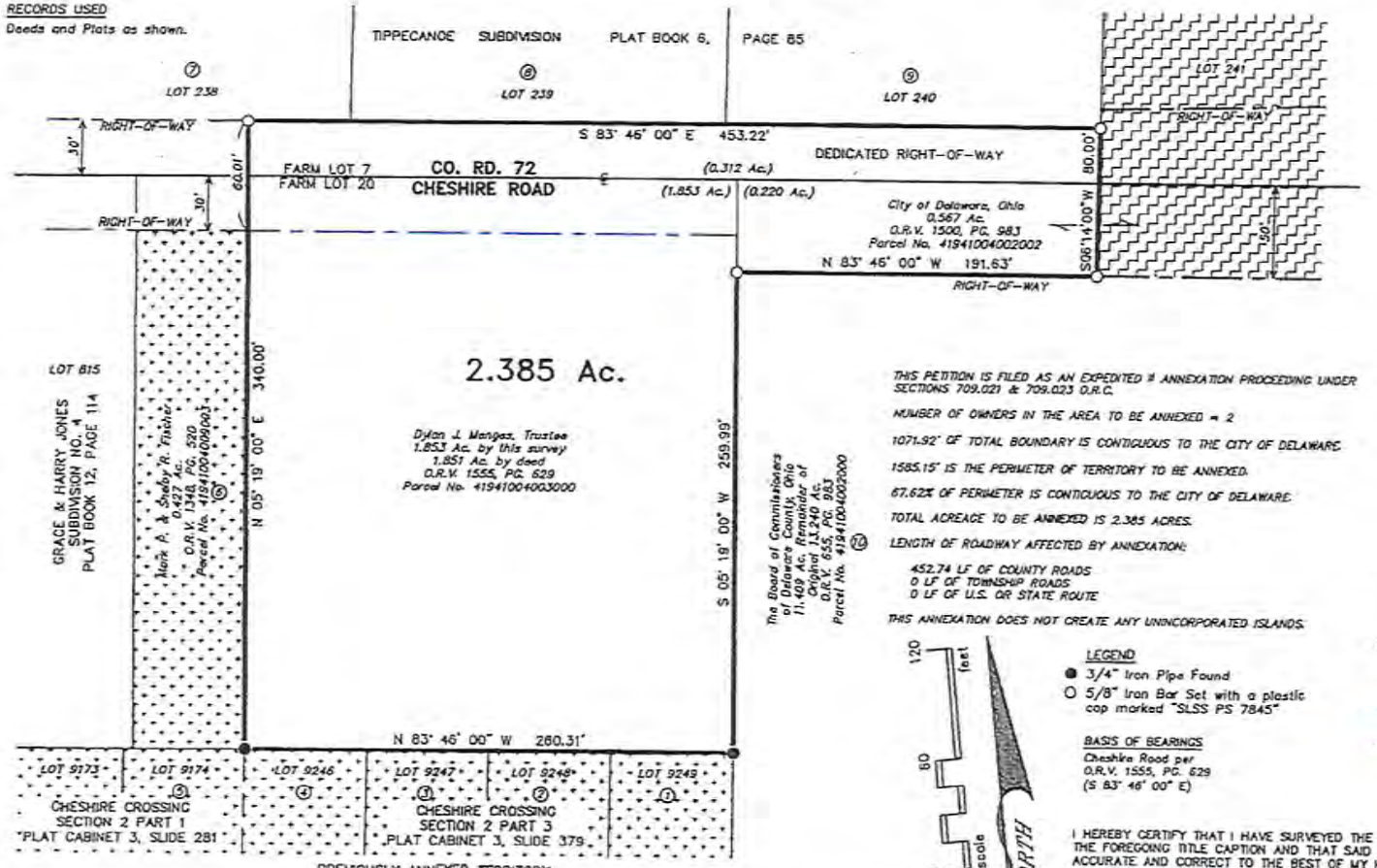
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

DYLAN J. MENGES, TRUSTEE ANNEXATION

MAP OF TERRITORY TO BE ANNEXED TO THE CITY OF DELAWARE, OHIO

PART OF FARM LOTS 7 & 20, QUARTER-TOWNSHIP 4, TOWNSHIP 4, RANGE 19, U.S.M.L.
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

RECORDS USED
Deeds and Plats as shown.



THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTIONS 709.021 & 709.023 O.R.C.

NUMBER OF OWNERS IN THE AREA TO BE ANNEXED = 2

1071.92' OF TOTAL BOUNDARY IS CONTIGUOUS TO THE CITY OF DELAWARE.

1585.15' IS THE PERIMETER OF TERRITORY TO BE ANNEXED.

67.62% OF PERIMETER IS CONTIGUOUS TO THE CITY OF DELAWARE.

TOTAL ACREAGE TO BE ANNEXED IS 2.385 ACRES.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

452.74 LF OF COUNTY ROADS
0 LF OF TOWNSHIP ROADS
0 LF OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES NOT CREATE ANY UNINCORPORATED ISLANDS.

LEGEND
- ● 3/4" Iron Pipe Found
- ○ 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

BASIS OF BEARINGS
Cheshire Road per O.R.V. 1555, PG. 629 (S 83° 46' 00" E)

PROPERTY OWNERS ADJOINING ANNEXATION

1. Christina Townsend & Brad Meyers O.R.V. 1618 PG. 2334 Parcel No. 419410130210000
2. Andrea M. & Christopher K. Elliott O.R.V. 1225, PG. 2673 Parcel No. 419410130200000
3. Derick P. & Melinda S. Dixon O.R.V. 1674, PG. 329 Parcel No. 419410130190000
4. Rachel Spridik O.R.V. 1644, PG. 1080 Parcel No. 419410130180000
5. Steven Michael Vicario O.R.V. 1174, PG. 381 Parcel No. 419410130170000
6. Mark P. & Shelby R. Fischer O.R.V. 1348, PG. 520 Parcel No. 419410040090003
7. Kenneth Ray & Barbara Ann Williamson O.R. 549, PG. 208 Parcel No. 419410010250000
8. Harry D. & June H. Huff O.R.V. 726, PG. 2582 Parcel No. 419410010260000
9. John M. & Tracy L. Sabo O.R. 655, PG. 711 Parcel No. 419410010270000
10. The Board of Commissioners of Delaware County, Ohio O.R.V. 655, PG. 983 Parcel No. 419410040020000

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

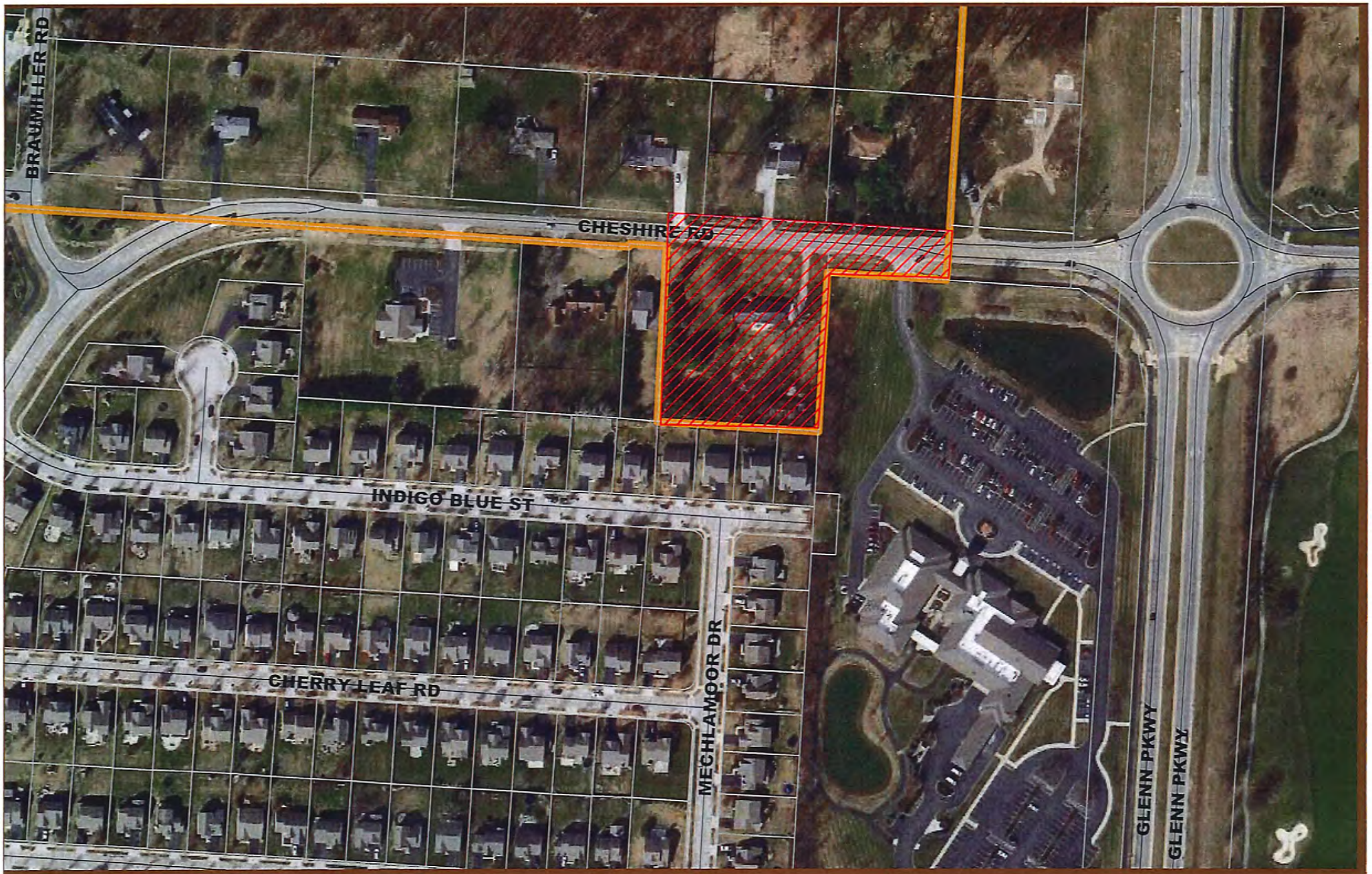
Supervisor 4/3/20 Date

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

MARCH 30, 2020
DATE OF SURVEY

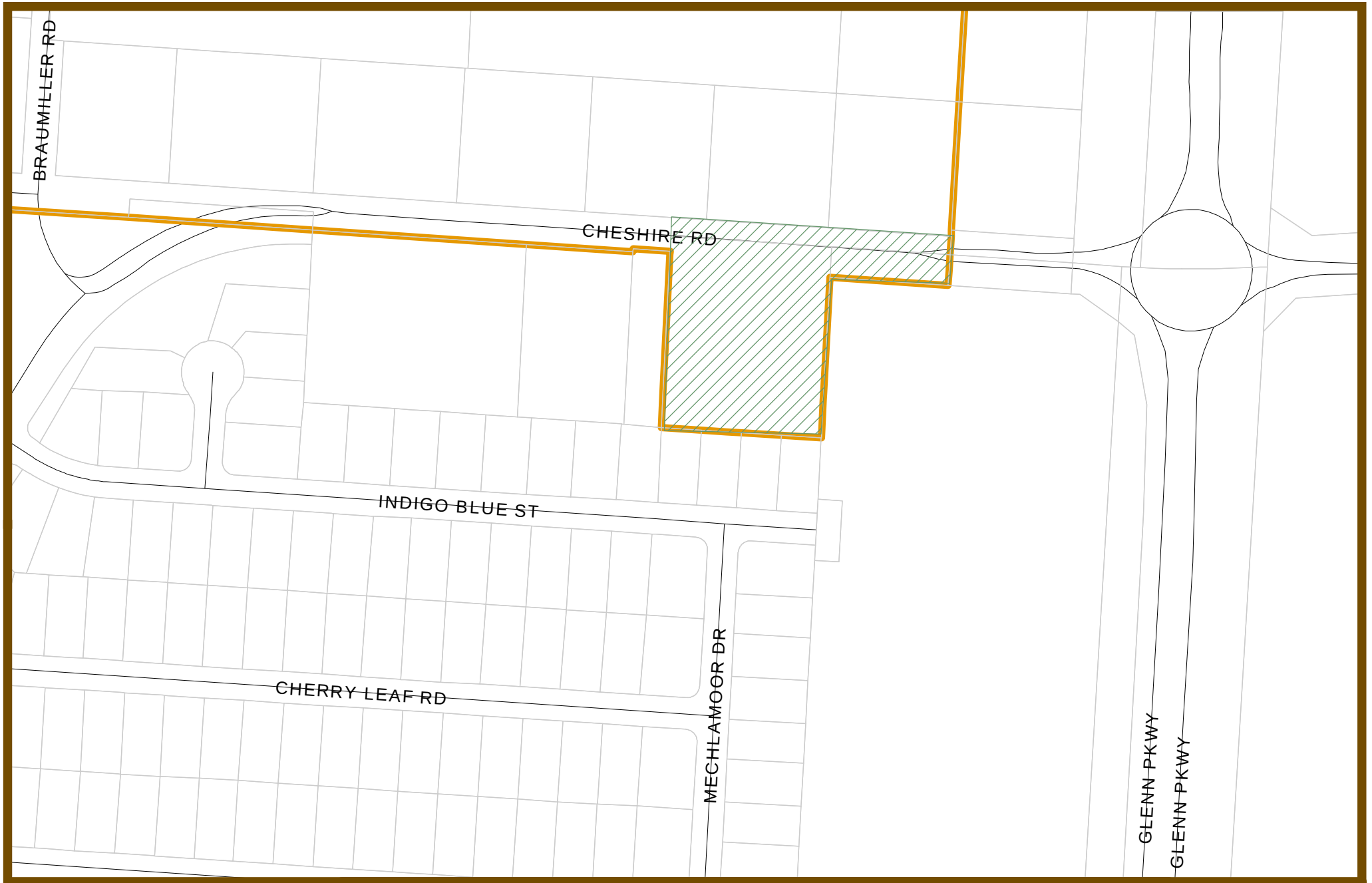
STATE OF OHIO
KAREN S COFFMAN
S-7845
REGISTERED
PROFESSIONAL SURVEYOR



EST 1808
CITY OF
DELAWARE
OHIO

Dylan J. Menges Annexation
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

Dylan J. Menges Annexation
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

Dylan J. Menges Annexation
Location Map

N

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12

DATE: 08/24/2020

ORDINANCE NO: 20-41

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
July 27, 2020 @ 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 APPROVING A REZONING AMENDMENT FOR DYLAN J. MENGES TRUSTEE FOR 748 CHESHIRE ROAD FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) ON 1.853 ACRES.

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 6-0 on July 1, 2020.

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. 20-41

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR DYLAN J. MENGES TRUSTEE FOR 748 CHESHIRE ROAD FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) ON 1.853 ACRES.

WHEREAS, the Planning Commission at its meeting of July 1, 2020 recommended approval of a Rezoning Amendment for Dylan J. Menges Trustee for 748 Cheshire Road from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres (PC Case 2020-1037).

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

SECTION 1. That the Rezoning Amendment for Dylan J. Menges Trustee for 748 Cheshire Road from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres, is hereby confirmed, approved, and accepted with the following conditions that:

1. The owner shall be required to obtain and pay for all normal and customary necessary easements, permits, and construction activities that may be required for any City utility connections. In addition to normal and customary charges, if connection to the City sanitary sewer occurs in the future, the property shall pay the required additional connection fee of $15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement.
2. The owner shall dedicate right-of-way along Cheshire Road per the City Engineer.
3. The lots shall be consolidated into a single lot.

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2020-1037
REQUEST: Rezoning Amendment
PROJECT: Menges Property
MEETING DATE: July 1, 2020

APPLICANT/OWNER
Shade & Shade LLC
236 West Central Avenue
Delaware, Ohio 43015

REQUEST
2020-1037: A request by Dylan J. Menges Trustee for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres at 748 Cheshire Road.

PROPERTY LOCATION & DESCRIPTION
The subject site is located in the County but is currently in the process of being annexed into the City and would be zoned within six months automatically to A-1 (Agricultural District) upon annexation per the City zoning code if not zoned concurrently with the annexation. Currently the subject site is zoned FR-1 (Farm Residential) in the County. The properties to the north is zoned FR-1 in the Township, the properties to the south and west are zoned R-3 in the City and the property to the east is zoned PO/I (Planned Office/Intuitional District) in the City.

BACKGROUND/PROPOSAL
As mentioned above, the property owner is currently in the process of annexing the subject property into the City with the intent of synchronizing the annexation and zoning approval to R-3 at the same time. The subject 1.853 acres (the property encompasses three parcels currently which will be consolidated) is currently a single-family house with a detached garage and would remain the same with the intent of the owner to access City utilities (water and sanitary sewer) if needed in the future.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Very Low-Density Single Family in the Cheshire Sub-Area which is consistent with the existing single-family house.
- **ZONING:** As previously mentioned, the applicant is proposing a rezoning to R-3 to be consistent with the surrounding properties.
- **GENERAL ENGINEERING:** Because this is a Zoning Amendment with no development proposed, engineering plans would not be required for this case.
- **UTILITIES:** The subject house would have access to the City utilities once annexed into the City. The owner would be required to obtain and pay for all necessary easements, permits, and construction activities that may be required for any City utility connections. If connection to the City sanitary sewer occurs in the future, the property shall pay the required additional connection fee of $15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement. Additionally, all normal and customary fees for utility connections would apply.
- **ROADS AND ACCESS:** The current curb cut on Cheshire Road would continue to access the single-family house. The owner shall dedicate right-of-way along Cheshire Road per the City Engineer.
- **PEDESTRIAN CONNECTIVITY:** There is a bike path located along the frontage of the property on Cheshire Road per the adopted Bicycle and Pedestrian Master Plan 2027.
- **SITE CONFIGURATION:** The subject site currently has a single-family house with a detached garage. Any future site improvements would have to achieve compliance with the zoning code.

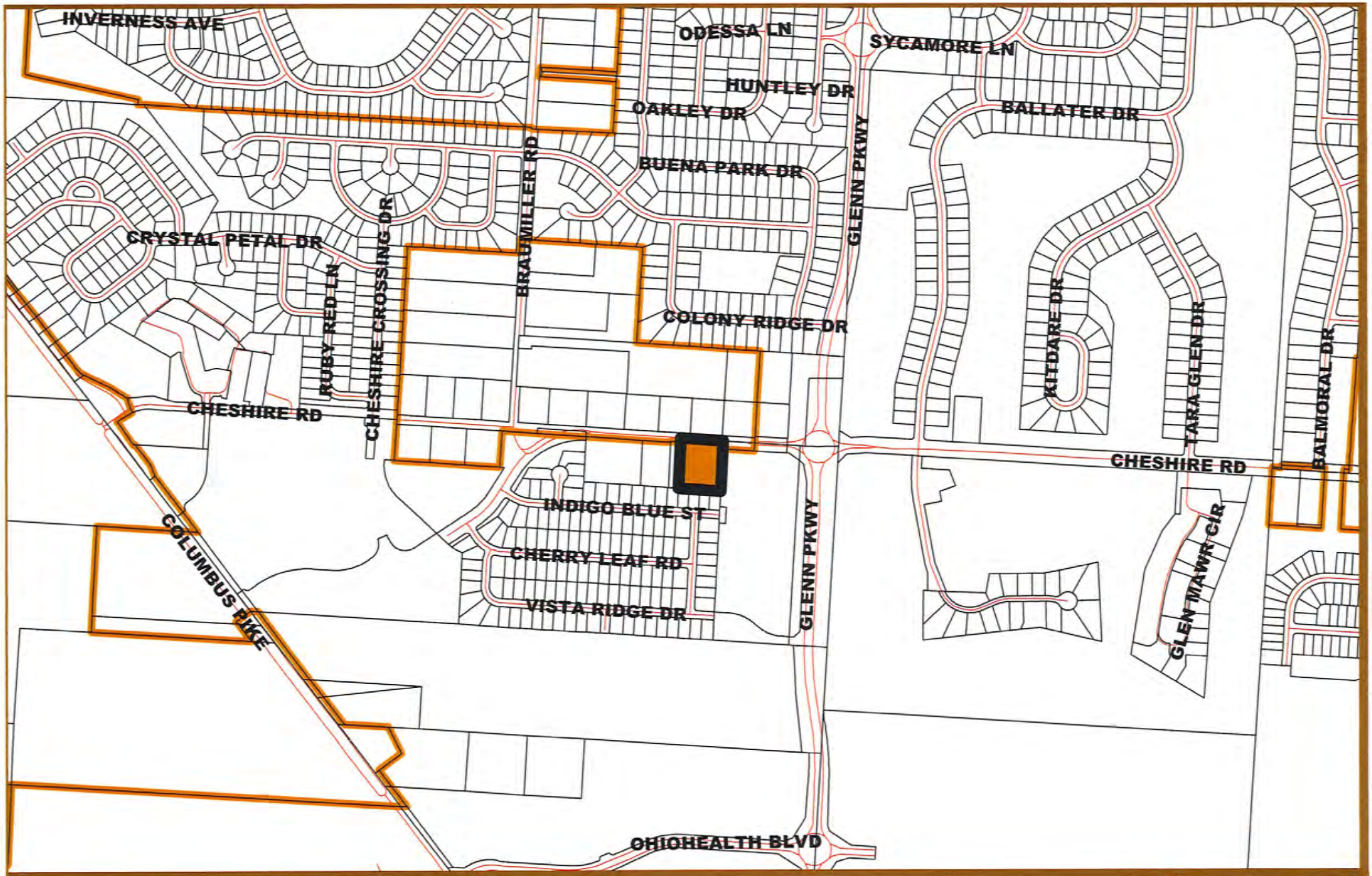
STAFF RECOMMENDATION (2020-1037 – REZONING AMENDMENT)

Staff recommends approval of a request by Dylan J. Menges Trustee for a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.85 acres at 748 Cheshire Road, with the following conditions that:

1. The owner shall be required to obtain and pay for all normal and customary necessary easements, permits, and construction activities that may be required for any City utility connections. In addition to normal and customary charges, if connection to the City sanitary sewer occurs in the future, the property shall pay the required additional connection fee of $15,713.03 for this property to connect to the Cheshire Rd Phase 2 Sub Trunk sewer line per the pre-existing agreement.
2. The owner shall dedicate right-of-way along Cheshire Road per the City Engineer.
3. The lots shall be consolidated into a single lot.

COMMISSION NOTES:

FILE:
ORIGINAL: **6/23/20**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-1037
Rezoning Amendment
748 Cheshire Road
Location Map

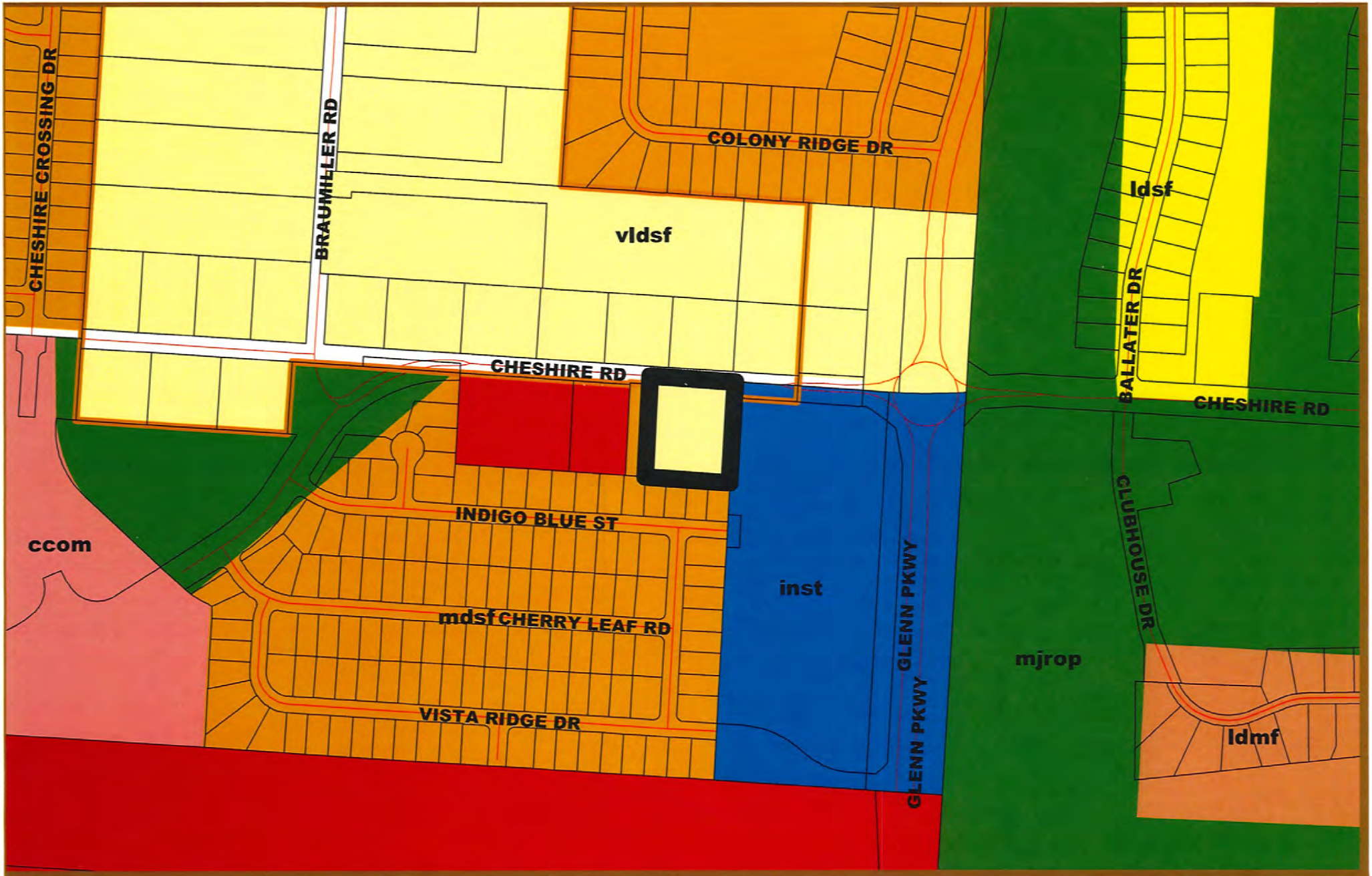
N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1037
Rezoning Amendment
748 Cheshire Road
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1037
Rezoning Amendment
748 Cheshire Road
Comprehensive Plan Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1037
Rezoning Amendment
748 Cheshire Road
Aerial (2016) Map

N

SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

LEGEND
- ● Iron Pipe Found
- o MAG Nail Set
- ○ 5/8" Iron Bar Set with o plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

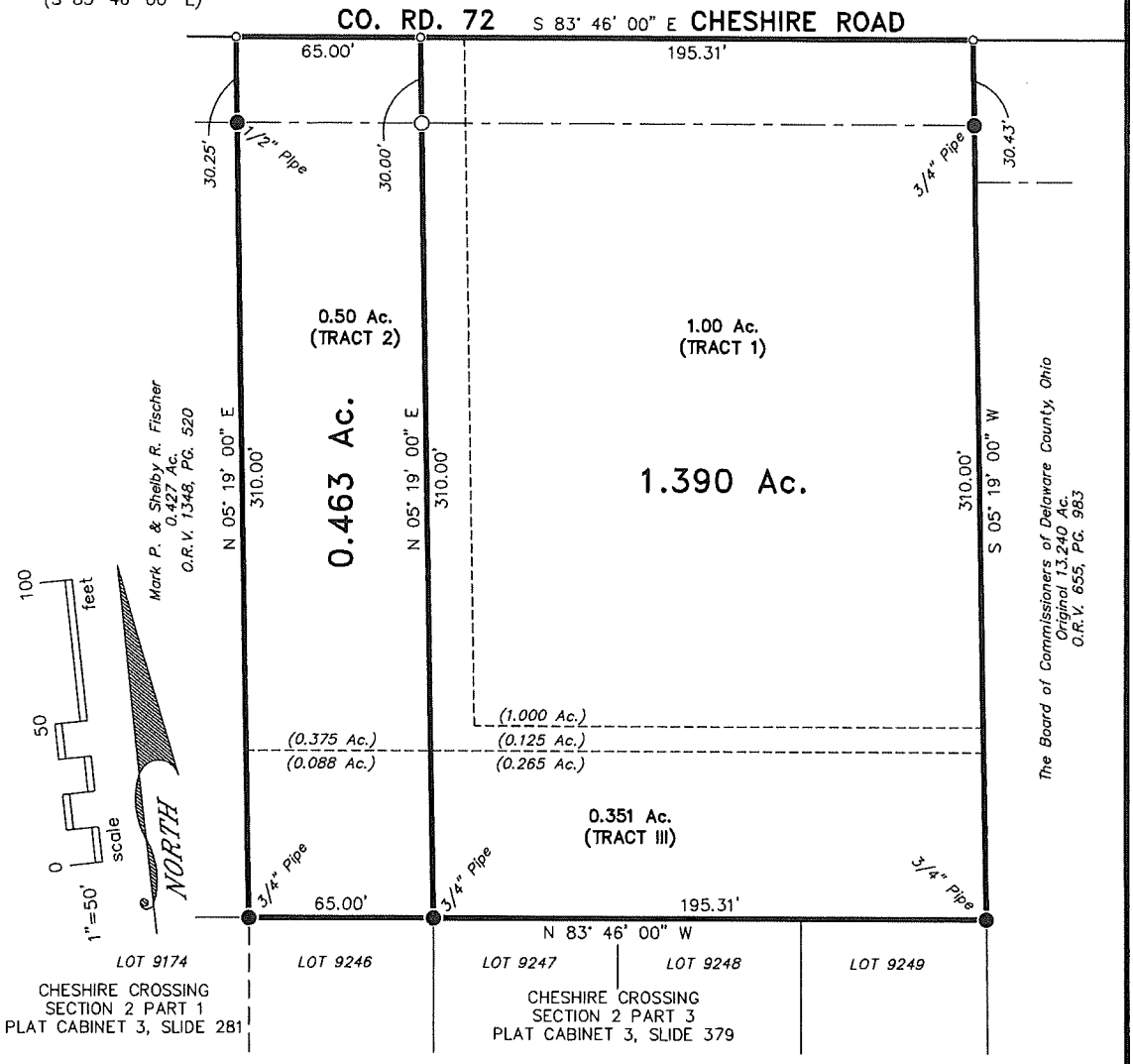
BASIS OF BEARINGS
Centerline of Cheshire Road per O.R.V. 1555, PG. 629 (S 83° 46' 00" E)

PLAT OF SURVEY FOR

DYLAN J. MENGES, TRUSTEE

PART OF FARM LOT 20, QUARTER-TOWNSHIP 4, TOWNSHIP 4, RANGE 19, U.S.M.L.
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ORIG. 1.00 Ac. (TRACT 1), ORIG. 0.50 Ac. (TRACT 2), & ORIG. 0.351 Ac. (TRACT III), O.R.V. 1555, PG. 629



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

JUNE 18, 2020
DATE OF SURVEY

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 08/24/2020

ORDINANCE NO: 20-31 | 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 1.062± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE ALSHAHAL ENTERPRISES LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:
Staff has discussed this potential development and annexation several times with the applicant. Staff has not had contact with them for several months but has been in contact with their agent. The property is within the City's long-established utility boundary in this area and thus would need to connect to city sanitary sewer and water services. The landowner is now moving forward with the Ohio Revised Code dictated annexation process. This process involves several steps and actions by the County and City for an annexation to ultimately be accepted by the City. The first City step in the process was a Resolution of Services passed by City Council on March 9, 2020 via Resolution 20-25. This did indicate that the City will pay for or construct any, ultimately, required services or infrastructure, but rather simply that we have the ability to serve it.

This is the next and final City step in the process to accept, accept with conditions, or reject the final annexation. The intention expressed by the Applicant to date has been to work with the city during the period between the

resolution of services and the ORC dictated period of final annexation review to bring forward zoning and at least a preliminary plan for the property. However, given the unprecedented health pandemic that has occurred over this time period Staff has not been in direct contact with the applicant for many months. Regardless, annexing this property is consistent with our long range plans, utility boundaries, and common sense to account for this corner property to be within the municipal boundary of the city. The property can undergo rezoning at a future date and will automatically become zoned A-1 Agricultural District after the proscribed period of time should a rezoning not occur. Under these terms the current use would become pre-existing, non-conforming to the Zoning Code and would be allowed to remain and be regulated under the relevant provisions for non-conformity. This corner property will require engineering improvements as well as review by multiple agencies ultimately.
The property is composed of two pre-existing lots of record totaling about 1 acre. It is the former Obee's property which had contained a gas station and convenience store and in its most recent condition has been the location of a tire/used car store.
The Comprehensive Plan Future Land Use map indicates this property for Commercial uses which is what the Applicant has indicated they wish to pursue on the property ultimately. There are other components of the Comprehensive Plan which would be fulfilled by inclusion of this property within the city and which could be consistent with the Northwoods Sub Area Component of the Plan.

At this time, there is no objection from Staff as to the Final Annexation. In order to make clear the basic roadway and services provision expectations of the City, Staff recommends that any final annexation be conditioned upon the following:

1. The extension of any needed infrastructure for water, sewer, or roadways shall be at the sole cost to the development and as required by the City through the normal and customary development review process.
    a. The City will likely require an easement along the east side of the property for utilities to be determined through the development review process.
2. Transportation and roadway requirements shall be determined in final form through the zoning and development review process:
    a. The property will have access restrictions placed upon it for the surrounding roadways as determined through the development review process. This could include limited access or potentially no access from US23 and a single curb cut from Hills-Miller Rd. (to be coordinated with other agencies as may be required).

Staff further recommends, after consultation with the agent for the petitioner, that this item be tabled until the first regular City Council meeting in August 2020 to allow time for further discussion with the landowner. Given the

current global health pandemic and changes to the real estate marketplace generally, the landowner may ultimately decide to withdraw this application at this time.

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 October 5, 2020 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval at or before the Sept 28, 2020 City Council meeting.

ATTACHMENT(S)
County Resolution
Petition
Map
City Resolution

ORDINANCE NO. 20-31

AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.062± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE ALSHAHAL ENTERPRISES LLC 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 1.062 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 March 4, 2020 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 March 4, 2020; 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 March 9, 2020 via Resolution 20-25; 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 April 2, 2020 (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 1.062 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Alshahal Enterprises LLC Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

1. The extension of any needed infrastructure for water, sewer, or roadways shall be at the sole cost to the development and as required by the City through the normal and customary development review process.
    a. The City will likely require an easement along the east side of the property for utilities to be determined through the development review process.
2. Transportation and roadway requirements shall be determined in final form through the zoning and development review process:
    a. The property will have access restrictions placed upon it for the surrounding roadways as determined through the development review process. This could include limited access or potentially no access from US23 and a single curb cut from Hills-Miller Rd. (to be coordinated with other agencies as may be required).

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

April 2, 2020

City of Delaware
Attn: Elaine McCloskey
1 South Sandusky Street
Delaware, Ohio 43015

RE: Annexation of 1.062 acres
Troy Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on April 2, 2020 adopted a Resolution granting Prayer of Petition for 1.062 acres, more or less, from Troy Township to the 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,

Sarah Dinovo

Sarah Dinovo,
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 20-306

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, ATTORNEY AT LAW, REQUESTING ANNEXATION OF 1.062 ACRES OF LAND IN TROY TOWNSHIP TO THE CITY OF DELAWARE:

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

WHEREAS, on March 4, 2020, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, Attorney At Law, agent for the petitioners, requesting annexation of 1.062 acres, more or less, from Troy 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 Troy;

NOW, THEREFORE, BE IT RESOLVED that the Delaware County Board of Commissioners grants the petition requesting annexation of 1.062 acres, more or less, from Troy Township to the City of Delaware.

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

Jeff Benton
County Commissioner

Barb Lewis
County Commissioner

Gary Merrell
County Commissioner

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 April 2, 2020 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

EST 1808

CITY OF

DELAWARE

OHIO

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. 20-25 as passed on March 9, 2020 by the Delaware City Council.

Elaine McCloskey
Clerk of City Council

This Resolution Certification dated this 10 day of March in the year 2020.

RECEIVED
2020 MAR 10 PM 1:53
DELAWARE COUNTY
COMMISSIONERS

RESOLUTION NO. 20-25

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 1.062± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE ALSHAHAL ENTERPRISES, LLC 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 1.062 acres of land, more or less, the description and map are attached hereto, and

WHEREAS, Michael R. Shade, as agent for the petitioners on March 4, 2020 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 March 4, 2020, and

WHEREAS, the Ohio Revised Code, Section 709.023 (c), 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 1.062± acres more or less as delineated on the attached Exhibits, 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.

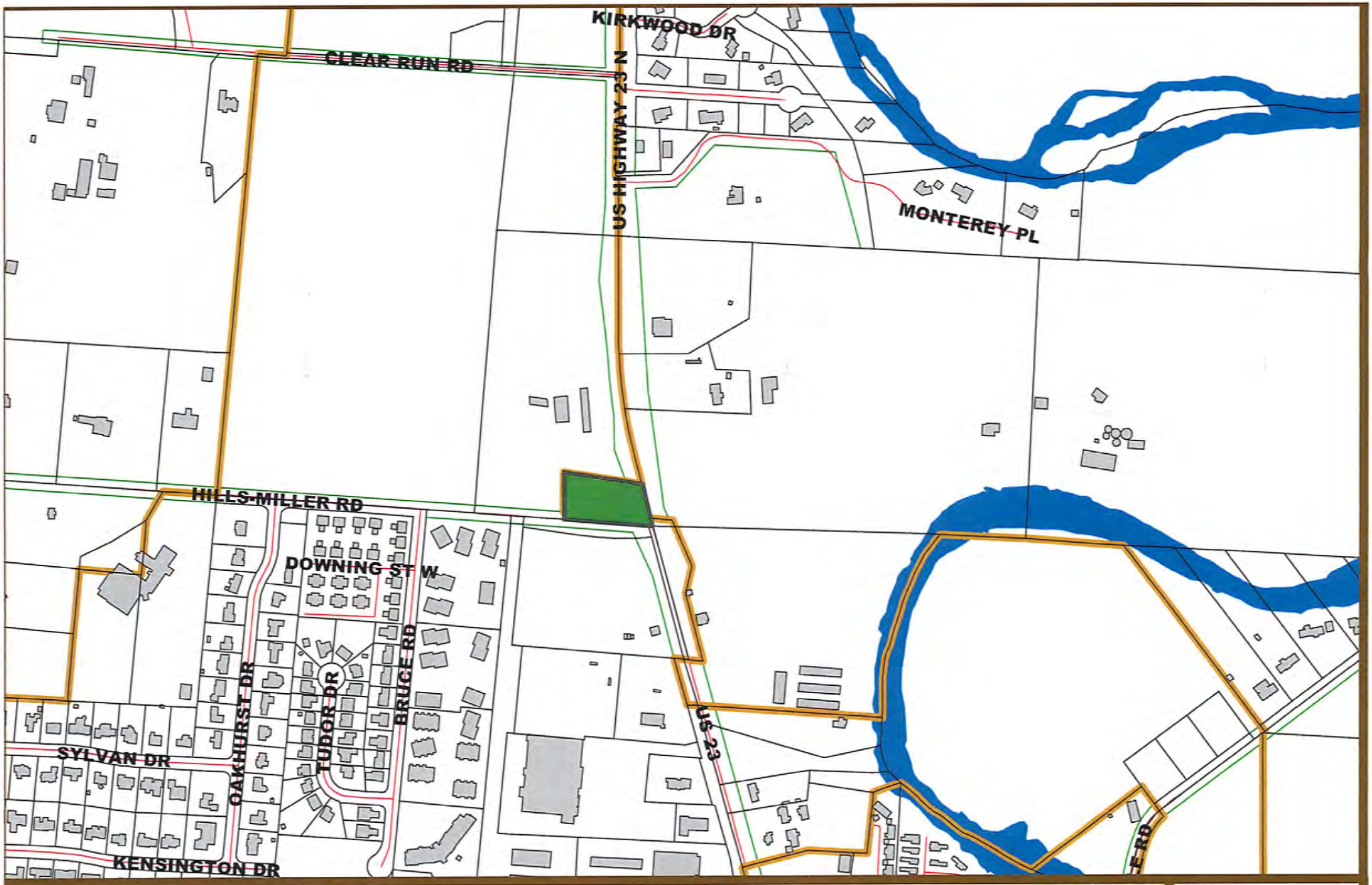
SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining 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: March 9, 2020 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Cindy Kay Leigh
MAYOR



EST 1808
CITY OF
DELAWARE
OHIO

Alshahal Enterprises Property
Annexation Location Map ~ 1.062 Acres

N

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR ALSHAHAL ENTERPRISES, LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF TROY, DELAWARE COUNTY, OHIO CONSISTING OF 1.062 ACRES EXPEDITED TYPE 2 ANNEXATION

Petitioners:

Alshahal Enterprises LLC
1818 Calico Ct.
Powell, OH 43065

Agent for Petitioners:

Michael R. Shade
Attorney at Law
Shade and Shade LLC
236 West Central Avenue
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740) 363-0146
Email: mrs@ss-dta.com

RECEIVED
DELAWARE COUNTY COMMISSIONERS

PETITION

EXHIBIT A: DESCRIPTION
OF LANDS TO BE ANNEXED

EXHIBIT B: MAP OF PROPOSED
LANDS TO BE ANNEXED

LIST OF ADJOINING PROPERTY OWNERS

LETTER OF DELAWARE COUNTY ENGINEER APPROVING LEGAL DESCRIPTION AND PLAT OF ANNEXATION

PROOF OF SERVICES

A) LETTERS TO GOVERNMENT

B) LETTER TO ADJOINING
PROPERTY OWNERS

MUNICIPAL RESOLUTIONS

A) RESOLUTION OF SERVICES

B) RESOLUTION DEALING WITH
INCOMPATIBLE LAND USES AND
BUFFERS

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR ALSHAHAL ENTERPRISES, LLC ANNEXATIONTO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF TROY, DELAWARE COUNTY, OHIO CONSISTING OF 1.062 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 1.062 acres situated in the Townships of Troy, County of Delaware, Ohio 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 David B. McCoy, P.S.., Professional Surveyor No. 7632, Landmark Survey Group, for annexation purposes, from information of record in the Delaware County Courthouse and a new full survey of the subject premises. 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 one (1) 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.

Alshahal Enterprises LLC	2319 US Highway 23 Delaware OH 43015 Mailing Address: 1818 Calico Ct. Powell, OH 43065	Total Net Acreage is .896 ac. Land Owned in the ROW and included is .166 acres. **Total Lands Annexed is 1.062 acres.**	Official Record Book 594, Page 1475-1476	519-133-02-003-000
	Total Lands to be Annexed	**1.062 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 as set forth above and per the Map of Territory to Be Annexed.

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 236 West Central Avenue, 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 Troy 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 Troy, Delaware County, Ohio is presently Highway Service District (HSD) and is presently used as Used Car Dealership and Right of Way. The comprehensive plan duly adopted by the City of Delaware, Ohio did anticipate this area was in its last Comprehensive Plan and is designated as commercial. This proposed use may somewhat be an incompatible land uses to the Farm Residential District and other residential districts in the Townships of Troy, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The land surrounding on three (3) sides of the proposed annexed parcel is currently zoned B-4 in the City of Delaware, Ohio. 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:

ALSHAHAL ENTERPRISES, LLC



Abed Alshahal, Designated Manager

Dated: March 4, 2020

PROPOSED ANNEXATION
OF 1.062 ± ACRES
FROM TROY TOWNSHIP
TO THE CITY OF DELAWARE

Situate in the State of Ohio, County of Delaware, Township of Troy, being part of Farm Lot 9, Section 1, Township 5, Range 19 United States Military lands, and being part of a 1.057 acre tract (A.P.N. 51913302003000) conveyed to Alshahal Enterprises, LLC, by deed of record in Deed Book 594, Page 1475, being bounded and more particularly described as follows:

Beginning, at a point, in the original centerline of U.S. 23 (width varies) at the northeasterly corner of said 1.057 acre tract, the southeasterly corner of a tract of land conveyed to Speedway LLC, by deed of record in Deed Book 1286, Page 2212 and being a southeasterly corner of the existing City of Delaware Corporation line, as established by Ordinance No. 68-27, dated March 4, 1968;

Thence South 12°42'00" East, a distance of 140.31 feet, along the easterly line of said 1.057 acre tract, and the original centerline of said U.S. 23, to a point, at the centerline intersection of said U.S. 23 and the northerly extended right-of-way line of Hills-Miller Road (width varies), and on the northerly line of the existing City of Delaware Corporation line, as established by Ordinance No. 96-89, dated October 28, 1996;

Thence North 84°11'00" West, a distance of 341.07 feet, across said 1.057 acre tract, along the northerly line of said Hills-Miller Road and along the said northerly City of Delaware Corporation line (Ord. No. 96-89), to a point on the westerly line of said 1.057 acre tract, an easterly line of said Speedway LLC tract, a northwesterly corner of said City of Delaware Corporation line (Ord. No. 69-89) and on a westerly line of said City of Delaware Corporation line (Ord. No. 68-27)

Thence with the following two (2) courses and distances, along the lines common to said 1.057 acre tract, said Speedway LLC tract and the City of Delaware Corporation line (Ord. No. 68-27):

1) North 02°41'00" East, a distance of 155.41 feet, to a point;

2) South 80°02'00" East, a distance of 305.85 feet, to the **Point of Beginning**, containing 1.062 acres, of which 0.166 acres lies with the right-of-way of U.S. 23, more or less.

The above description was prepared in the office of Landmark Survey Group Inc., located at 690 Lakeview Plaza Boulevard, Suite A, Worthington, Ohio by David B. McCoy in February of 2020, from the best available County Records. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

LANDMARK SURVEY GROUP, INC.



David B. McCoy, P.S. Date
Registered Surveyor No. 7632

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THE MAP DEPARTMENT

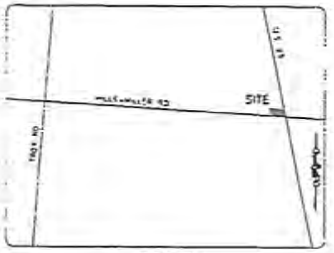
CHRIS E. BAUSERMAN, P.E., P.S.
COUNTY ENGINEER

SUPERVISOR 3/4/2020 DATE

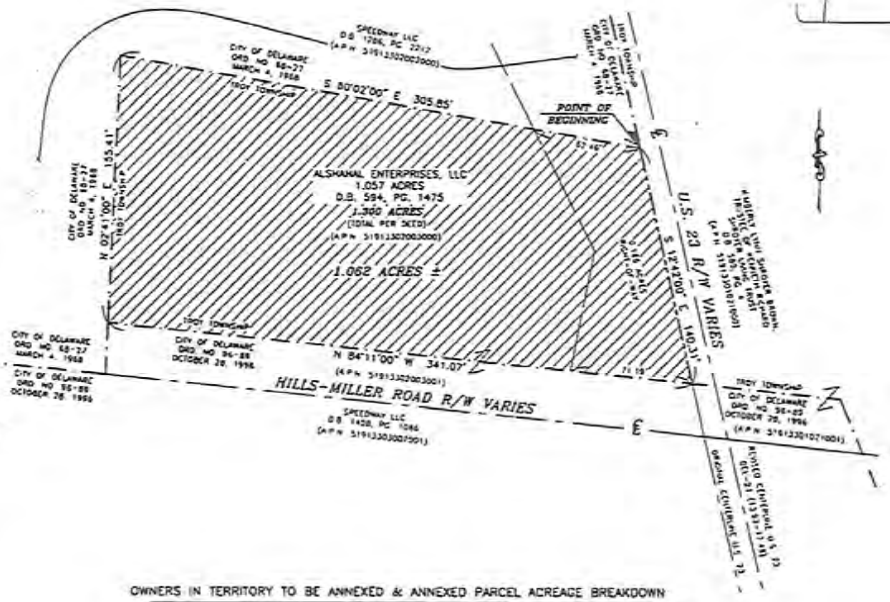
MAP OF TERRITORY TO BE ANNEXED TO CITY OF DELAWARE

EXPEDITED TYPE II (O.R.C. 709.023)

SITUATED IN THE STATE OF OHIO,
COUNTY OF DELAWARE, TOWNSHIP OF TROY,
FARM LOT 9, SECTION 1, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING CITY OF DELAWARE CORPORATION LINE

PROPOSED CITY OF DELAWARE CORPORATION LINE

AREA OF TERRITORY TO BE ANNEXED

ANNEXATION NOTES/DETAILS:

ALL LENGTHS AND BEARINGS OF THE BOUNDARY OF THE TERRITORY ARE TAKEN FROM EXISTING COUNTY RECORDS AND FOLLOW THE EXISTING PROPERTY LINES OR RIGHT-OF-WAY LINES

NUMBER OF OWNERS OF REAL ESTATE IN THE TERRITORY SOUGHT TO BE ANNEXED = 2 OWNERS

NO ISLANDS OF UNINCORPORATED AREAS ARE BEING CREATED

LENGTH OF ROADWAY AFFECTED BY ANNEXATION
40 LF OF U.S. ROUTE 23

LENGTH OF COUNTY ROADS IN TERRITORY TO BE ANNEXED = 0 LF
LENGTH OF TOWNSHIP ROADS IN TERRITORY TO BE ANNEXED = 0 LF

PROPOSED ANNEXATION ACREAGE
+/- 1.062 ACRES

PROPOSED ANNEXATION PERIMETER
+/- 942.60 FT

LENGTH CONTIGUOUS WITH THE CITY OF DELAWARE
+/- 802.79 FT

% CONTIGUOUS 802.79/942.60 * 100 = 85.17 %

1 NO AUDITOR PARCEL NUMBER - TRACTS PURCHASED BY WARRANTY DEED FOR THE PURPOSE OF SECURE STAMPS BY THE OHIO DEPARTMENT OF HIGHWAYS IN 1968

OWNERS IN TERRITORY TO BE ANNEXED & ANNEXED PARCEL ACREAGE BREAKDOWN

PARCEL NO	OWNER	CURRENT DEED	GROSS ACREAGE	R/W IN	R/W OUT	NET ACREAGE
519133020030000	ALSHAMAL ENTERPRISES, LLC	D.B. 594, PG. 1475	1.062	0.166	0.000	0.896

DRAWING PREPARED BY:

THE ABOVE MAP OF TERRITORY WAS PREPARED BY DAVID B. McCOY IN FEBRUARY OF 2020, FROM THE BEST AVAILABLE COUNTY RECORDS. THIS INFORMATION WAS NOT DERIVED FROM AN ACTUAL FIELD SURVEY.

DRAWN BY: DJH

DAVID B. McCOY, P.S.
REGISTERED SURVEYOR NO. 7632

3/2/2020
DATE

STATE OF OHIO
David B. McCoy
7632
REGISTERED
PROFESSIONAL SURVEYOR

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

HEREBY CERTIFY THIS MAP/MAN TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THE MAP DEPARTMENT

CHRIS E. BAUGERMAN, P.E., P.S.
COUNTY ENGINEER

SURVEYOR

3/4/2020
DATE

LANDMARK SURVEY GROUP, INCORPORATED

3598 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE (614) 483-1099 FAX (614) 483-1082
DATE 2/18/20 FILE NO 2001.4768

REV	DATE	DESCRIPTION
1	3/2/20	REVISE PER COMMENTS

ANNEX NO ORD NO
PROPOSED ANNEXATION OF 1.062 ACRES
TO THE
CITY OF DELAWARE
FROM TROY TOWNSHIP, DELAWARE COUNTY, OHIO
DATE SCALE 1" = 40'

LIST OF PROPERTY OWNERS

South of Property to be Annexed	Acres	PIN
ALSHAHAL ENTERPRISES, LLC 1818 CALICO CT POWELL OH 43065	.238	51913302003001
KAMAL ALSHAHAL STATUTORY AGENT FOR ALSHAHAL ENTERPRISES, LLC 2023 FINCASTLE CT COLUMBUS OH 43235 (Petitioner Herein)		
West of Property to be Annexed		
SPEEDWAY LLC 2381 US HIGHWAY 23 DELAWARE OH 43015	13.230	51913302002000
SPEEDWAY LLC STATUTORY AGENT CT CORPORATION SYSTEM 4400 EASTON COMMONS WAY SUITE 125 COLUMBUS OH 43219		

North of Property to be Annexed

SPEEDWAY LLC 2381 US HIGHWAY 23 DELAWARE OH 43015	13.230	51913302002000

SPEEDWAY LLC
STATUTORY AGENT
CT CORPORATION SYSTEM
4400 EASTON COMMONS WAY
SUITE 125
COLUMBUS OH 43219

East of Property to be Annexed

ALSHAHAL ENTERPRISES, LLC 1818 CALICO CT POWELL OH 43065	1.062	51913302003000

KAMAL ALSHAHAL
STATUTORY AGENT For
ALSHAHAL ENTERPRISES, LLC
2023 FINCASTLE CT
COLUMBUS OH 43235

(Petitioner Herein) (Land in US 23 ROW Consisting of .166 Acres)

DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
145 NORTH UNION STREET
DELAWARE, OHIO
43015

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

March 4, 2020

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

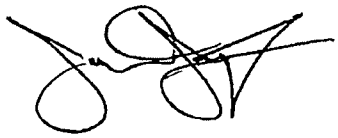
Re: Proposed 1.062 Acre Annexation in Troy Township to the City of Delaware

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. 02-862, dated July 1, 2002, which is 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.
Department Manager
Map Department
Delaware County Engineer
145 North Union Street
Delaware, OH 43015
(740) 833-2450
jjennings@co.delaware.oh.us

Enclosures

Delaware County Engineer
Map Department
740-833-2450

Memo

To: Jennifer Walraven, Clerk, Board of Commissioners
From: Jack Jennings, P.S., Department Manager
Date: March 4, 2020
Re: Proposed 1.062 Acre Annexation to the City of Delaware

Jennifer:

Attached is one (1) set of the proposed Annexation Plat and Written Description with a letter of approval addressed to the Board of Commissioners.

If I can be of any further assistance, please let me know.

Jack

Attachments

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14

DATE: 08/24/2020

ORDINANCE NO: 20-48

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
SEPTEMBER 14 @ 7:20 P.M.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GOSULA HOLDINGS LTD., FOR A DRIVE THRU FOR A NEW COMMERCIAL BUILDING ON APPROXIMATELY 0.605 ACRES ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND LOCATED AT 1163 COLUMBUS PIKE (AN OUT PARCEL OF THE DELAWARE SQUARE SHOPPING CENTER).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code and the approved development text.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on August 5, 2020.

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. 20-48

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GOSULA HOLDINGS LTD., FOR A DRIVE THRU FOR A NEW COMMERCIAL BUILDING ON APPROXIMATELY 0.605 ACRES ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND LOCATED AT 1163 COLUMBUS PIKE (AN OUT PARCEL OF THE DELAWARE SQUARE SHOPPING CENTER).

WHEREAS, the Planning Commission at its meeting of August 5, 2020 recommended approval of a Conditional Use Permit for Gosula Holdings LTD., for a Drive Thru for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center) (PC Case 1498).

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

SECTION 1. That the Conditional Use Permit for Gosula Holdings LTD., for a Drive Thru for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center), is hereby confirmed, approved, and accepted.

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

VOTE ON RULE SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15 | DATE: 08/24/2020

ORDINANCE NO: 20-49 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR GOSULA HOLDINGS LTD., FOR A NEW COMMERCIAL BUILDING ON APPROXIMATELY 0.605 ACRES ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND LOCATED AT 1163 COLUMBUS PIKE (AN OUT PARCEL OF THE DELAWARE SQUARE SHOPPING CENTER).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on August 5, 2020.

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. 20-49

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR GOSULA HOLDINGS LTD., FOR A NEW COMMERCIAL BUILDING ON APPROXIMATELY 0.605 ACRES ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND LOCATED AT 1163 COLUMBUS PIKE (AN OUT PARCEL OF THE DELAWARE SQUARE SHOPPING CENTER).

WHEREAS, the Planning Commission at its meeting of August 5, 2020 recommended approval of a Combined Preliminary and Final Development Plan for Gosula Holdings LTD., for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center) (PC Case 2020-1499) and

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

SECTION 1. That the Combined Preliminary and Final Development Plan for Gosula Holdings LTD., for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center), 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 dumpster shall be screened from public view by a wall constructed of brick or stone that matches the new building with wood doors painted or stained to match or compliment the overall building.
3. The Shade Tree Commission shall review and approve the submitted street tree plans.
4. The limestone on the building, the stone canopy columns, and the ground sign bases shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by Staff.
5. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.

6. All roof top mechanical equipment shall be completely screened from public view.
7. The Applicant shall submit all building elevations along with material and color samples for staff review and approval after approval of the Final Development Plan and prior to any building permit issuance.
8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the City. All lights shall be fully recessed and cut off and the light poles shall be black.
9. The development shall achieve compliance with Fire Department requirements.
10. The applicant shall secure a permit to install the required 11 street shade trees in the public right of way along US 23 from ODOT. If such permit cannot be secured, the City shall receive a payment of $2,200 in lieu of installing the required 11 street and shade trees along US 23 (22 caliper inches x 100) prior to building permit approval.
11. A continuous row of shrubs (21 per code) three-foot-high at installation shall be installed along the US 23 frontage per the zoning code requirements.
12. The 45-degree parking space located on the northwestern portion of the site shall be eliminated with a landscape island constructed in this area.
13. The owner shall dedicate right-of-way within the Shopping Center for the future Cottswold Drive extension per the City Highway Improvement and Thoroughfare Plan.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-1498-1499
REQUEST: Multiple Requests
PROJECT: Delaware Square Shopping Center
MEETING DATE: August 5, 2020

APPLICANT/OWNER
Gosula Holding LTD
1139 Columbus Pike
Delaware, Ohio 43015

REQUEST
2020-1498: A request by Gosula Holdings LTD., for approval of a Conditional Use Permit for a Drive Thru for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).
2020-1499: A request by Gosula Holdings LTD., for approval of a Combined Preliminary and Final Development Plan for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).

PROPERTY LOCATION & DESCRIPTION
The subject site encompasses approximately 0.605-acres and is an out parcel of the Delaware Square Shopping Center located just north of the main entrance into the Shopping Center from Columbus Pike (US 23) at the former Jiffy Lube site (which was razed by the owner). The subject site is zoned B-3 (Community Business District) as are the properties to the north, south and east. The properties to the west across US 23 are zoned R-2 (One-Family Residential District).

BACKGROUND
The owner razed the former Jiffy Lube building and is proposing to construct an approximate 3,276 square foot commercial building with a drive thru. The site would be accessed thru the main entrance into Delaware Square Shopping Center from Columbus Pike. The out parcel would have two curb cuts from the Shopping Center access road that would extend into a 20-space parking lot with a drive thru on the eastern portion of the building. A dumpster would be located on the northeastern portion of the site.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-3 which allows the proposed commercial use. However, a Conditional Use Permit would be required for the proposed drive thru as there is no record of one being issued for the former Jiffy Lube site which was itself a drive through oil change facility. Therefore, the proposed development would be required to have a Conditional Use Permit and Combined Preliminary and Final Development Plan approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** As mentioned above, the site would be accessed thru the main entrance into Delaware Square Shopping Center from Columbus Pike (US23) with the out parcel having two curb cuts to access the building. The City Engineer is requesting right-of-way to be dedicated along the main access drive into and thru the Shopping Center to the eastern property line so ultimately the City could connect Columbus Pike with Stratford Road with a public street (Cottswold Drive) per the City Highway Improvement and Thoroughfare Plan. This was discussed with the previous property owner and agreed to in principal and then the site was sold to the current owner.

- **PEDESTRIAN CONNECTIVITY:** Because the application is the replacement of an existing building, the installation of a new sidewalk would not be practical along Columbus Pike. There is no sidewalk in this area along the east side of Columbus Pike for safety reasons and therefore none is required in this case. A bike path connection is existing on the west side of US23 in the area connecting into Sandusky Street under US42. This is consistent with the adopted Bicycle and Pedestrian Master Plan 2027 as well.
- **SITE CONFIGURATION:** The proposed site plan would mirror the previous site plan but with traffic safety improvements. The proposed 3,276 square foot building would be centered on the site with access around the entire building and parking along the north and south portions of the site. There are 19 parking spaces proposed while 17 parking spaces are required. There would be two access curb cuts from the Shopping Center internal access road on the north and south portions of the site. A drive thru is located on the eastern portion of the building along with a loading area. A dumpster is located on the northeastern portion of the site and the dumpster enclosure shall be tall enough to completely screen any dumpster and shall be constructed of brick or stone to match the building. It shall have doors painted or stained to match on the front as well which shall generally be kept closed except as access would be needed to serve the intended purpose. Also, the 45-degree parking space located in the northwestern portion of the site shall be eliminated with a landscaping island constructed in this area. Per the City Engineer, stormwater detention would be addressed within the Shopping Center property.
- **BUILDING DESIGN:** The one story approximate 3,276 square foot building would be oriented towards Columbus Pike but would have exposure on all four sides being an out parcel in the shopping center. The primary public elevations, however, would be the south, west, and north sides. The front elevation (west) would be comprised mainly of brick Spec-Brik Buff Color #2215 with the columns being Spec-Brik Hampton Blend Color 33294 with a Sandusky Shore Limestone wainscoting (Delaware blue vein).The wainscoting would be located on the north, south and west elevations. The front elevation would have two typical aluminum storefront entrance doors and windows with a flat roof. A Sunbrella Forest Green awning would be located above each window with a sign area above each set of windows. The side elevations (north and south) would be comprised of Spec-Brik Hampton Blend Color 33294 with one-man door on each elevation. There would be a drive thru window on the north elevation. The rear elevation (east) is comprised of light tan stucco (to match the adjacent Taco Bell) with two-man doors. Any rooftop mechanical equipment shall be screened from public view. Staff would need submittal of each building material with color samples to ensure compliance is achieved with any Final Development Plan requirements. Overall, the building design, material and color are aesthetically pleasing and compatible with the recently approved buildings in the area while continuing the upgrades to this older commercial center.
- **LANDSCAPING & SCREENING:** The proposed development would require street trees, front yard trees, interior parking lot and foundation landscaping. The approximately 210 feet of frontage along Columbus Pike (US 23) would require 6 street trees, 5 front yard trees and 21 shrubs. This landscaping shall be installed along US 23. Because the area between the existing parking lot and US 23 right of way is approximately 2-3 feet wide, the applicant would have to obtain a permit from ODOT to install the proposed 11 trees and in the public right-of-way. If the applicant is not successful in securing such permit from ODOT, the applicant would have to make a payment of $2,200 in lieu of installing the eleven trees (11 trees equals 22 caliper inches at $100 per caliper inch). In addition, staff would require 21 shrubs a minimum 3-foot-high at installation along the entire frontage of US 23 per the zoning code. The island separating the site and the shopper center access drive along the eastern portion of the parking lot and any parking islands in and adjacent to the parking lot (including drive thru area) shall be landscaped while maintaining site line safety as determined by the city. The Shade Tree Commission shall review and approve all landscape plans.
- **SIGNAGE:** The owner is not proposing any signage at this time, but any building signage would have to achieve compliance with the zoning code which would include individual cut channel letters. The drive thru would be permitted the typical menu board and associated signage that would achieve compliance with other recently approved drive thru signage. Also, any directional signage shall not be illuminated. Furthermore, any additional ground signage would be prohibited.
- **LIGHTING:** The owner is proposing to utilize the existing shoebox light poles and fixtures with additional building lights. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the City.

- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with Chapter 1148.05(i) Supplemental Requirements for a Drive-Thru Facility associated with a principal use. In addition, the development achieves compliance with drive thru stacking space requirements in the zoning code.

STAFF RECOMMENDATION (2020-1498 – CONDITIIONAL USE PERMIT)
Staff recommends approval of a request by Gosula Holdings LTD., for a Conditional Use Permit for a Drive Thru for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).

STAFF RECOMMENDATION (2020-1499 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Gosula Holdings LTD., for approval of a Combined Preliminary and Final Development Plan for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center), with the following conditions:

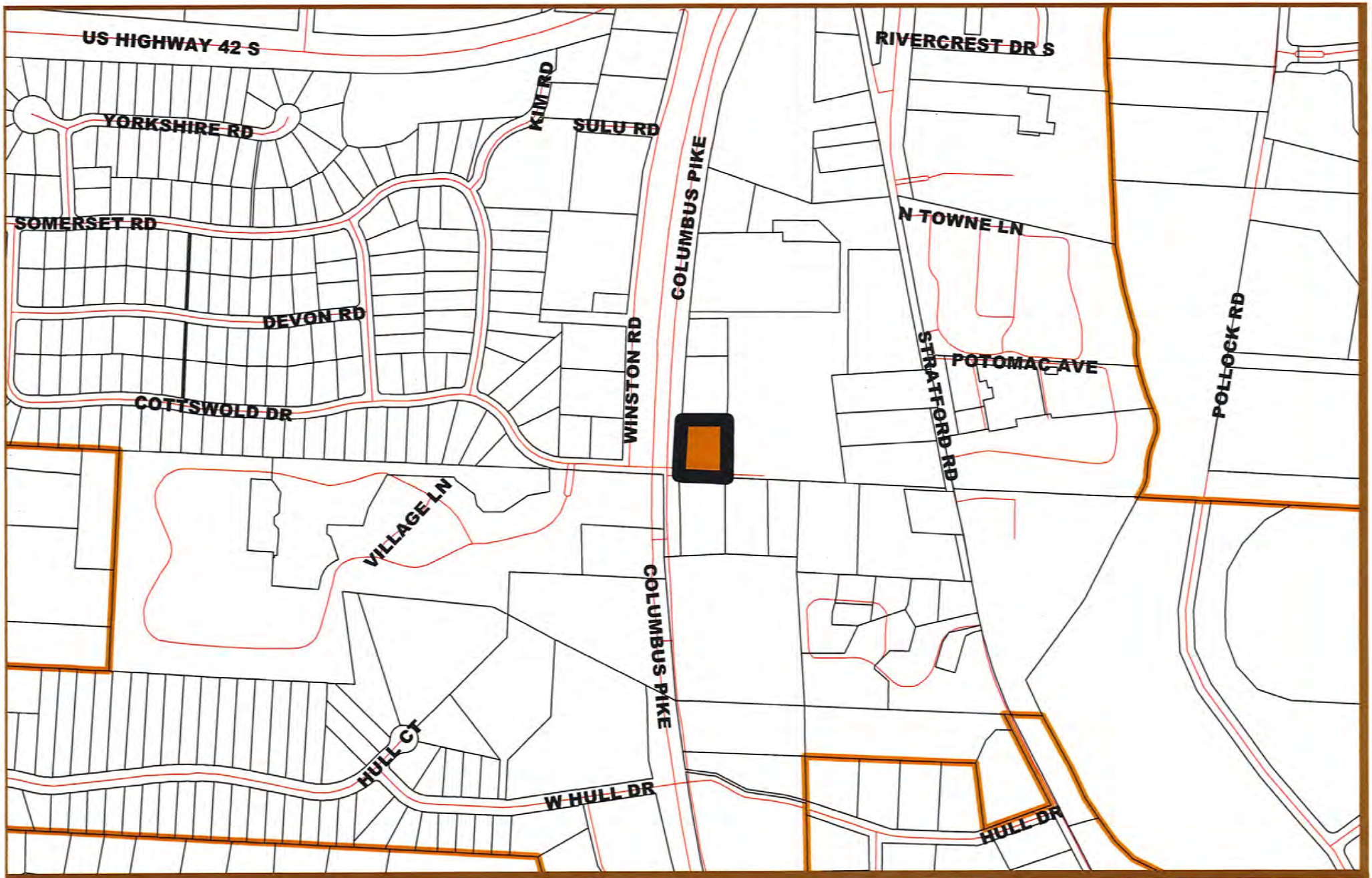
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The dumpster shall be screened from public view by a wall constructed of brick or stone that matches the new building with wood doors painted or stained to match or compliment the overall building.
3. The Shade Tree Commission shall review and approve the submitted street tree plans.
4. The limestone on the building, the stone canopy columns, and the ground sign bases shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by Staff.
5. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
6. All roof top mechanical equipment shall be completely screened from public view.
7. The Applicant shall submit all building elevations along with material and color samples for staff review and approval after approval of the Final Development Plan and prior to any building permit issuance.
8. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the City. All lights shall be fully recessed and cut off and the light poles shall be black.
9. The development shall achieve compliance with Fire Department requirements.
10. The applicant shall secure a permit to install the required 11 street shade trees in the public right of way along US 23 from ODOT. If such permit cannot be secured, the City shall receive a payment of $2,200 in lieu of installing the required 11 street and shade trees along US 23 (22 caliper inches x 100) prior to building permit approval.
11. A continuous row of shrubs (21 per code) three-foot-high at installation shall be installed along the US 23 frontage per the zoning code requirements.
12. The 45-degree parking space located on the northwestern portion of the site shall be eliminated with a landscape island constructed in this area.
13. The owner shall dedicate right-of-way within the Shopping Center for the future Cottswold Drive extension per the City Highway Improvement and Thoroughfare Plan.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

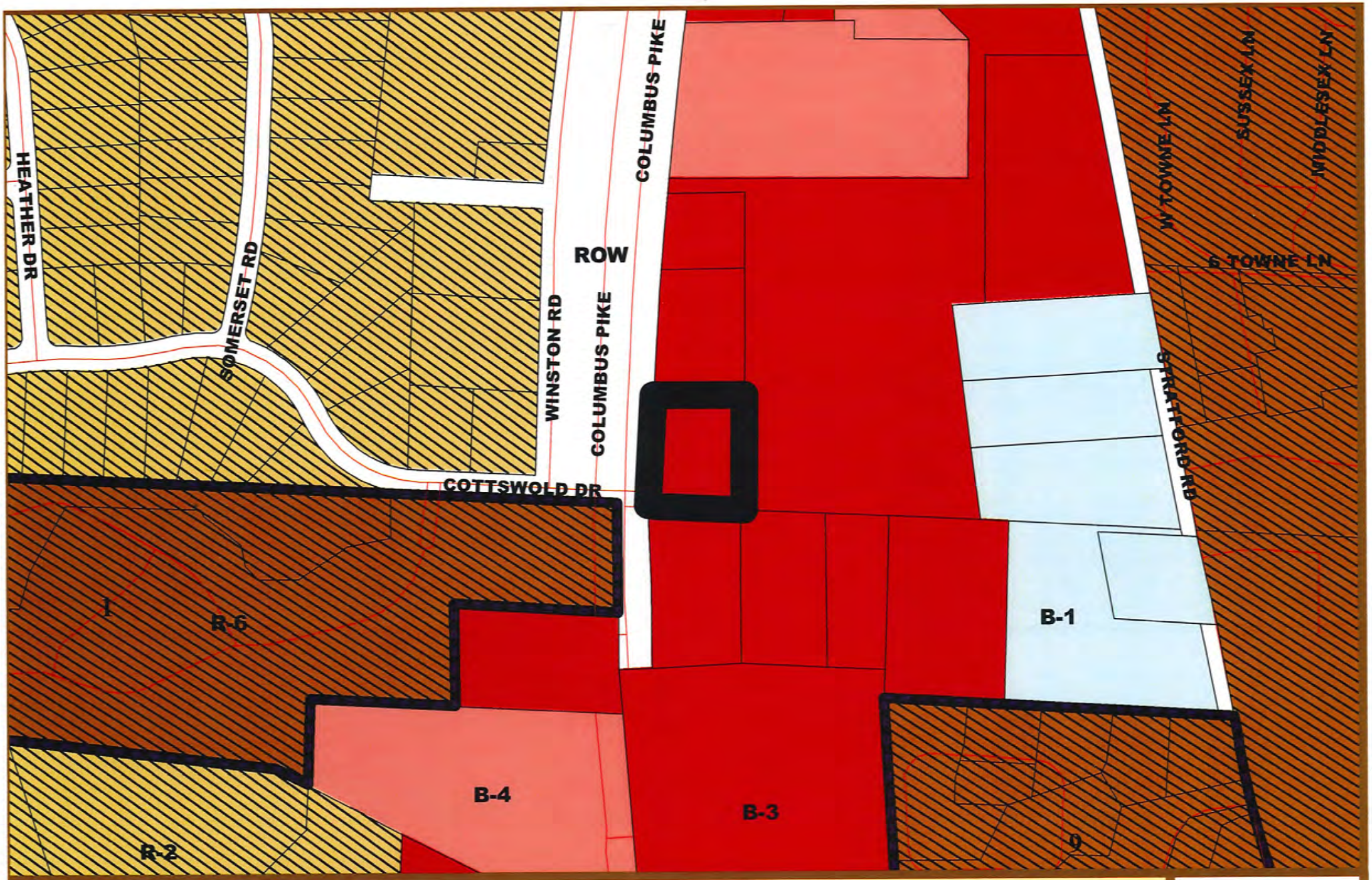
FILE:
ORIGINAL: 07/30/20
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-1498-1499
Conditional Use Permit & Combined
Preliminary and Final Development Plan
Delaware Square Shopping Center - 1163 Columbus Pike
Location Map

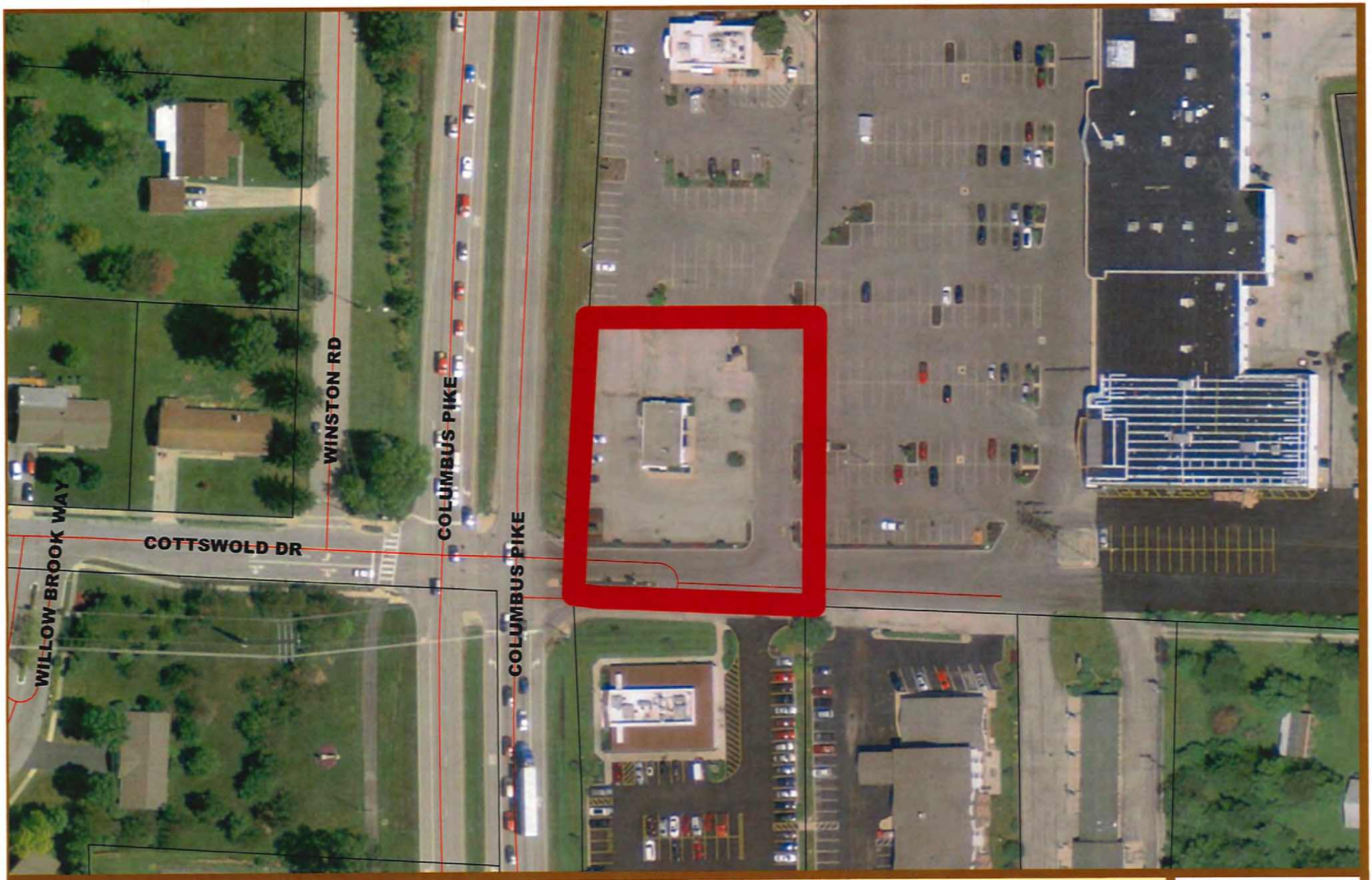
N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1498-1499
Conditional Use Permit & Combined
Preliminary and Final Development Plan
Delaware Square Shopping Center - 1163 Columbus Pike
Zoning Map

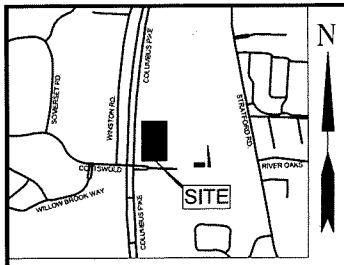
N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1498-1499
Conditional Use Permit & Combined
Preliminary and Final Development Plan
Delaware Square Shopping Center - 1163 Columbus Pike
Aerial (2016) Map

N



LOCATION MAP
NOT TO SCALE

SITE DATA

OWNER/DEVELOPER: MOHAN REDDY GOSULAM
(614) 975-7471

ENGINEER: KRAMER ENGINEERS
394 OAK STREET
COLUMBUS, OHIO 43215
(614) 233-6911
MDICKEN@KRAMERENGINEERS.COM

CURRENT ADDRESS: 1163 COLUMBUS PIKE
DELAWARE, OHIO

PARCEL ID: 419123000006000

PARCEL AREA: 9.876 ACRES

PARCEL ZONING:

EXISTING: VACANT LOT

PROPOSED BLDG AREA: 3,278 SF

ALLOWED HEIGHT:
PROPOSED BUILDING HEIGHT:

SETBACKS, PARKING:
FRONT YARD 0'
SIDE YARD 0'
REAR YARD 0'

SETBACKS, BUILDING:
FRONT YARD 0'

PARKING REQUIRED: 3,278SF ± 1 SPACE / 200 SF
=18.39 SPACES = 17 SPACES

ACCESSIBLE SPACES: 1 SPACES

PARKING PROVIDED: 19 SPACES

ACCESSIBLE PROVIDED: 1 SPACE

INTERIOR TREES:
REQUIRED: 0
PROVIDED: 0

LOADING SPACES:
REQUIRED: 1 SPACE
PROVIDED: 1 SPACES

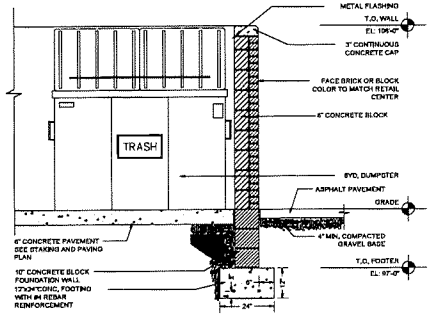
REFUSE COLLECTION: PROVIDED ON SITE WITH PRIVATE HAULER. SCREENED DUMPSTER AREA TO BE MAINTAINED

SITE DATA TABLE

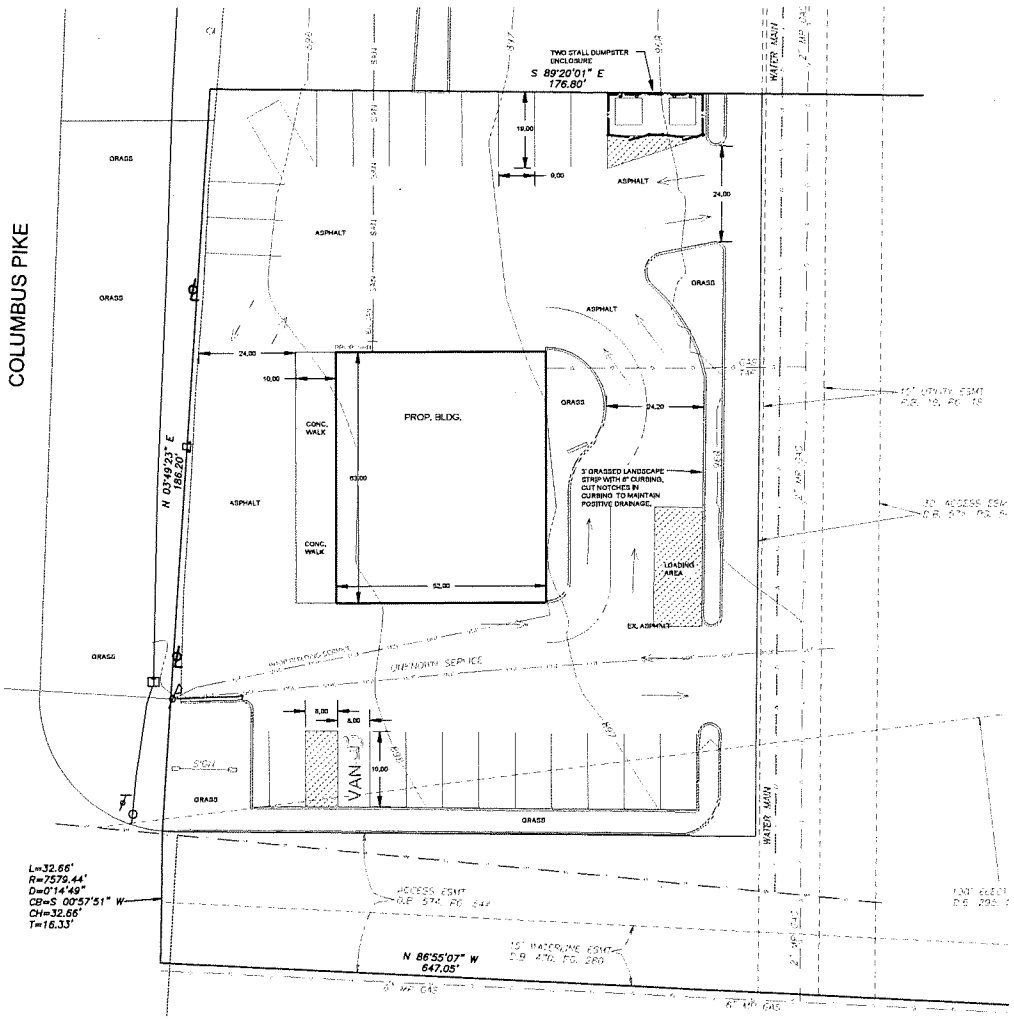
TOTAL PROJECT AREA:	0.605 ACRES (26,378SF)
TOTAL DISTURVED AREA:	0.091 ACRES (4000 SF)
PRE-DEVELOPED IMPERVIOUS AREA:	0.564 ACRES (24,585 SF)
POST-DEVELOPED IMPERVIOUS AREA:	0.564 ACRES (24,585 SF)
OFF SITE POST-DEVELOPED IMP. AREA:	-0.114 ACRES (-5,000 SF)

RIGHT-OF-WAY

NO PRIVATE ITEMS SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES DOOR SWINGS, STEPS, FOUNDATIONS, BUILDINGS, STAIRS, RAILINGS, OVERHEAD OBSTRUCTIONS OR ANY OTHER PRIVATE ITEM.



DUMPSTER DETAIL NTS



SITE COMPLIANCE PLAN 1" = 15'

GRAPHIC SCALE
1" = 15'

OHIO Utilities Protection Service
Call Before You Dig
1-800-362-2764
CALL TWO BUSINESS DAYS BEFORE YOU DIG
(NON-MEMBERS MUST BE CALLED DIRECTLY)

© COPYRIGHT 2003 Kramer Engineers

Kramer Engineers
Mechanical/Electrical/Civil Engineering
394 Oak Street
Columbus, Ohio 43215
Tel (614) 233-6911
Fax (614) 233-6914
www.kramerengineers.com

SCALE: 1"=15'

CALCULATED -
DATE APRIL 02, 2003

SITE COMPLIANCE

DELAWARE RETAIL SHELL
1163 COLUMBUS PIKE
DELAWARE, OHIO

1-1

ARCHITECTURAL SERVICES INC.
1431 SHANLEY DR. COLUMBUS, OH 43224

SHELL BUILDING
1163 Columbus Pike
Delaware, Ohio 43015
(614) 204-8883

C-1
sheet 1 of 1

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.

2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.

4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

5. 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 DETERMINE THE EXACT 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.

6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.

8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.

9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.

10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.

11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C., AND EXPANSION JOINTS AT 30' O.C, MAXIMUM. WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. 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 DETERMINE THE EXACT 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.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGAROS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6".

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PRDVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FRDM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

13. ALL EXISTING PLANT MATERIAL SHOWN DN THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) , SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

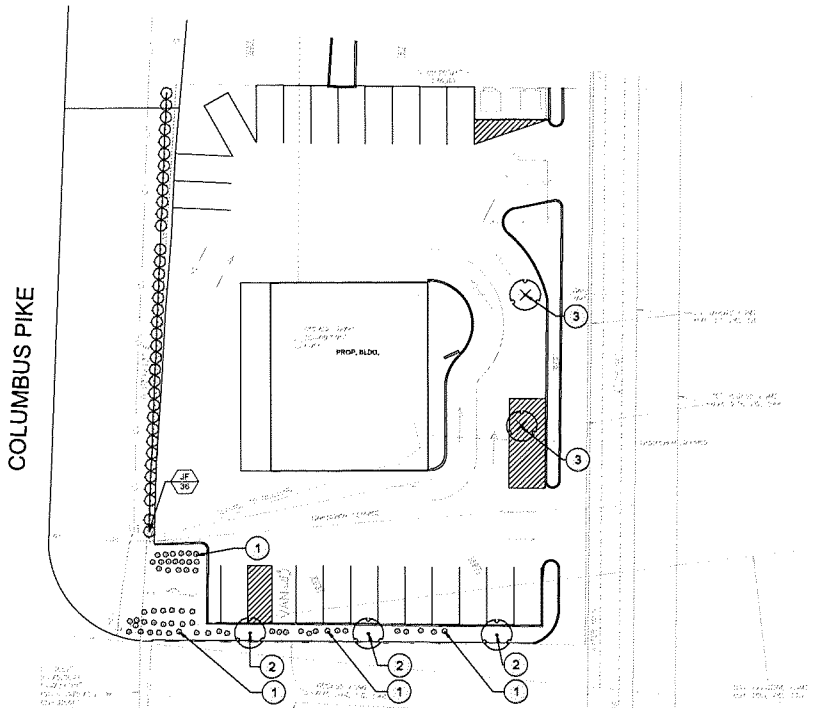
ZONING NOTES:

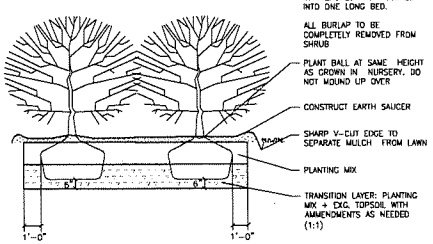
1166.09 (b)(1). Screening Along Public Streets and Perimeter of Parking Areas. Whenever parking areas consisting of five (5) spaces or more are located such that the parked cars will be visible from a public street, screening, in addition to the interior landscaping required in subsection (a) above, shall be provided and maintained between the parking area and the street right-of-way.(1)All shrubs, berms, walls, and fences shall have a minimum height of three (3) feet.

Evergreen Shrubs provided between parking lot and Rt. 23 within 5' of parking edge.

1166.06 (a) (2). One tree shall be provided for every forty (40) linear feet of frontage, or fraction thereof, along each road.

185' Frontage / 40 Lf. = 5 trees required. The City shall received a payment in lieu of planting street and shade trees (the number of trees is based on the zoning code requirements) along US 23 to be consistent with the Taco Bell approval in 2012





1 SHRUB PLANTING GROUP

NTS P-CO-AND-MADS-04

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	EXISTING SHRUBS TO REMAIN. PRUNE TO MAINTAIN APPEARANCE.		
2	EXISTING TREE TO REMAIN. REMOVE DEAD BRANCHES AND PRUNE TO MAINTAIN APPEARANCE		
3	EXISTING TREES TO BE REMOVED. POOR OVERALL CONDITION		

PLANT SCHEDULE

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
JF	36	Sea Green Juniper / Juniperus chinensis 'Sea Green'	B&B 3' Ht min.

PLAN IT
500 W. Wilson Bridge Road
Suite 314 Worthington, OH 43085
planitstudios.com

RETAIL BLDG.
Columbus Pike
Delaware, OH

PROJECT NO
PROJECT #020-061

ISSUE DATE
July 27, 2020

SHEET INFORMATION

CURRENT DATE
July 27, 2020

REVISIONS

SHEET TITLE
Landscape Plan

SCALE
1"=20'

SHEET NO.
L-1

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 08/24/2020

ORDINANCE NO: 20-50 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 1 CONTAINING 65 SINGLE-FAMILY LOTS ON APPROXIMATELY 18.885 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON FIRENZE ROAD AND TALLA ROAD NORTH AND SOUTH.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on August 5, 2020.

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. 20-50

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 1 CONTAINING 65 SINGLE-FAMILY LOTS ON APPROXIMATELY 18.885 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON FIRENZE ROAD AND TALLA ROAD NORTH AND SOUTH.

WHEREAS, the Planning Commission at its meeting of August 5, 2020 recommended approval of a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 2 Part 1 containing 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South (PC Case 2020-1303).

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

SECTION 1. That the Final Development Plan request by Terra Alta LLC., for Terra Alta Section 2 Part 1 containing 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.

5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 17 DATE: 08/24/2020

ORDINANCE NO: 20-51 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 1 CONTAINING 65 SINGLE-FAMILY LOTS ON APPROXIMATELY 18.885 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON FIRENZE ROAD AND TALLA ROAD NORTH AND SOUTH.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on August 5, 2020.

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. 20-51

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 1 CONTAINING 65 SINGLE-FAMILY LOTS ON APPROXIMATELY 18.885 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON FIRENZE ROAD AND TALLA ROAD NORTH AND SOUTH.

WHEREAS, the Planning Commission at its meeting of August 5, 2020 recommended approval of a Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 2 Part 1 containing 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South (PC Case 2020-1304).

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

SECTION 1. That the Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 2 Part 1 containing 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.

5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 18 | DATE: 08/24/2020

ORDINANCE NO: 20-52 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 2 CONTAINING 27 SINGLE-FAMILY LOTS ON APPROXIMATELY 7.634 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON LUCCA ROAD AND TALLA ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on August 5, 2020.

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. 20-52

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 2 CONTAINING 27 SINGLE-FAMILY LOTS ON APPROXIMATELY 7.634 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON LUCCA ROAD AND TALLA ROAD.

WHEREAS, the Planning Commission at its meeting of August 5, 2020 recommended approval of a Final Development Plan request by Terra Alta LLC., for Terra Alta Section 2 Part 2 containing 27 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road (PC Case 2020-1305).

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

SECTION 1. That the Final Development Plan request by Terra Alta LLC., for Terra Alta Section 2 Part 2 containing 27 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 19 | DATE: 08/24/2020

ORDINANCE NO: 20-53 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 2 CONTAINING 27 SINGLE-FAMILY LOTS ON APPROXIMATELY 7.634 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON LUCCA ROAD AND TALLA ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Plat of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on August 5, 2020.

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. 20-53

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY TERRA ALTA LLC., FOR TERRA ALTA SECTION 2 PART 2 CONTAINING 27 SINGLE-FAMILY LOTS ON APPROXIMATELY 7.634 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON LUCCA ROAD AND TALLA ROAD.

WHEREAS, the Planning Commission at its meeting of August 5, 2020 recommended approval of a Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 2 Part 2 containing 27 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road (PC Case 2020-1306).

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

SECTION 1. That the Final Subdivision Plat request by Terra Alta LLC., for Terra Alta Section 2 Part 2 containing 27 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

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:	_____, 2020	YEAS____ NAYS____ ABSTAIN ____
ATTEST:	_____ CITY CLERK	_____ MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-1303-1306
REQUEST: Multiple Requests
PROJECT: Terra Alta
MEETING DATE: August 5, 2020

APPLICANT/OWNER
Terra Alta LLC
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS
2020-1303: A request by Terra Alta LLC., for approval of a Final Development Plan for Terra Alta Section 2 Part 1 for 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South.
2020-1304: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for Terra Alta Section 2 Part 1 for 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South.
2020-1305: A request by Terra Alta LLC., for approval of a Final Development Plan for Terra Alta Section 2 Part 2 for 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road North.
2020-1306: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for Terra Alta Section 2 Part 2 for 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road North.

PROPERTY LOCATION & DESCRIPTION
Terra Alta is a 472.9-acre development with 870 single-family units located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road. Section 2 is located in the northwestern portion of the development north of Terra Alta Drive and contains 92 single family lots on approximately 26.519 acres. The development is zoned A-1 PMU and Section 2 is located within Sub-Area 4 of the development. The zoning to the north is FR-1 (Farm Residential) in the Township, the properties to the east and south is zoned A-1 PMU and the properties to the west are zoned R-6

BACKGROUND
In March 2020, the developer received a Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat approval by the Planning Commission and City Council, The development combined the former Stockdale Farms development with the Terra Alta development and included the Rogers property and now totals a proposed 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres.

In September 2014, Terra Alta Section 1 Part 1 and 2 received Final Development Plan and Final Subdivision Plat (Ordinances 14-89-92) for 73 single family lots on approximately 78.89 acres. The site construction has been completed and the developer is currently selling houses in Section 1.

Now the developer is proposing Final Development Plans and Final Subdivision Plats for Section 2 Parts 1 and 2 which would contain 92 single family lots on approximately 26.519 acres. Section 2 Part 1 would have 67 single family lots on approximately 18.855 acres and Part 2 would have 27 single family lots on approximately 7.634 acres.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for Terra Alta is A-1 PMU and Section 2 is within Sub-Area 4 which has specific has specific development standards for this section. From a zoning procedure perspective, Section 2 would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.
- **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 a technical review by the Engineering Department once a complete plan set is submitted for review.

- **ROADS AND TRAFFIC**: Section 2 is accessed from Terra Alta Drive (from west to east) by Firenze Road. Lucca Road and Talla Road North which all extend north into Section 2. Tella Road North and South create a loop within this Section. All streets would have to achieve compliance with the minimum engineering standards. In addition, the emergency access to Section 2 shall be approved by the City Engineer and Fire Department. Also, as part of the original approval, the applicant has agreed to a transportation contribution of $1,000 per dwelling unit due upon building permit approval for each unit. Furthermore, Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than when the 166th building permit which would be required for any lots or condominium units approved beyond Section 2 (this includes Section 1 Part 1 and 2).
- **BIKE PATHS AND PEDESTRIAN ROUTES**: The applicant has provided a bike path/pedestrian plan from Braumiller Road north thru to the development to stub into the Preservation Park property located just north of the development which is an important alignment in the adopted Bicycle and Pedestrian Master Plan 2027. However, there are not any bike or pedestrian paths proposed in Section 2. Also, sidewalks will be provided on both sides of all public streets in this section. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland would need to be redesigned per the City Engineer.
- **SITE LAYOUT:** As mentioned above, Section 2 is located north of Terra Alta Drive and is accessed by Talla Road North which essentially loops thru this section with Firenze Road and Lucca Road extending north into this Section. Section 2 Part 1, with 65 single family lots, is located on the western portion of the section while Section 2 Part 2, which contains 27 single family lots, is located on the eastern portion of the section. Tree preservation zones are located in the rear yards along the majority of the northern portion of the section (lots 13402-13414 & 13465-13472) and along the southwestern portion of this section (lots-13391-13397). Section 2 is located within Sub-Area 4 which includes following development standards such as permitted uses, density, minimum lot area, setbacks, minimum house square footage and maximum building height:
    - **Sub-Area 4**
        - Permitted Uses – Single family homes
        - Maximum Density – 92 lots
        - Minimum lot area – 7,540 square feet
        - Minimum Lot Width at Building Line – 58 feet
        - Front Yard Setback/Building line – 30 feet
        - Side Yard Setback – 6 feet
        - Rear Yard Setback – 30 feet
        - Minimum House Square Footage
            - 1,400 square feet – lots 13410, 13413, 13468, 13436, 13434, 13432, 13426, 13423, 13420
            - 1,500 square feet – remainder of the lots
        - Maximum Building Height – 35 feet
        - Maximum Building Height – 35 feet
        - Maximum Building Height – 35 feet

- **RESIDENTIAL DESIGN STANDARDS:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by either base or PRD zoning. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text. Some of the upgrades for the single-family houses include: 1.) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as

defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.

- **PARKLAND AND OPEN SPACE**: The entire development has approximately 179.28 acres of open space and parkland (37.8%) but none of the parkland and open space is located in the Section 2. However, the developer is proposing to construct the club house with a pool in Reserve F (located just east of Section 2 and north of Section 1 on Terra Alta Drive) within the same timeframe as Section 2. The developer is proposing to submit the Final Development Plan and Final Subdivision Plat for the clubhouse with a pool in the near future. Furthermore, staff and the developer have agreed on a comprehensive Parks and Open Space Plan that would achieve compliance with the Preliminary Development Plan requirements and provide for a significantly more upgraded package than base code or even several other Planned Developments.
- **LANDSCAPING AND SCREENING:** The subject section would require street trees along all the public streets which would require approval by the Shade Tree Commission. It is imperative that the Applicant coordinate the street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections, or the visibility of any traffic control signs.
- **TREE PRESERVATION:** The development is proposed in a manner that maximizes tree preservation on the entire site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals this has already been approved within the approved zoning development text and remains in effect. The tree replacement plan requires the following fee at building permit approval:
    - At the time of permit issuance, a $500 fee shall be paid for each single-family lot in Section 2.
    - Also, the developer has agreed for each single-family house, 2 replacement trees shall be planted (in addition to the required plantings).

  As mention above, a tree preservation zone is located in the rear yards along the majority of the northern portion of the section (lots 13402-13414 & 13465-13472) and along the southwestern portion of this section (lots-13391-13397). Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.
- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed and approved by the City that would achieve compliance with the zoning code.
- **FIRE DEPARTMENT:** The proposed section would need to achieve compliance with all fire department requirements.

STAFF RECOMMENDATION – (2020-1303 FINAL DEVELOPMENT PLAN)

Staff recommends approval of request by Terra Alta LLC for a Final Development Plan for Terra Alta Section 2 Part 1 for 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South, with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.

5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

STAFF RECOMMENDATION – (2020-1304 FINAL SUBDIVSION PLAT)
Staff recommends approval of request by Terra Alta LLC for a Final Subdivision Plat for Terra Alta Section 2 Part 1 for 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South, with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).

7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
19. Conservation easements shall be provided on any existing streams in this section.
20. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

STAFF RECOMMENDATION – (2020-1305 FINAL DEVELOPMENT PLAN)
Staff recommends approval of request by Terra Alta LLC for a Final Development Plan for Terra Alta Section 2 Part 2 for 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road North, with the following conditions that:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).

7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.
9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

STAFF RECOMMENDATION – (2020-1306 FINAL SUBDIVISION PLAT)
Staff recommends approval of request by Terra Alta LLC for a Final Subdivision Plat for Terra Alta Section 2 Part 2 for 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road North, with the following conditions that:

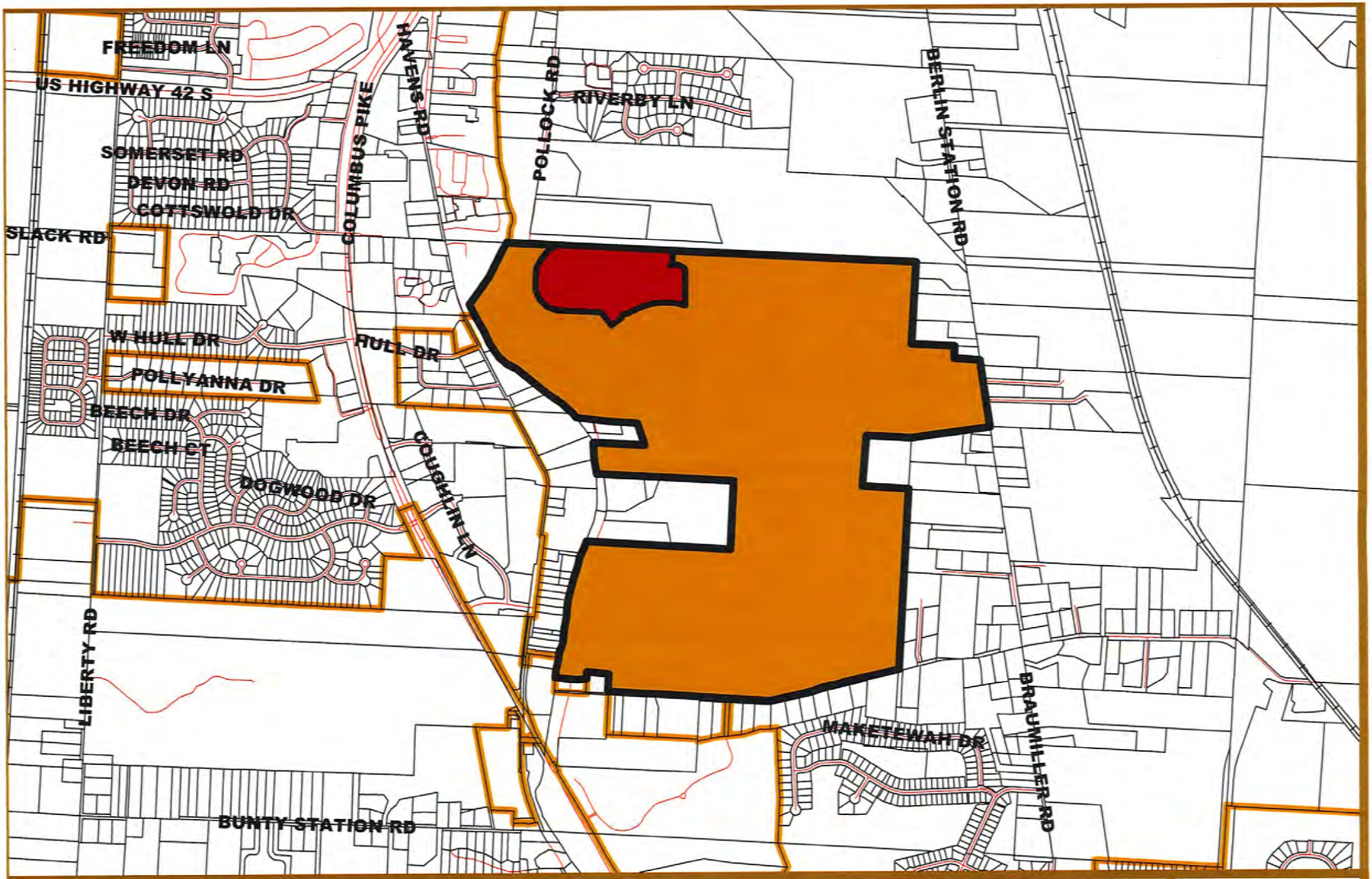
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. 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.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit which is the next approved section (Section 1 and 2 equal 165 single family lots).
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. Sidewalks shall be provided on both sides of all public streets.

9. In Section 1 the existing sidewalk that extends west to Pollack Road and ultimately to the river parkland shall be redesigned per the City Engineer.
10. The proposed Parks and Open Space Plan amenities shall be constructed with subject section it is located in or before.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
14. The 24.562-acre open space along the Olentangy River (just west of Terra Alta Drive on Pollock Road) shall be dedicated to the City prior to any building permit approval in Section 2.
15. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
16. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
17. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
18. Conservation easements shall be provided on any existing streams in this section.
19. The emergency access to Section 2 shall be approved by the City Engineer and Fire Department.

COMMISSION NOTES:

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

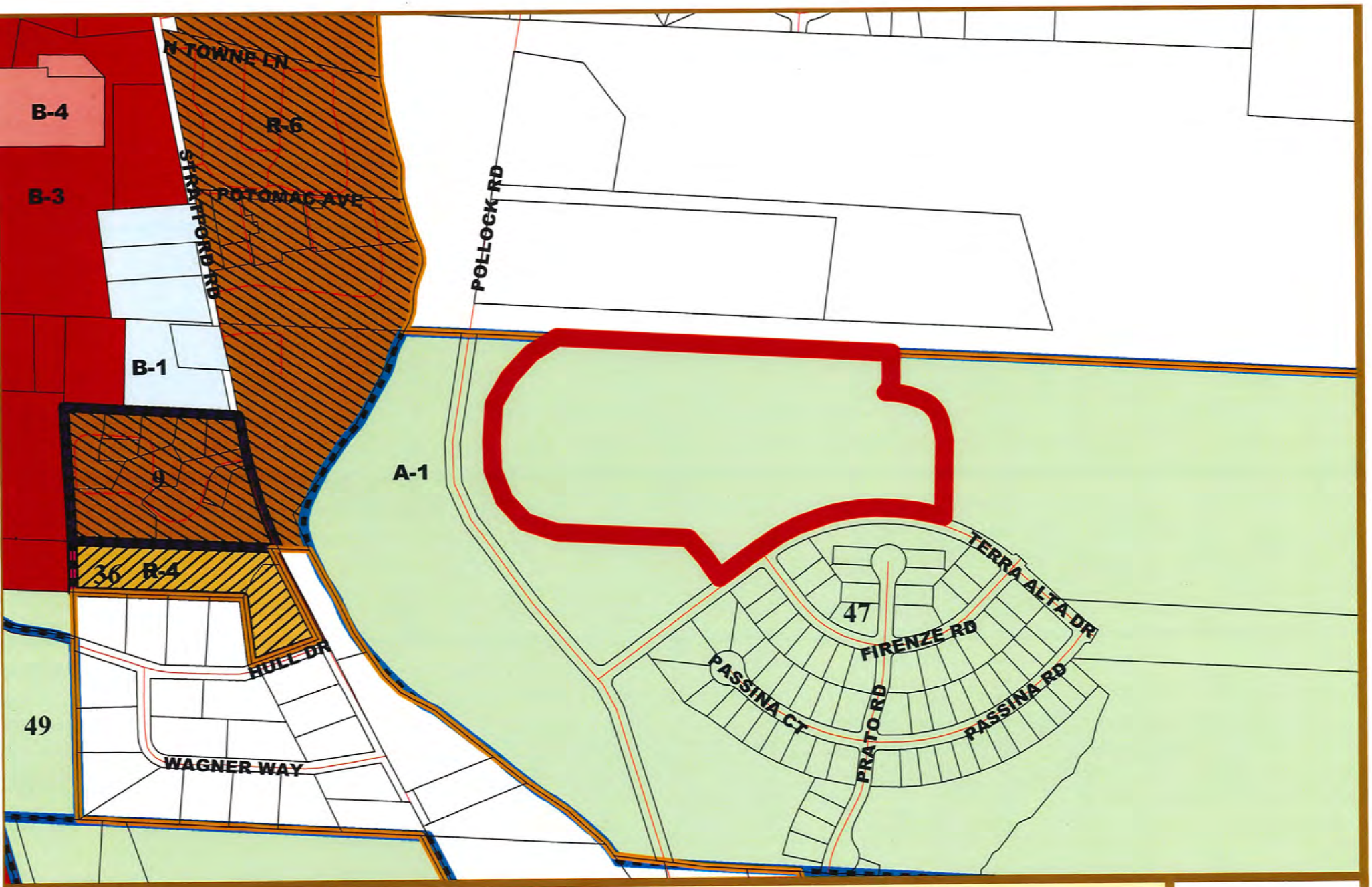
CONDITIONS/MISCELLANEOUS:



EST 1808
CITY OF
DELAWARE
OHIO

2020-1303-1306
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 2 Part 1 and 2
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1303-1306
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 2 Part 1 and 2
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-1303-1306
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 2 Part 1 and 2
Aerial (2016) Map

N

SECTION 2



TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

OVERALL OPEN SPACE PLAN

PREPARED FOR:

TERRA ALTA LLC.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:

EMH&T

SHEET 1/5

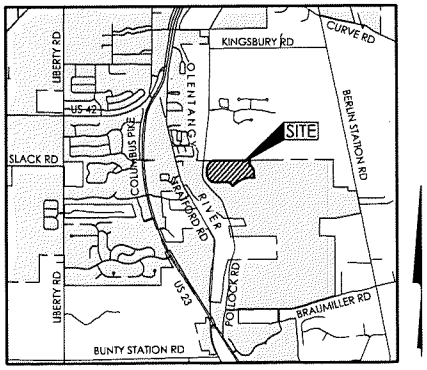
J:\2020\157-Dwg\04\Boards\Final Development Plan\15 Illustrative Site Plan.dwg, Last Saved By: sshaw, 6/30/2020 3:09 PM Last Printed By: Shara Shaw, 7/9/2020 6:47 AM (No Xrefs)



SHEET 15/15	JOB NO. 2020157	SCALE 1" = 60'	DATE July 1, 2020	EMH&T Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll free: 866.775.4364 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **TERRA ALTA SECTION 2 PARTS 1 & 2** ILLUSTRATIVE SITE PLAN	**TERRA ALTA LLC.** 142 WEST SCHROCK ROAD WESTERVILLE, OH 43081 (614) 891-2042

REVISIONS		
MARK	DATE	DESCRIPTION

TERRA ALTA SECTION 2
PARTS 1 & 2



LOCATION MAP

NO SCALE

PREPARED FOR:

TERRA ALTA LLC.

148 WEST SCHROCK ROAD

WESTERVILLE, OH 43081

(614) 891-2042

SUBMITTAL: JULY 1, 2020

INDEX OF DRAWINGS

FINAL PLATS:	
SECTION 2 PART 1:	SHEET 1-2
SECTION 2 PART 2:	SHEET 3-4
SITE PLAN:	SHEET 5
LIGHTING PLAN:	SHEET 6-8
TREE INVENTORY AND REMOVAL PLAN:	SHEET 9-13
STREET TREE PLAN:	SHEET 14
ILLUSTRATIVE SITE PLAN:	SHEET 15

CIVIL ENGINEER

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

TERRA ALTA SECTION 2 PART 1

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 10, Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 18.855 acres of land, more or less, said 18.855 acres being part of those tracts of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1518, Page 1449, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA SECTION 2 PART 1"**, a subdivision containing Lots numbered 13381 to 13445, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Firenze Road, Talla Road North and Talla Road South (3.303 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TERRA ALTA LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ____-____-____ approved by the Planning Commission on this _____ day of _____, 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Firenze Road, Talla Road North and Talla Road South (3.303 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____, 20___
_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____, 20___
_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____, 20___
_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____, 20___
_____
William L. Ferrigno, P.E., Public Works Director City Engineer, Delaware, Ohio

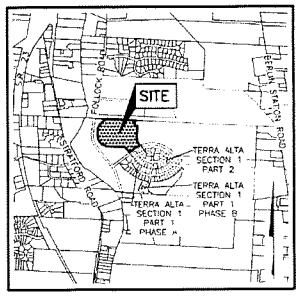
Approved this ____ Day of _____, 20___
_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this ____ day of _____, 20___.
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____ M.
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

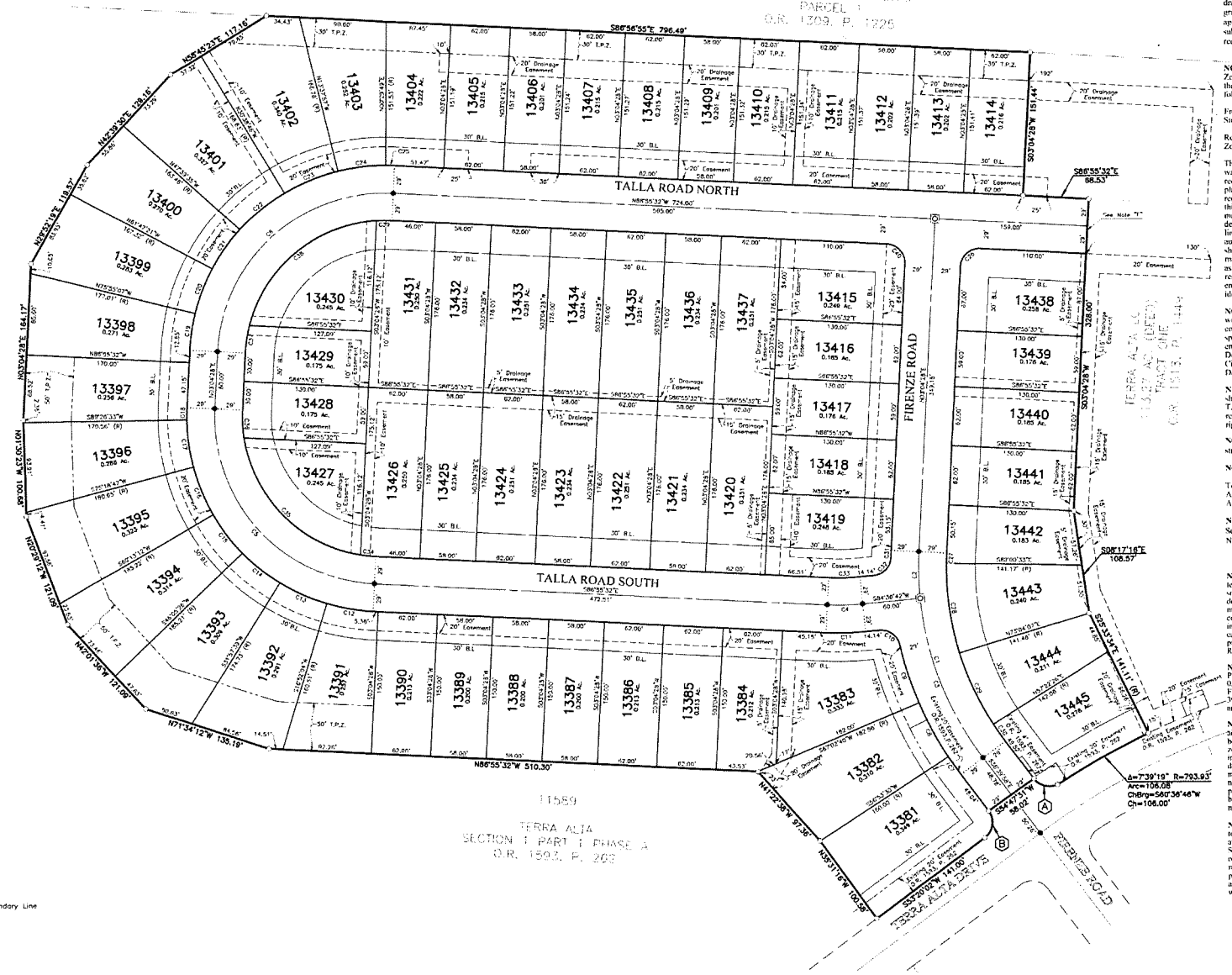
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)
⊡ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

TERRA ALTA SECTION 2 PART 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°44'27"	335.00'	232.36'	S 16°47'45" E	227.73'
C2	8°27'47"	335.00'	49.48'	S 01°09'25" E	49.44'
C3	31°16'40"	335.00'	182.88'	S 21°01'38" E	180.61'
C4	8°27'47"	250.00'	36.93'	N 88°50'35" E	36.89'
C5	90°00'00"	175.00'	274.89'	S 41°55'32" E	247.49'
C6	90°00'00"	175.00'	274.89'	S 48°04'28" W	247.49'
C7	3°33'28"	364.00'	22.60'	S 34°53'14" E	22.60'
C8	10°00'10"	364.00'	64.50'	S 28°01'55" E	64.42'
C9	10°14'10"	364.00'	65.03'	S 17°50'18" E	64.94'
C10	92°40'06"	20.00'	28.99'	N 54°03'14" W	26.42'
C11	8°27'47"	279.00'	41.21'	N 88°50'35" E	41.17'
C12	13°47'36"	204.00'	49.11'	S 80°01'44" E	48.99'
C13	15°05'35"	204.00'	53.74'	S 65°35'08" E	53.58'
C14	14°07'46"	204.00'	50.31'	S 50°58'28" E	50.18'
C15	14°07'46"	204.00'	50.31'	S 36°50'41" E	50.18'
C16	15°05'35"	204.00'	53.74'	S 22°14'01" E	53.58'
C17	14°07'46"	204.00'	50.31'	S 07°37'20" E	50.18'
C18	3°37'56"	204.00'	12.93'	S 01°15'30" W	12.93'
C19	11°00'24"	204.00'	39.19'	S 08°34'40" W	39.13'
C20	14°07'46"	204.00'	50.31'	S 21°08'46" W	50.18'
C21	14°07'46"	204.00'	50.31'	S 35°16'32" W	50.18'
C22	17°00'49"	204.00'	60.58'	S 50°50'49" W	60.35'
C23	17°00'49"	204.00'	60.58'	S 67°51'38" W	60.35'
C24	14°07'46"	204.00'	50.31'	S 83°25'56" W	50.18'
C25	2°34'39"	204.00'	9.18'	N 88°12'51" W	9.18'
C26	90°00'00"	20.00'	31.42'	S 48°04'28" W	28.28'
C27	3°05'02"	306.00'	11.13'	S 02°01'57" W	11.13'
C28	17°55'19"	306.00'	95.72'	S 07°58'13" E	95.33'
C29	15°41'41"	306.00'	83.82'	S 24°46'43" E	83.56'
C30	4°02'24"	306.00'	21.58'	S 34°38'46" E	21.57'
C31	1°07'54"	364.00'	7.19'	S 02°30'31" W	7.19'
C32	82°40'06"	20.00'	28.86'	N 43°16'38" E	26.42'
C33	8°27'47"	221.00'	32.64'	N 88°50'35" E	32.61'
C34	6°17'30"	146.00'	16.03'	S 82°48'47" E	16.02'
C35	72°15'05"	146.00'	184.11'	S 44°20'29" E	172.15'
C36	11°27'25"	146.00'	29.19'	S 02°39'14" E	29.15'
C37	11°27'25"	146.00'	29.19'	S 08°48'11" W	29.13'
C38	72°15'05"	146.00'	184.11'	S 50°39'26" W	172.15'
C39	6°17'30"	146.00'	16.03'	S 89°55'43" W	16.02'
C40	90°00'00"	20.00'	31.42'	N 41°55'32" W	28.28'



NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Section 2 Part 1 in effect at the time of platting of Terra Alta Section 2 Part 1 specifies the following setback requirements:

Front yard:	30 feet	
Side yard:	70' Lots	7.5 feet
	80' Lots	10 feet
Rear yard:	30 feet	
Zoning classification:	PMUR2	

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Section 2 Part 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Section 2 Part 1 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "F": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage	18.855 Ac.
Acreage in remaining lots	15.552 Ac.
Acreage in right-of-way	3.303 Ac.

NOTE "H" - ACREAGE BREAKDOWN: Terra Alta Section 2 Part 1 is out of the following Delaware County Parcel Numbers:

419130010010000	18.855 Ac.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Section 2 Part 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "J": At the time of platting, all of Terra Alta Section 2 Part 1 is within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39041C0119K, for Delaware County, Ohio and Incorporated areas, with an effective date of April 16, 2009.

NOTE "K" - TREE PRESERVATION ZONE. Within the areas designated hereon that contain existing trees, no work shall be performed or structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "L": This section of Terra Alta Subdivision is subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit. For each single family house, 2 replacement trees shall be planted (in addition to the required plantings) and a $500 fee shall be paid for each single-family lot at the time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

TERRA ALTA SECTION 2 PART 2

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 10, Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 7.634 acres of land, more or less, said 7.634 acres being part of those tracts of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1518, Page 1449, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA SECTION 2 PART 2"**, a subdivision containing Lots numbered 13446 to 13472, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Talla Road and Lucca Road (1.774 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TERRA ALTA LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-___-___ approved by the Planning Commission on this _____ day of _____, 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Talla Road and Lucca Road (1.774 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this ___ day of _____, 20___.

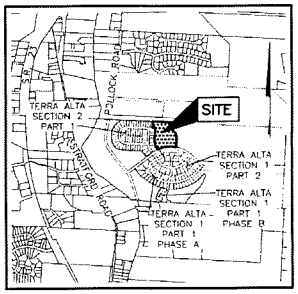
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____ M.
Fee $ _____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations.

SOURCE OF DATA: The sources of recorded survey data referenced in the plat and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

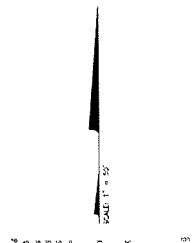
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

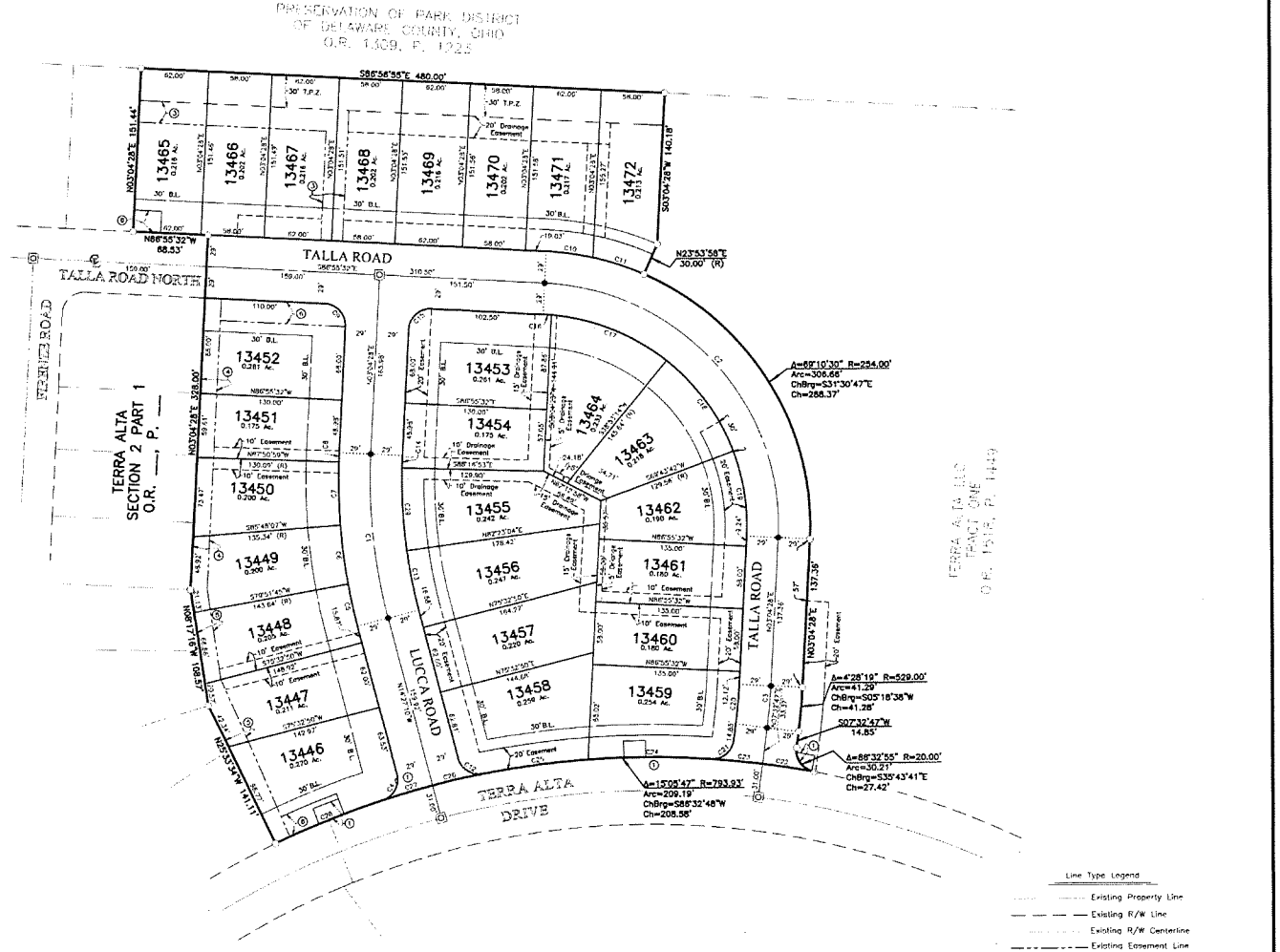
○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

TERRA ALTA SECTION 2 PART 2

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17°31'38"	500.00'	152.95'	S 05°41'21" E	152.36'
C2	90°00'00"	225.00'	353.43'	N 41°55'32" W	318.20'
C3	4°29'19"	500.00'	39.02'	N 03°18'38" E	39.01'
C4	86°32'55"	20.00'	30.21'	N 28°49'17" E	27.42'
C5	4°18'55"	529.00'	39.84'	S 12°17'43" E	39.83'
C6	5°56'22"	529.00'	54.84'	S 07°10'04" E	54.81'
C7	6°20'54"	529.00'	58.61'	S 01°01'26" E	58.58'
C8	0°55'27"	529.00'	8.53'	S 02°36'45" W	8.53'
C9	90°00'00"	20.00'	31.42'	N 41°55'32" W	28.28'
C10	9°44'26"	254.00'	43.17'	N 82°03'22" W	43.12'
C11	11°05'16"	254.00'	49.15'	N 71°30'37" W	49.07'
C12	86°32'55"	20.00'	30.21'	S 57°43'38" E	27.42'
C13	6°50'14"	471.00'	56.21'	S 11°07'03" E	56.17'
C14	11°21'21"	471.00'	11.15'	S 02°23'48" W	11.15'
C15	90°00'00"	20.00'	31.42'	S 48°04'28" W	28.28'
C16	2°11'35"	196.00'	7.50'	N 83°49'44" W	7.50'
C17	33°37'17"	196.00'	115.01'	N 67°55'21" W	113.37'
C18	30°56'28"	196.00'	105.50'	N 35°41'52" W	104.23'
C19	23°20'46"	196.00'	79.86'	N 08°35'55" W	79.31'
C20	4°28'19"	471.00'	36.76'	N 05°18'38" E	36.75'
C21	86°32'55"	20.00'	30.21'	N 56°49'14" E	27.42'
C22	3°27'05"	793.93'	47.82'	N 80°43'41" W	47.82'
C23	3°27'05"	793.93'	47.82'	N 84°10'46" W	47.82'
C24	7°44'44"	793.93'	107.33'	N 89°46'40" W	107.25'
C25	7°21'03"	793.93'	101.86'	S 82°40'26" W	101.79'
C26	3°27'05"	793.93'	47.82'	S 77°16'22" W	47.82'
C27	3°27'05"	793.93'	47.82'	S 73°49'17" W	47.82'
C28	7°39'19"	793.93'	106.08'	S 68°16'05" W	106.00'
C29	9°20'03"	421.00'	76.73'	S 02°50'54" E	76.65'





NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Section 2 Part 2 in effect at the time of platting of Terra Alta Section 2 Part 2 specifies the following setback requirements:

Front yard:	30 feet	
Side yard:	70' Lots	7.5 feet
	80' Lots	10 feet
Rear yard:	30 feet	
Zoning classification:	PMUER2	

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Section 2 Part 2 are subject to the terms, conditions, restrictions (including lighting and house street and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Section 2 Part 2 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	7.634 Ac.
Acreage in remaining lots	5.860 Ac.
Acreage in right-of-way	1.774 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Terra Alta Section 2 Part 2 is out of the following Delaware County Parcel Numbers:

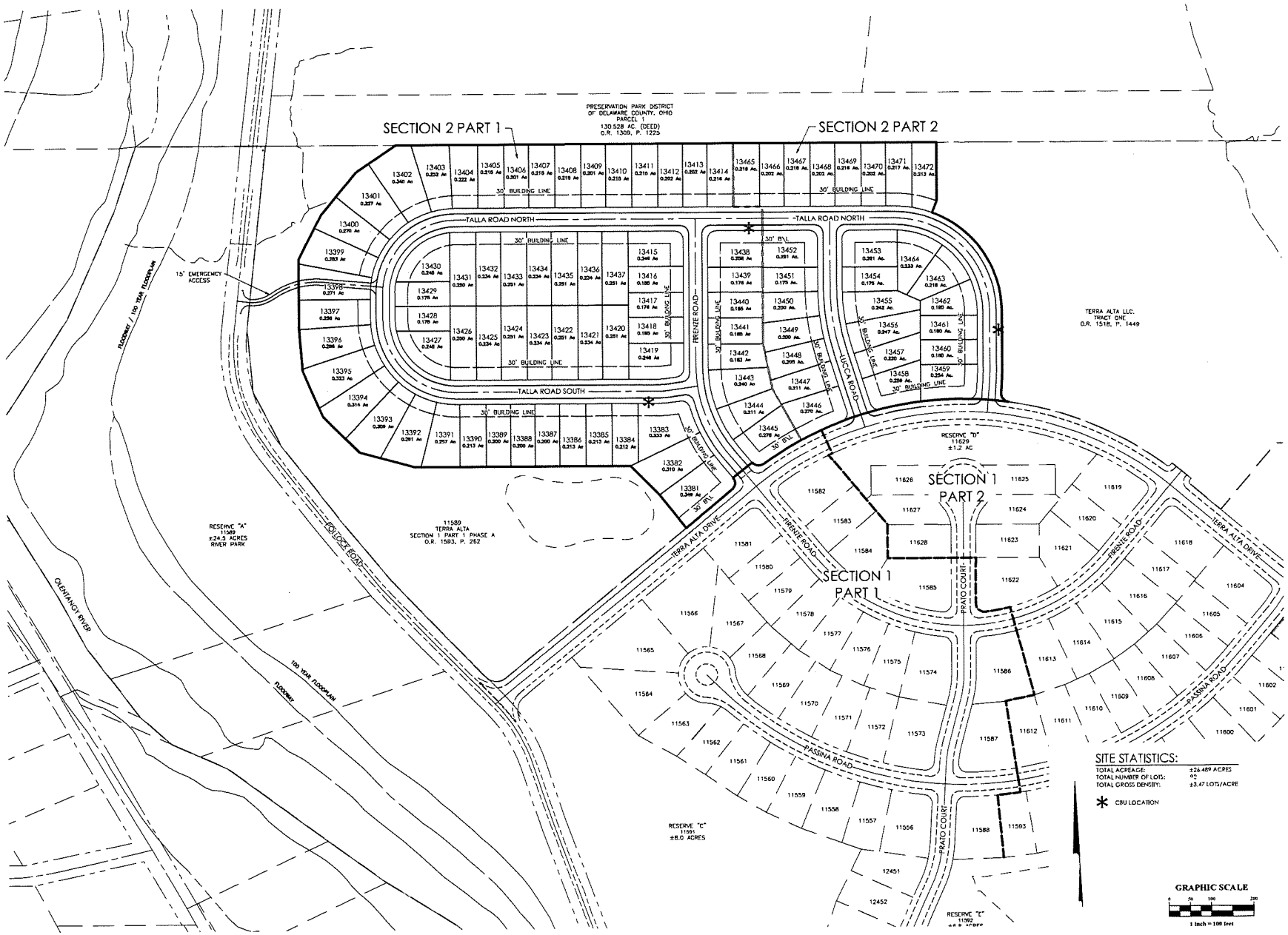
41913001001000	7.634 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not stated information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Section 2 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": At the time of platting, all of Terra Alta Section 2 Part 2 is within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39041C0118K, for Delaware County, Ohio and Incorporated areas, with an effective date of April 16, 2009.

NOTE "K" - TREE PRESERVATION ZONE: Within the areas designated hereon that contain existing trees, no work shall be performed or structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "K": This section of Terra Alta Subdivision is subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit. For each single family house, 2 replacement trees shall be planted (in addition to the required plantings) and a $500 fee shall be paid for each single-family lot at the time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.



CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 2 PARTS 1 & 2
SITE PLAN

TERRA ALTA LLC.
149 WEST SCHOCK ROAD
WESTERVILLE, OH 43081
(614) 395-0448

EMHT
Dewberry, Smith, Hurd, Hendershot & Moore, Inc.
Engineers | Surveyors | Planners | Landscape Architects
8000 North High Street, Suite 200, Worthington, Ohio 43085
Phone: (614) 775-4500 Toll Free: 866-775-4500
www.emht.com

DATE: July 1, 2020
SCALE: 1" = 100'
JOB NO.: 20200157
SHEET: 5/15

REVISIONS

NUMBER	DATE	DESCRIPTION

J:\2020\157\Org\Graphics\Final Development Plans\5 Site Plan.dwg, Last Saved By: jschorr, 7/1/2020 7:56 AM, Last Plotted By: jschorr, 7/1/2020 8:07 AM (no scale)

Residential and Collector Street Lighting Notes

LHT-1 The contractor shall install street light at the locations per plan, including all disconnects, pull boxes, routing circuit cable, controller cabinet, meter, photo sensor, etc. Provide a complete, operating lighting system that complies with the City of Delaware Specifications and Standard Details.

LHT-2 The street lighting shall be constructed in accordance with the Current City of Columbus (COC) Construction and Materials Specifications (C&MS), Section 1061 Street Lighting, including all supplements thereto, in force on the date of the approved plans and/or contract. The COC C&MS shall govern all materials and workmanship involved in the improvements shown on these plans, except as such specification are modified by the City of Delaware Design Manual or Standard Details. Testing referred in Section 1000.18 shall be required.

LHT-3 Plan details shall be considered supplemental to the City of Columbus Division of Power Material and Installation Specifications (MIS)

LHT-4 All Street lighting shall be installed per the electrical installation requirements specified on City of Delaware's Standard Detail RDWD-34.2.

LHT-5 All street lighting poles shall be installed 2'-6" (two feet-six inches) to the center of the foundation from the back of curb and placed where noted on the approved lighting plan. Street lights shall be installed on the same side of the road as the water main; gas main and sanitary sewer main shall be installed on the opposite side of the road. In general the fixture shall not be installed above sanitary sewers, storm sewers, water mains or other utilities.

LHT-6 Conduits within the influence of pavement shall be concrete encased.

LHT-7 Plastic caution tape shall be placed over all lighting conduits at a depth of 18-inches.

LHT-8 Required Inspections: The following inspections shall be required for street lighting installation:

Pole Foundation
Underground conduit prior to backfill
Electrical service inspection
Final installation of fixtures

LHT-9 Permits and/or Easements: A permit must be obtained from the City of Delaware after final approval of the submitted plans. Recorded easements must be provided to the City of Delaware for the branch circuit conductors on the property lines. A fee of $150.00 shall be required.

LHT-10 All set screws on light poles shall be lubricated with a compound to prevent seizing.

LHT-11 HPS Light bulb base shall be lubricated with Ideal Nastar compound or approved equal, before screwing light bulb into ballast.

LHT-12 Shop Drawings are required for be submitted for review and approval per the City of Columbus C&S prior to the commencement of ordering materials/construction, this includes but is not limited to, pull boxes, disconnects, controller, main power source, circuit cable, conduit, etc. Additional shop drawings shall be provided as requested by the City of Delaware.

LHT-13 Maintenance: After the complete installation of the required number of light fixtures in a development and the installation is approved by the City, the Developer shall be responsible for the first two years of maintenance. Streetlights installed in accordance with these standards shall become a Public Improvement in accordance to Section 1111.06 of the Subdivision Regulations. This includes the repair of all of the components of the lighting system, including but not limited to the replacement of faulty or defective equipment, poles or luminaires and lamps, pullboxes, conduit and associated wiring, or any forms damage by contractors or any other means. This includes painting of painted poles. Repairs shall be made in a timely manner.

ITEM 1001 120/240V GROUND MOUNTED CONTROL CENTER AND POWER SERVICE (RDWD-34.2-34.3), AS PER PLAN

In addition to the requirements listed in the RDWD-34.2 and RDWD-34.3 the following shall be provided for the controller: insulated neutral and a separate ground bus, surge arrester, an Arc Flash Hazard Warning sign on the outside front door of the enclosure and meter socket in accordance with the current National Electrical Code paragraph 110.16, an Available Fault Current sign on the outside of the front door of the service disconnect enclosure in accordance with the current National Electrical Code paragraph 110.24, and a minimum short circuit current rating of 22,000 RMS symmetrical amperes. The Contractor shall install (3)-#1 AWG, copper, THW in 2" conduit from the lighting controller to the transformer, leaving 10' of wire coiled at the transformer for final connection to be made by the power company.

Payment shall be as per Item 1001.

LIGHT POLE AND LUMINAIRE REQUIREMENTS

In addition to the specifications listed in the manufacturer's drawings, the following shall apply: Residential light poles shall be painted Delaware Green per the HAPCO drawing, and collector light poles shall be painted low gloss black per the Main Street Lighting drawing. Luminaires shall be painted to match the color of the light pole that they are to be set on. Collector style light poles shall be provided with the following: an access door over the handhole with interior having a permanent label marker noting the voltage and an approved cable grip on the top interior of the pole to support the weight of the wiring cables.

GROUNDING AND BONDING

The requirements of the State of Ohio Department of Transportation Construction and Material Specifications (C&MS) and the ML series of Standard Construction Drawings are modified as follows:

1. All metallic parts containing electrical conductors shall be permanently joined to form an Effective Ground Fault Current Path back to the grounded conductor in the power service disconnect switch.

(a) Provide an equipment grounding conductor in metallic conduits (725.04) in addition to the conductors specified and bond the conduit to the grounding conductor.

(b) When an equipment grounding conductor is required in plastic conduit (725.05), the installation shall include a separate equipment grounding conductor in addition to the conductors specified.

(c) Metal pull box lids shall be bonded by attachment of the equipment grounding conductor to the frame diagonal as provided on ML-30.11.

2. Conduits.

(a) The 725.04 conduit shall have grounding bushings installed at all termination points. The bushing material shall be compatible with galvanized steel conduit and the grounding lug material shall be compatible for use with copper wire. Threaded or compression type bushings may be used.

(b) The 725.05 conduit shall have the inside and outside diameters of the conduit deburred at all termination points.

(c) Both ends of metallic conduit shall be bonded to the equipment grounding conductor.

(d) Metallic conduit may be bonded to metallic boxes through the use of conduit fittings UL approved for this type of connection, with the box bonded to the equipment grounding conductor.

3. Wire for grounding and bonding.

(a) Use insulated, copper wire for the equipment grounding conductor. Bonding jumpers in boxes and enclosures may be bare or insulated copper wire. Wire size shall be as follows: The insulation shall be green or green with yellow stripe(s). For 4 AWG or larger, insulation may also be black with green tape/labels installed at all access points.

(b) In a highway lighting system, the equipment grounding conductor shall be the minimum conductor size of 6 AWG. Bonding jumpers shall be minimum size 4 AWG.

4. Ground rod.

(a) A 3/4 inch Schedule 40 PVC conduit shall be used in foundations and concrete walls for the grounding conductor (ground wire) raceway to the ground rod. Should metallic conduit be used, both ends of the conduit shall be bonded to the grounding conductor.

(b) The typical grounding conductor (ground wire) shall be 4 AWG insulated, copper.

5. Power Service and Disconnect Switch.

(a) At the power service location, the grounding conductor (ground wire) from the disconnect switch neutral (AC-) bar to the ground rod shall be a continuous, unspliced conductor. If spliced, it shall be an exothermic weld butt splice.

(b) The service neutral shall only be connected to ground at the main power service disconnect switch.

6. Payment for grounding and bonding shall be considered incidental to the conductors installed by the project.

NOTES:

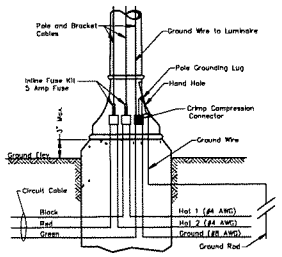
Street lights must be fully functional and as-builts drawings of the lights and required spare poles must be delivered to public works, prior to acceptance of public improvements (i.e. no building permits). The extra light fixture and poles shall be delivered to the City of Delaware Public Works Department, 50 Ross Street Delaware, Ohio 43015. Contact the City to schedule delivery date and time 740-203-1810.

For clarity, not all proposed and underground utilities are shown on this sheet. The Contractor shall reference Plan & Profile Sheets for location of all proposed and underground utilities.

The Contractor shall take special care to not disturb any existing light poles, conduits, or circuit cable. These existing lighting facilities shall remain in service throughout the entirety of construction and shall remain operational upon completion of construction.

STANDARD DRAWINGS REVISED 12/31/18 (UNLESS NOTED)

RDWD-34.1
RDWD-34.2 (4/29/2019)
RDWD-34.3
RDWD-34.4



ITEM 1001 POLE TO BE WIRED (RDWD-34.2), AS PER PLAN
SCALE=NONE

ESTIMATE OF QUANTITIES

The Quantities Have Been Established As A Means For The City To Estimate The Necessary Development Fees. The Contractor Shall Be Solely Responsible For Determining The Required Bid Quantities Necessary For The Completion Of The Plan Improvements

ITEM	QUANTITY		UNIT	DESCRIPTION
	PHASE 1	PHASE 2		LIGHTING
1001	14	9	Each	Pole to be Wired (RDWD-34.2), As Per Plan
1001	14	9	Each	Residential Light Pole, Hapco Dwg. B74514
1001	1	1	Each	Residential Light Pole, Hapco Dwg. B74514, Furnish Only (Replacement Stock)
1001	14	9	Each	Light Pole Foundation (RDWD-34.4)
1001	2742	1630	CKT FT	Circuit Cable, Two No. 4 AWG 600 Volt Distribution Cables and One No. 8 AWG 600 Volt Equipment Ground (RDWD-34.2)
1001	2444	1264	LF	Conduit, 1-1/2", 725.051 (RDWD-34.2)
1001	108	36	LF	Conduit, 1-1/2", 725.051 Directionally Bored Under Street (RDWD-34.2)
1001	14	9	Each	Luminaire (RDWD-34.1)
1001	1	1	Each	Luminaire (RDWD-34.1), Furnish Only (Replacement Stock)
1001	4	4	Each	Pull Box (RDWD-34.3)
1001	1	0	Each	120/240V Ground Mounted Control Center and Power Service (RDWD-34.2-34.3), As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA LLC.
149 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 531-1492

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 2
PARTS 1 & 2
LIGHTING PLAN

EMHT
Environmental Management & Planning, Inc.
Civil Engineers • Surveyors • Planners • Landscape Architects
8800 Lyra Drive, Suite 450, Columbus, Ohio 43240-2161
Phone: 614.775.4500 Toll Free: 866.775.5363
www.emht.com

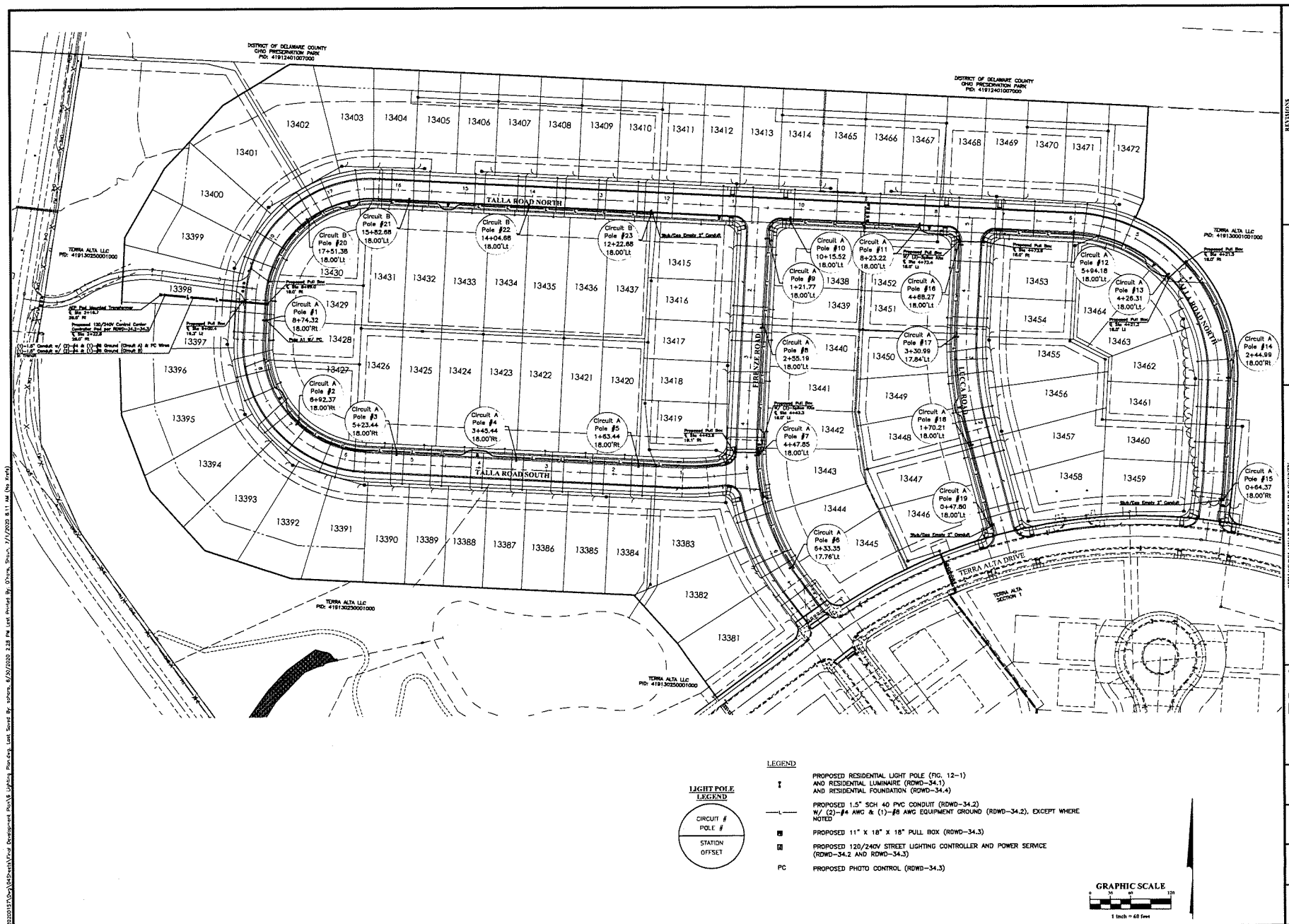
DATE
July 1, 2020

SCALE
None

JOB NO.
20200157

SHEET
6/15

J:\2020\157\Civil\04-Plans\Final Development Plan\8 Lighting Plan.dwg, Last Saved By: mshore, 6/30/2020 2:28 PM Last Plotted By: Shore, Shaun, 7/1/2020 8:10 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

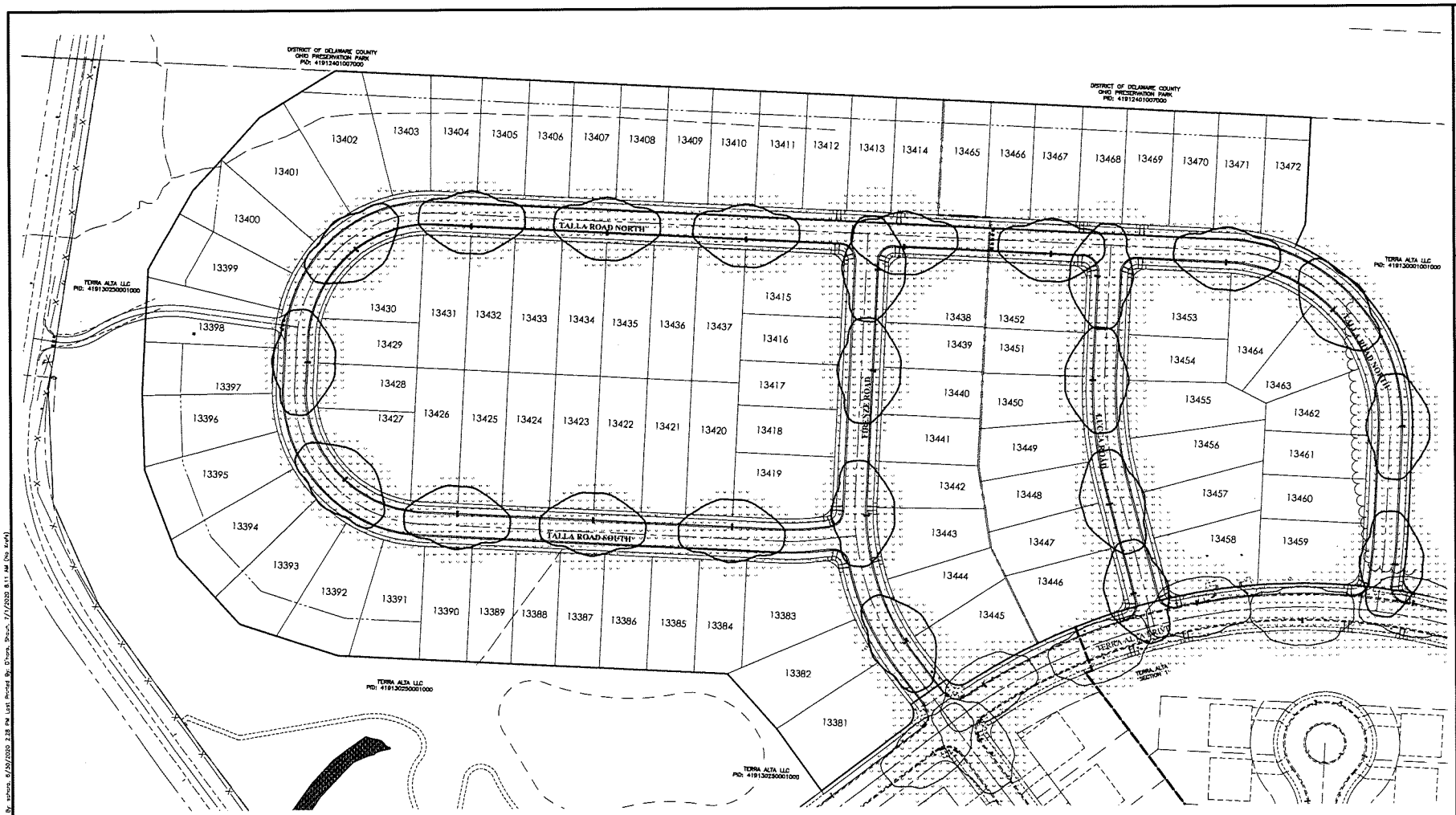
TERRA ALTA LLC.
149 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 916-5444

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN FOR
TERRA ALTA SECTION 2 PARTS 1 & 2
LIGHTING PLAN

EMHT
Environmental Design Group, Inc.
Land Development Consultants
Phone: (614) 775-4500

DATE: July 1, 2020
SCALE: 1" = 60'
JOB NO.: 20200167
SHEET: 7/15

J:\2020\167\Dwg\Sht\Final Development Plan\8 Lighting Plan.dwg, Last Saved By: cshore, 6/30/2020 2:28 PM Last Plotted By: cshore, 7/1/2020 8:11 AM (No Xref)



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Talla Road North	0,5 fc	1,5 fc	0,1 fc	15,0:1	5,0:1
Talla Road South	0,5 fc	1,4 fc	0,1 fc	14,0:1	5,0:1
Firenze Road	0,5 fc	1,5 fc	0,1 fc	15,0:1	5,0:1
Lucca Road	0,5 fc	1,5 fc	0,1 fc	15,0:1	5,0:1
Site Sidewalks	0,2 fc	0,8 fc	0,1 fc	8,0:1	2,0:1

LUMINAIRE SCHEDULE

QTY	Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
23	GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH Granville LED Classic; Granville LED Classic, LED Performance Package 30, 3000 series CCT, Auto-sensing voltage (120 thru 277), Modern style swing open design, Custom Match Color, Glass asymmetric, type III, Ribs and bands, Standard, Gold trim, 7 pin NEMA photocontrol external, Factor programmed to 75 percent of base, Shorting cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	7937	0,75	57

LEGEND

Proposed Luminaire Template
(0,1 Foot-Candle Influence)

Ex. Luminaire Template
(0,1 Foot-Candle Influence)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

NO.	DATE	DESCRIPTION
		REVISIONS

TERRA ALTA LLC.
149 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2444

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 2
PARTS 1 & 2
LIGHTING PLAN

EMHT
Environmental Design Group, Inc.
Land Development, Development & Planning, Inc.
Civil Engineers, Surveyors, Planners & Landscape Architects
8800 Lyra Drive, Suite 450, Columbus, Ohio 43240
Phone: 614.775.4500 toll free: 866.775.5488
www.emht.com

DATE
July 1, 2020

SCALE
1" = 60'

JOB NO.
20200157

SHEET
8/15

J:\2020\157\Dwg\Arch\Final Development Parts 1&2 Lighting Plan.dwg, Last Saved By: kshore, 6/30/2020 2:28 PM Last Printed By: kshore, 7/1/2020 8:11 AM (No Xrefs)

NOTES:

1) Based on the City of Delaware Planning Commission's recommendation, this tree survey is compiled based on a sample survey.
As stated in: **SECTION 1168.11 FLEXIBILITY.** *The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: (ORD 02-55 Passed May 13, 2002) (a) Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.*

2) The Tree Survey is broken into 8 areas 1 acre square in size (sample area's 1 through 8) located throughout the site within the proposed development layout and 8 areas ±0.33 acres square in size (sample area's 9 through 16) throughout the Rogers Tract.

ORIGINAL TERRA ALATA: SEE SHEETS 7 & 8 (SAMPLE AREAS 1 ACRE)

SAMPLE AREA (Terra Alata Original)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-1	1,682	1,045	908	771
SAMPLE AREA-2	1,642	952	885	818
SAMPLE AREA-3	1,474	885	721	555
SAMPLE AREA-4	1,423	938	870	760
SAMPLE AREA-5	1,531	518	458	389
SAMPLE AREA-6	1,858	1,423	1,247	1,048
SAMPLE AREA-7	1,358	589	472	329
SAMPLE AREA-8	409	409	308	223
TOTAL TREES	11,377	6,757	5,849	4,893

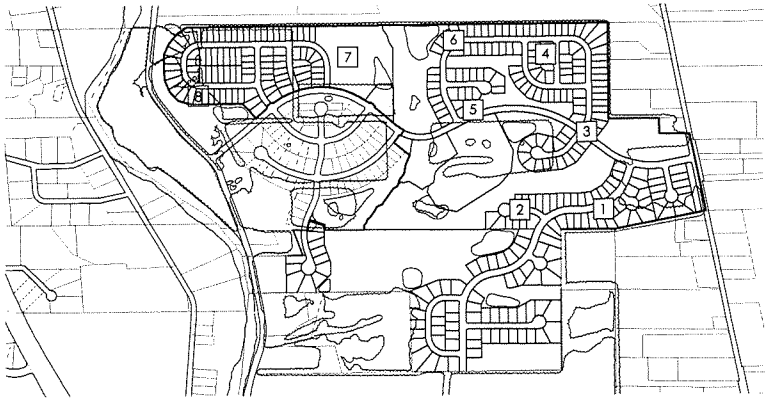
ROGERS TRACT: SEE SHEETS 9 & 10 (SAMPLE AREAS 1/3 ACRES)

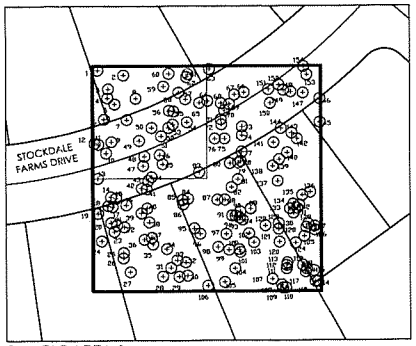
SAMPLE AREA (Rogers Tract)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-9	(602x3)=1,806	(530x3)=1,590	(489x3)=1,467	(385x3)=1,185
SAMPLE AREA-10	(192x3)=576	(160x3)=480	(135x3)=405	(114x3)=342
SAMPLE AREA-11	(658x3)=1,974	(564x3)=1,752	(543x3)=1,629	(475x3)=1,425
SAMPLE AREA-12	(535x3)=1,605	(460x3)=1,380	(424x3)=1,272	(369x3)=1,107
SAMPLE AREA-13	(654x3)=1,962	(641x3)=1,923	(603x3)=1,809	(591x3)=1,773
SAMPLE AREA-14	(461x3)=1,383	(448x3)=1,344	(400x3)=1,800	(378x3)=1,134
SAMPLE AREA-15	(512x3)=1,536	(464x3)=1,392	(353x3)=1,059	(263x3)=789
SAMPLE AREA-16	(489x3)=1,467	(413x3)=1,239	(360x3)=1,080	(308x3)=924
TOTAL TREES	12,309	11,100	10,521	8,679

3) Average Number of Caliper Inches per Acre: (Original Terra Alta and Rogers Tract)

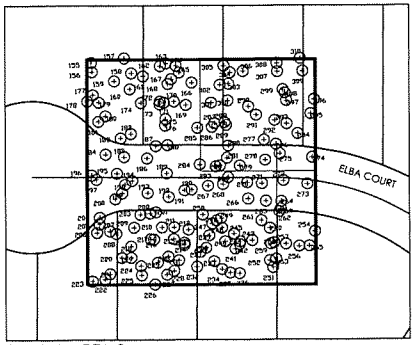
Including Ash Trees	1,480" (23,686/16)
Excluding Ash Trees	1,116" (17,857/16)
Excluding Poor Trees	1,023" (16,370/16)
Excluding 50% for Fair Trees	848" (13,572/16)

OVERALL SITE

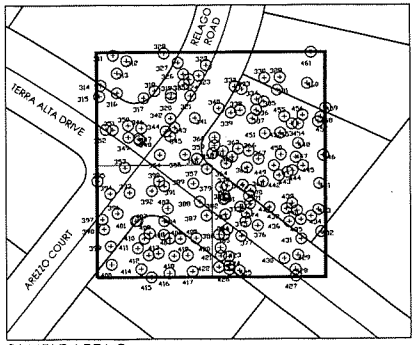




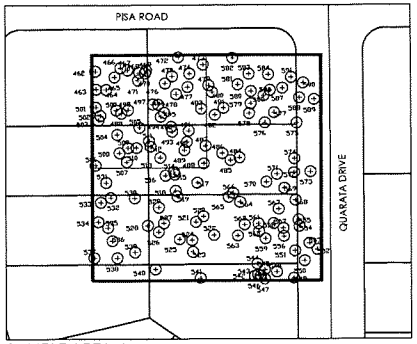
SAMPLE AREA 1



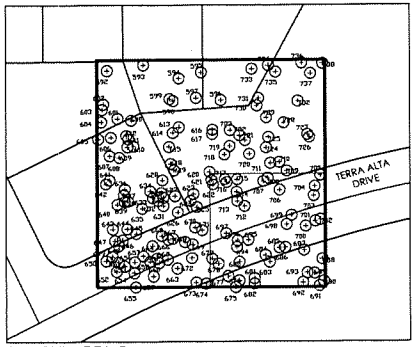
SAMPLE AREA 2



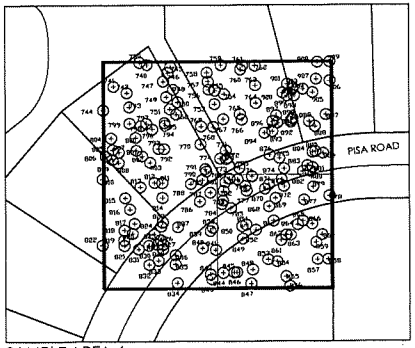
SAMPLE AREA 3



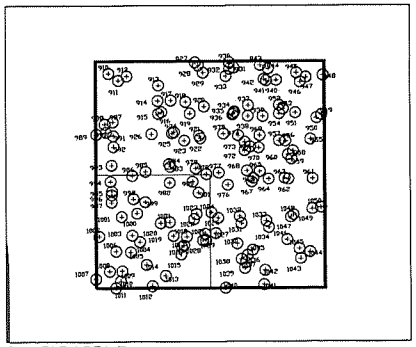
SAMPLE AREA 4

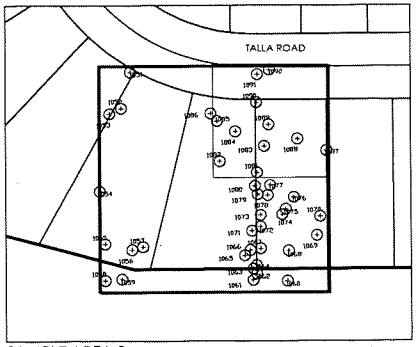


SAMPLE AREA 5



SAMPLE AREA 6


SAMPLE AREA 7



SAMPLE AREA 8

GRAPHIC SCALE

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA LLC.
149 WEST SCIOTO STREET
WESTERVILLE, OHIO 43081
(614) 915-2382

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 2
PARTS 1 & 2
TREE SURVEY (ORIGINAL TERRA ALTA)

EMHT
Environmental Management & Planning, Inc.
Civil Engineers, Surveyors, Planners
8800 Lyra Drive, Suite 450, Columbus, Ohio 43240
Phone: (614) 775-4500 Fax: (614) 775-4800
www.emht.com

DATE
July 1, 2020

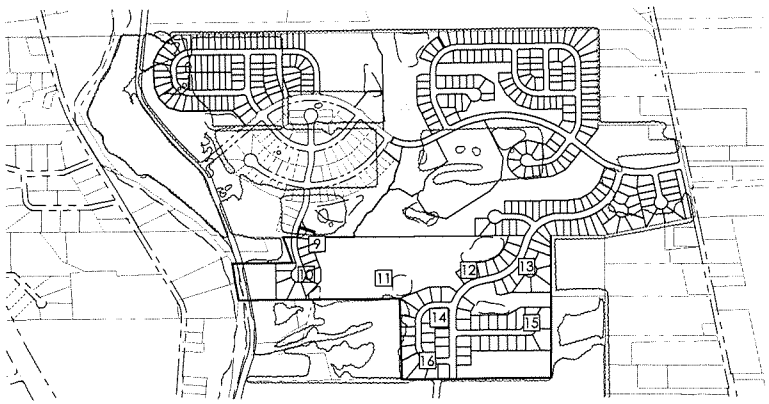
SCALE
1" = 50'

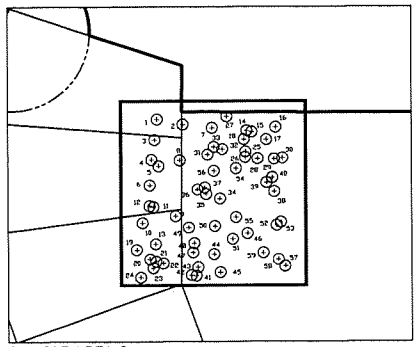
JOB NO.
20200157

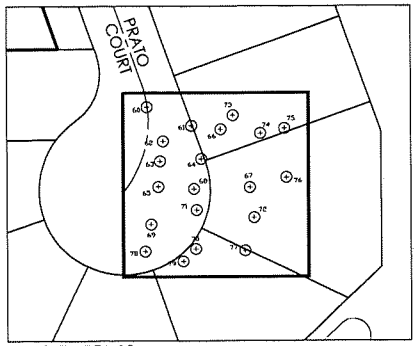
SHEET
9/15

J:\2020\20157\Dwg\04\Sheets\Final Development Plan\10 Tree Survey (Rogers Tract).dwg, Last Saved By: ashore, 7/1/2020 8:33 AM Last Printed By: ashore, 7/1/2020 8:37 AM (No Pen)

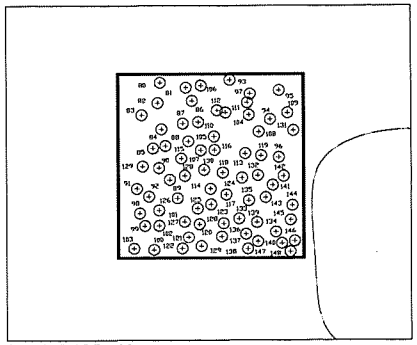
OVERALL SITE

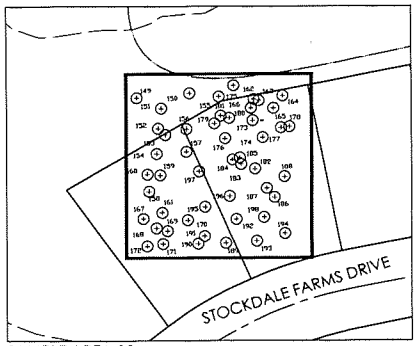



SAMPLE AREA 9

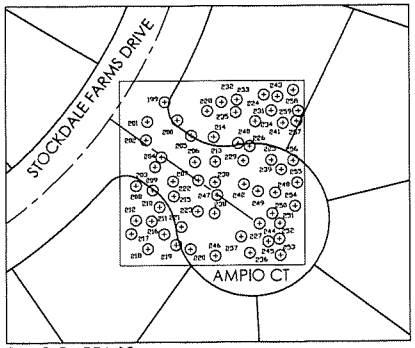


SAMPLE AREA 10

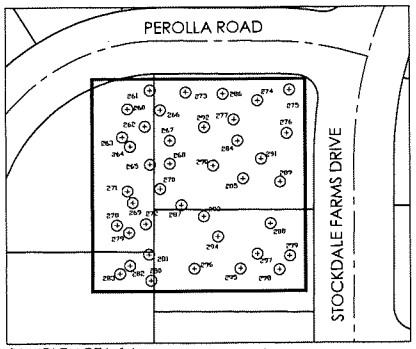

SAMPLE AREA 11



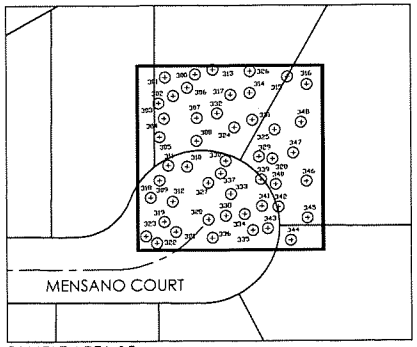
SAMPLE AREA 12



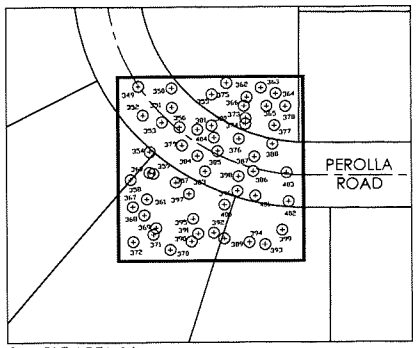
SAMPLE AREA 13



SAMPLE AREA 14



SAMPLE AREA 15



SAMPLE AREA 16

GRAPHIC SCALE

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA LLC.
140 WEST SCHOCK ROAD
WESTERVILLE, OHIO 43081
(614) 915-2682

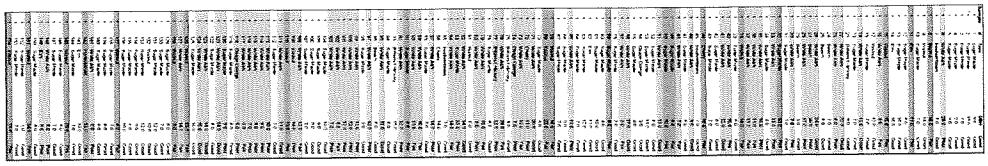
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 2
PARTS 1 & 2
TREE SURVEY (ROGERS TRACT)

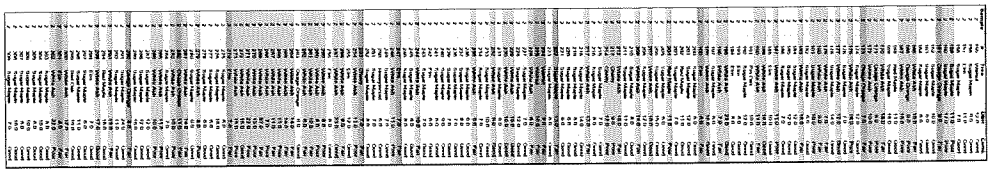
EMH&T
Civil Engineers, Surveyors & Planners, Inc.
5500 New Albany Road
New Albany, Ohio 43054
Phone 614.775.4500

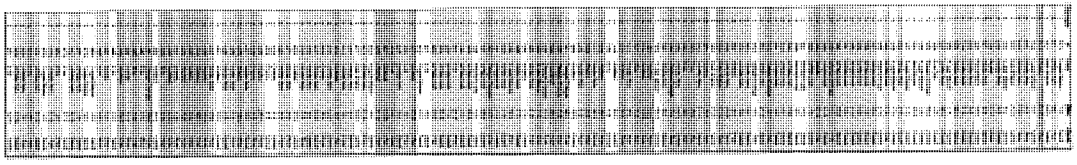
DATE: July 1, 2020
SCALE: 1" = 50'
JOB NO: 20200157
SHEET: 10/15

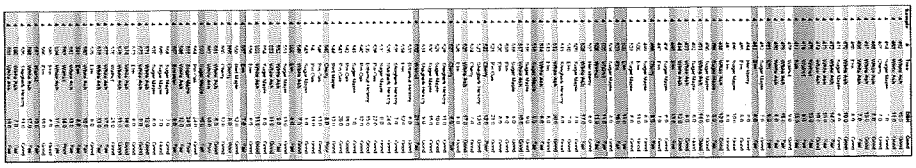
J:\2020\20157\Dwg\04\Sheets\Final Development Plan\10 Tree Survey (Rogers Tract).dwg, Last Saved By: bshore, 7/1/2020 8:23 AM, Last Plotted By: bhang, Shaun, 7/1/2020 8:56 AM (No Xrefs)

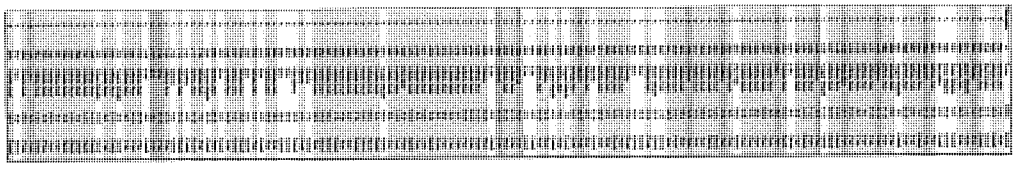
J:\20200157\Dwg\04Sheets\Final Development Plan\10 Tree Survey (Rogers Tract).dwg, Last Saved By: schorn, 7/1/2020 8:22 AM Last Printed By: O'Horo, Shaun, 7/1/2020 8:36 AM (No Xrefs)

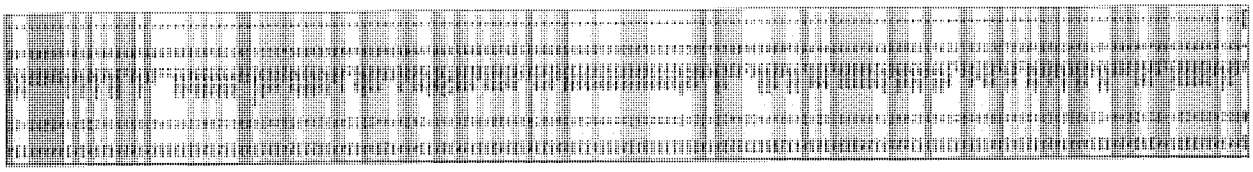


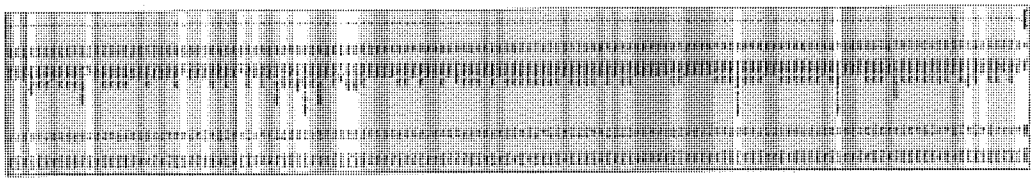


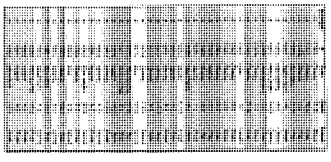












Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
1	Red Oak	24"	Good	
2	Red Oak	18"	Good	
3	Red Oak	30"	Good	
4	Red Oak	22"	Good	
5	Red Oak	26"	Good	
6	Red Oak	20"	Good	
7	Red Oak	28"	Good	
8	Red Oak	24"	Good	
9	Red Oak	18"	Good	
10	Red Oak	32"	Good	
11	Red Oak	24"	Good	
12	Red Oak	20"	Good	
13	Red Oak	26"	Good	
14	Red Oak	22"	Good	
15	Red Oak	30"	Good	
16	Red Oak	24"	Good	
17	Red Oak	18"	Good	
18	Red Oak	28"	Good	
19	Red Oak	24"	Good	
20	Red Oak	20"	Good	
21	Red Oak	26"	Good	
22	Red Oak	22"	Good	
23	Red Oak	30"	Good	
24	Red Oak	24"	Good	
25	Red Oak	18"	Good	
26	Red Oak	28"	Good	
27	Red Oak	24"	Good	
28	Red Oak	20"	Good	
29	Red Oak	26"	Good	
30	Red Oak	22"	Good	
31	Red Oak	30"	Good	
32	Red Oak	24"	Good	
33	Red Oak	18"	Good	
34	Red Oak	28"	Good	
35	Red Oak	24"	Good	
36	Red Oak	20"	Good	
37	Red Oak	26"	Good	
38	Red Oak	22"	Good	
39	Red Oak	30"	Good	
40	Red Oak	24"	Good	
41	Red Oak	18"	Good	
42	Red Oak	28"	Good	
43	Red Oak	24"	Good	
44	Red Oak	20"	Good	
45	Red Oak	26"	Good	
46	Red Oak	22"	Good	
47	Red Oak	30"	Good	
48	Red Oak	24"	Good	
49	Red Oak	18"	Good	
50	Red Oak	28"	Good	
51	Red Oak	24"	Good	
52	Red Oak	20"	Good	
53	Red Oak	26"	Good	
54	Red Oak	22"	Good	
55	Red Oak	30"	Good	
56	Red Oak	24"	Good	
57	Red Oak	18"	Good	
58	Red Oak	28"	Good	
59	Red Oak	24"	Good	
60	Red Oak	20"	Good	
61	Red Oak	26"	Good	
62	Red Oak	22"	Good	
63	Red Oak	30"	Good	
64	Red Oak	24"	Good	
65	Red Oak	18"	Good	
66	Red Oak	28"	Good	
67	Red Oak	24"	Good	
68	Red Oak	20"	Good	
69	Red Oak	26"	Good	
70	Red Oak	22"	Good	
71	Red Oak	30"	Good	
72	Red Oak	24"	Good	
73	Red Oak	18"	Good	
74	Red Oak	28"	Good	
75	Red Oak	24"	Good	
76	Red Oak	20"	Good	
77	Red Oak	26"	Good	
78	Red Oak	22"	Good	
79	Red Oak	30"	Good	
80	Red Oak	24"	Good	
81	Red Oak	18"	Good	
82	Red Oak	28"	Good	
83	Red Oak	24"	Good	
84	Red Oak	20"	Good	
85	Red Oak	26"	Good	
86	Red Oak	22"	Good	
87	Red Oak	30"	Good	
88	Red Oak	24"	Good	
89	Red Oak	18"	Good	
90	Red Oak	28"	Good	
91	Red Oak	24"	Good	
92	Red Oak	20"	Good	
93	Red Oak	26"	Good	
94	Red Oak	22"	Good	
95	Red Oak	30"	Good	
96	Red Oak	24"	Good	
97	Red Oak	18"	Good	
98	Red Oak	28"	Good	
99	Red Oak	24"	Good	
100	Red Oak	20"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
101	Red Oak	26"	Good	
102	Red Oak	22"	Good	
103	Red Oak	30"	Good	
104	Red Oak	24"	Good	
105	Red Oak	18"	Good	
106	Red Oak	28"	Good	
107	Red Oak	24"	Good	
108	Red Oak	20"	Good	
109	Red Oak	26"	Good	
110	Red Oak	22"	Good	
111	Red Oak	30"	Good	
112	Red Oak	24"	Good	
113	Red Oak	18"	Good	
114	Red Oak	28"	Good	
115	Red Oak	24"	Good	
116	Red Oak	20"	Good	
117	Red Oak	26"	Good	
118	Red Oak	22"	Good	
119	Red Oak	30"	Good	
120	Red Oak	24"	Good	
121	Red Oak	18"	Good	
122	Red Oak	28"	Good	
123	Red Oak	24"	Good	
124	Red Oak	20"	Good	
125	Red Oak	26"	Good	
126	Red Oak	22"	Good	
127	Red Oak	30"	Good	
128	Red Oak	24"	Good	
129	Red Oak	18"	Good	
130	Red Oak	28"	Good	
131	Red Oak	24"	Good	
132	Red Oak	20"	Good	
133	Red Oak	26"	Good	
134	Red Oak	22"	Good	
135	Red Oak	30"	Good	
136	Red Oak	24"	Good	
137	Red Oak	18"	Good	
138	Red Oak	28"	Good	
139	Red Oak	24"	Good	
140	Red Oak	20"	Good	
141	Red Oak	26"	Good	
142	Red Oak	22"	Good	
143	Red Oak	30"	Good	
144	Red Oak	24"	Good	
145	Red Oak	18"	Good	
146	Red Oak	28"	Good	
147	Red Oak	24"	Good	
148	Red Oak	20"	Good	
149	Red Oak	26"	Good	
150	Red Oak	22"	Good	
151	Red Oak	30"	Good	
152	Red Oak	24"	Good	
153	Red Oak	18"	Good	
154	Red Oak	28"	Good	
155	Red Oak	24"	Good	
156	Red Oak	20"	Good	
157	Red Oak	26"	Good	
158	Red Oak	22"	Good	
159	Red Oak	30"	Good	
160	Red Oak	24"	Good	
161	Red Oak	18"	Good	
162	Red Oak	28"	Good	
163	Red Oak	24"	Good	
164	Red Oak	20"	Good	
165	Red Oak	26"	Good	
166	Red Oak	22"	Good	
167	Red Oak	30"	Good	
168	Red Oak	24"	Good	
169	Red Oak	18"	Good	
170	Red Oak	28"	Good	
171	Red Oak	24"	Good	
172	Red Oak	20"	Good	
173	Red Oak	26"	Good	
174	Red Oak	22"	Good	
175	Red Oak	30"	Good	
176	Red Oak	24"	Good	
177	Red Oak	18"	Good	
178	Red Oak	28"	Good	
179	Red Oak	24"	Good	
180	Red Oak	20"	Good	
181	Red Oak	26"	Good	
182	Red Oak	22"	Good	
183	Red Oak	30"	Good	
184	Red Oak	24"	Good	
185	Red Oak	18"	Good	
186	Red Oak	28"	Good	
187	Red Oak	24"	Good	
188	Red Oak	20"	Good	
189	Red Oak	26"	Good	
190	Red Oak	22"	Good	
191	Red Oak	30"	Good	
192	Red Oak	24"	Good	
193	Red Oak	18"	Good	
194	Red Oak	28"	Good	
195	Red Oak	24"	Good	
196	Red Oak	20"	Good	
197	Red Oak	26"	Good	
198	Red Oak	22"	Good	
199	Red Oak	30"	Good	
200	Red Oak	24"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
201	Red Oak	18"	Good	
202	Red Oak	28"	Good	
203	Red Oak	24"	Good	
204	Red Oak	20"	Good	
205	Red Oak	26"	Good	
206	Red Oak	22"	Good	
207	Red Oak	30"	Good	
208	Red Oak	24"	Good	
209	Red Oak	18"	Good	
210	Red Oak	28"	Good	
211	Red Oak	24"	Good	
212	Red Oak	20"	Good	
213	Red Oak	26"	Good	
214	Red Oak	22"	Good	
215	Red Oak	30"	Good	
216	Red Oak	24"	Good	
217	Red Oak	18"	Good	
218	Red Oak	28"	Good	
219	Red Oak	24"	Good	
220	Red Oak	20"	Good	
221	Red Oak	26"	Good	
222	Red Oak	22"	Good	
223	Red Oak	30"	Good	
224	Red Oak	24"	Good	
225	Red Oak	18"	Good	
226	Red Oak	28"	Good	
227	Red Oak	24"	Good	
228	Red Oak	20"	Good	
229	Red Oak	26"	Good	
230	Red Oak	22"	Good	
231	Red Oak	30"	Good	
232	Red Oak	24"	Good	
233	Red Oak	18"	Good	
234	Red Oak	28"	Good	
235	Red Oak	24"	Good	
236	Red Oak	20"	Good	
237	Red Oak	26"	Good	
238	Red Oak	22"	Good	
239	Red Oak	30"	Good	
240	Red Oak	24"	Good	
241	Red Oak	18"	Good	
242	Red Oak	28"	Good	
243	Red Oak	24"	Good	
244	Red Oak	20"	Good	
245	Red Oak	26"	Good	
246	Red Oak	22"	Good	
247	Red Oak	30"	Good	
248	Red Oak	24"	Good	
249	Red Oak	18"	Good	
250	Red Oak	28"	Good	
251	Red Oak	24"	Good	
252	Red Oak	20"	Good	
253	Red Oak	26"	Good	
254	Red Oak	22"	Good	
255	Red Oak	30"	Good	
256	Red Oak	24"	Good	
257	Red Oak	18"	Good	
258	Red Oak	28"	Good	
259	Red Oak	24"	Good	
260	Red Oak	20"	Good	
261	Red Oak	26"	Good	
262	Red Oak	22"	Good	
263	Red Oak	30"	Good	
264	Red Oak	24"	Good	
265	Red Oak	18"	Good	
266	Red Oak	28"	Good	
267	Red Oak	24"	Good	
268	Red Oak	20"	Good	
269	Red Oak	26"	Good	
270	Red Oak	22"	Good	
271	Red Oak	30"	Good	
272	Red Oak	24"	Good	
273	Red Oak	18"	Good	
274	Red Oak	28"	Good	
275	Red Oak	24"	Good	
276	Red Oak	20"	Good	
277	Red Oak	26"	Good	
278	Red Oak	22"	Good	
279	Red Oak	30"	Good	
280	Red Oak	24"	Good	
281	Red Oak	18"	Good	
282	Red Oak	28"	Good	
283	Red Oak	24"	Good	
284	Red Oak	20"	Good	
285	Red Oak	26"	Good	
286	Red Oak	22"	Good	
287	Red Oak	30"	Good	
288	Red Oak	24"	Good	
289	Red Oak	18"	Good	
290	Red Oak	28"	Good	
291	Red Oak	24"	Good	
292	Red Oak	20"	Good	
293	Red Oak	26"	Good	
294	Red Oak	22"	Good	
295	Red Oak	30"	Good	
296	Red Oak	24"	Good	
297	Red Oak	18"	Good	
298	Red Oak	28"	Good	
299	Red Oak	24"	Good	
300	Red Oak	20"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
301	Red Oak	26"	Good	
302	Red Oak	22"	Good	
303	Red Oak	30"	Good	
304	Red Oak	24"	Good	
305	Red Oak	18"	Good	
306	Red Oak	28"	Good	
307	Red Oak	24"	Good	
308	Red Oak	20"	Good	
309	Red Oak	26"	Good	
310	Red Oak	22"	Good	
311	Red Oak	30"	Good	
312	Red Oak	24"	Good	
313	Red Oak	18"	Good	
314	Red Oak	28"	Good	
315	Red Oak	24"	Good	
316	Red Oak	20"	Good	
317	Red Oak	26"	Good	
318	Red Oak	22"	Good	
319	Red Oak	30"	Good	
320	Red Oak	24"	Good	
321	Red Oak	18"	Good	
322	Red Oak	28"	Good	
323	Red Oak	24"	Good	
324	Red Oak	20"	Good	
325	Red Oak	26"	Good	
326	Red Oak	22"	Good	
327	Red Oak	30"	Good	
328	Red Oak	24"	Good	
329	Red Oak	18"	Good	
330	Red Oak	28"	Good	
331	Red Oak	24"	Good	
332	Red Oak	20"	Good	
333	Red Oak	26"	Good	
334	Red Oak	22"	Good	
335	Red Oak	30"	Good	
336	Red Oak	24"	Good	
337	Red Oak	18"	Good	
338	Red Oak	28"	Good	
339	Red Oak	24"	Good	
340	Red Oak	20"	Good	
341	Red Oak	26"	Good	
342	Red Oak	22"	Good	
343	Red Oak	30"	Good	
344	Red Oak	24"	Good	
345	Red Oak	18"	Good	
346	Red Oak	28"	Good	
347	Red Oak	24"	Good	
348	Red Oak	20"	Good	
349	Red Oak	26"	Good	
350	Red Oak	22"	Good	
351	Red Oak	30"	Good	
352	Red Oak	24"	Good	
353	Red Oak	18"	Good	
354	Red Oak	28"	Good	
355	Red Oak	24"	Good	
356	Red Oak	20"	Good	
357	Red Oak	26"	Good	
358	Red Oak	22"	Good	
359	Red Oak	30"	Good	
360	Red Oak	24"	Good	
361	Red Oak	18"	Good	
362	Red Oak	28"	Good	
363	Red Oak	24"	Good	
364	Red Oak	20"	Good	
365	Red Oak	26"	Good	
366	Red Oak	22"	Good	
367	Red Oak	30"	Good	
368	Red Oak	24"	Good	
369	Red Oak	18"	Good	
370	Red Oak	28"	Good	
371	Red Oak	24"	Good	
372	Red Oak	20"	Good	
373	Red Oak	26"	Good	
374	Red Oak	22"	Good	
375	Red Oak	30"	Good	
376	Red Oak	24"	Good	
377	Red Oak	18"	Good	
378	Red Oak	28"	Good	
379	Red Oak	24"	Good	
380	Red Oak	20"	Good	
381	Red Oak	26"	Good	
382	Red Oak	22"	Good	
383	Red Oak	30"	Good	
384	Red Oak	24"	Good	
385	Red Oak	18"	Good	
386	Red Oak	28"	Good	
387	Red Oak	24"	Good	
388	Red Oak	20"	Good	
389	Red Oak	26"	Good	
390	Red Oak	22"	Good	
391	Red Oak	30"	Good	
392	Red Oak	24"	Good	
393	Red Oak	18"	Good	
394	Red Oak	28"	Good	
395	Red Oak	24"	Good	
396	Red Oak	20"	Good	
397	Red Oak	26"	Good	
398	Red Oak	22"	Good	
399	Red Oak	30"	Good	
400	Red Oak	24"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
401	Red Oak	18"	Good	
402	Red Oak	28"	Good	
403	Red Oak	24"	Good	
404	Red Oak	20"	Good	
405	Red Oak	26"	Good	
406	Red Oak	22"	Good	
407	Red Oak	30"	Good	
408	Red Oak	24"	Good	
409	Red Oak	18"	Good	
410	Red Oak	28"	Good	
411	Red Oak	24"	Good	
412	Red Oak	20"	Good	
413	Red Oak	26"	Good	
414	Red Oak	22"	Good	
415	Red Oak	30"	Good	
416	Red Oak	24"	Good	
417	Red Oak	18"	Good	
418	Red Oak	28"	Good	
419	Red Oak	24"	Good	
420	Red Oak	20"	Good	
421	Red Oak	26"	Good	
422	Red Oak	22"	Good	
423	Red Oak	30"	Good	
424	Red Oak	24"	Good	
425	Red Oak	18"	Good	
426	Red Oak	28"	Good	
427	Red Oak	24"	Good	
428	Red Oak	20"	Good	
429	Red Oak	26"	Good	
430	Red Oak	22"	Good	
431	Red Oak	30"	Good	
432	Red Oak	24"	Good	
433	Red Oak	18"	Good	
434	Red Oak	28"	Good	
435	Red Oak	24"	Good	
436	Red Oak	20"	Good	
437	Red Oak	26"	Good	
438	Red Oak	22"	Good	
439	Red Oak	30"	Good	
440	Red Oak	24"	Good	
441	Red Oak	18"	Good	
442	Red Oak	28"	Good	
443	Red Oak	24"	Good	
444	Red Oak	20"	Good	
445	Red Oak	26"	Good	
446	Red Oak	22"	Good	
447	Red Oak	30"	Good	
448	Red Oak	24"	Good	
449	Red Oak	18"	Good	
450	Red Oak	28"	Good	
451	Red Oak	24"	Good	
452	Red Oak	20"	Good	
453	Red Oak	26"	Good	
454	Red Oak	22"	Good	
455	Red Oak	30"	Good	
456	Red Oak	24"	Good	
457	Red Oak	18"	Good	
458	Red Oak	28"	Good	
459	Red Oak	24"	Good	
460	Red Oak	20"	Good	
461	Red Oak	26"	Good	
462	Red Oak	22"	Good	
463	Red Oak	30"	Good	
464	Red Oak	24"	Good	
465	Red Oak	18"	Good	
466	Red Oak	28"	Good	
467	Red Oak	24"	Good	
468	Red Oak	20"	Good	
469	Red Oak	26"	Good	
470	Red Oak	22"	Good	
471	Red Oak	30"	Good	
472	Red Oak	24"	Good	
473	Red Oak	18"	Good	
474	Red Oak	28"	Good	
475	Red Oak	24"	Good	
476	Red Oak	20"	Good	
477	Red Oak	26"	Good	
478	Red Oak	22"	Good	
479	Red Oak	30"	Good	
480	Red Oak	24"	Good	
481	Red Oak	18"	Good	
482	Red Oak	28"	Good	
483	Red Oak	24"	Good	
484	Red Oak	20"	Good	
485	Red Oak	26"	Good	
486	Red Oak	22"	Good	
487	Red Oak	30"	Good	
488	Red Oak	24"	Good	
489	Red Oak	18"	Good	
490	Red Oak	28"	Good	
491	Red Oak	24"	Good	
492	Red Oak	20"	Good	
493	Red Oak	26"	Good	
494	Red Oak	22"	Good	
495	Red Oak	30"	Good	
496	Red Oak	24"	Good	
497	Red Oak	18"	Good	
498	Red Oak	28"	Good	
499	Red Oak	24"	Good	
500	Red Oak	20"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
501	Red Oak	26"	Good	
502	Red Oak	22"	Good	
503	Red Oak	30"	Good	
504	Red Oak	24"	Good	
505	Red Oak	18"	Good	
506	Red Oak	28"	Good	
507	Red Oak	24"	Good	
508	Red Oak	20"	Good	
509	Red Oak	26"	Good	
510	Red Oak	22"	Good	
511	Red Oak	30"	Good	
512	Red Oak	24"	Good	
513	Red Oak	18"	Good	
514	Red Oak	28"	Good	
515	Red Oak	24"	Good	
516	Red Oak	20"	Good	
517	Red Oak	26"	Good	
518	Red Oak	22"	Good	
519	Red Oak	30"	Good	
520	Red Oak	24"	Good	
521	Red Oak	18"	Good	
522	Red Oak	28"	Good	
523	Red Oak	24"	Good	
524	Red Oak	20"	Good	
525	Red Oak	26"	Good	
526	Red Oak	22"	Good	
527	Red Oak	30"	Good	
528	Red Oak	24"	Good	
529	Red Oak	18"	Good	
530	Red Oak	28"	Good	
531	Red Oak	24"	Good	
532	Red Oak	20"	Good	
533	Red Oak	26"	Good	
534	Red Oak	22"	Good	
535	Red Oak	30"	Good	
536	Red Oak	24"	Good	
537	Red Oak	18"	Good	
538	Red Oak	28"	Good	
539	Red Oak	24"	Good	
540	Red Oak	20"	Good	
541	Red Oak	26"	Good	
542	Red Oak	22"	Good	
543	Red Oak	30"	Good	
544	Red Oak	24"	Good	
545	Red Oak	18"	Good	
546	Red Oak	28"	Good	
547	Red Oak	24"	Good	
548	Red Oak	20"	Good	
549	Red Oak	26"	Good	
550	Red Oak	22"	Good	
551	Red Oak	30"	Good	
552	Red Oak	24"	Good	
553	Red Oak	18"	Good	
554	Red Oak	28"	Good	
555	Red Oak	24"	Good	
556	Red Oak	20"	Good	
557	Red Oak	26"	Good	
558	Red Oak	22"	Good	
559	Red Oak	30"	Good	
560	Red Oak	24"	Good	
561	Red Oak	18"	Good	
562	Red Oak	28"	Good	
563	Red Oak	24"	Good	
564	Red Oak	20"	Good	
565	Red Oak	26"	Good	
566	Red Oak	22"	Good	
567	Red Oak	30"	Good	
568	Red Oak	24"	Good	
569	Red Oak	18"	Good	
570	Red Oak	28"	Good	
571	Red Oak	24"	Good	
572	Red Oak	20"	Good	
573	Red Oak	26"	Good	
574	Red Oak	22"	Good	
575	Red Oak	30"	Good	
576	Red Oak	24"	Good	
577	Red Oak	18"	Good	
578	Red Oak	28"	Good	
579	Red Oak	24"	Good	
580	Red Oak	20"	Good	
581	Red Oak	26"	Good	
582	Red Oak	22"	Good	
583	Red Oak	30"	Good	
584	Red Oak	24"	Good	
585	Red Oak	18"	Good	
586	Red Oak	28"	Good	
587	Red Oak	24"	Good	
588	Red Oak	20"	Good	
589	Red Oak	26"	Good	
590	Red Oak	22"	Good	
591	Red Oak	30"	Good	
592	Red Oak	24"	Good	
593	Red Oak	18"	Good	
594	Red Oak	28"	Good	
595	Red Oak	24"	Good	
596	Red Oak	20"	Good	
597	Red Oak	26"	Good	
598	Red Oak	22"	Good	
599	Red Oak	30"	Good	
600	Red Oak	24"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
601	Red Oak	18"	Good	
602	Red Oak	28"	Good	
603	Red Oak	24"	Good	
604	Red Oak	20"	Good	
605	Red Oak	26"	Good	
606	Red Oak	22"	Good	
607	Red Oak	30"	Good	
608	Red Oak	24"	Good	
609	Red Oak	18"	Good	
610	Red Oak	28"	Good	
611	Red Oak	24"	Good	
612	Red Oak	20"	Good	
613	Red Oak	26"	Good	
614	Red Oak	22"	Good	
615	Red Oak	30"	Good	
616	Red Oak	24"	Good	
617	Red Oak	18"	Good	
618	Red Oak	28"	Good	
619	Red Oak	24"	Good	
620	Red Oak	20"	Good	
621	Red Oak	26"	Good	
622	Red Oak	22"	Good	
623	Red Oak	30"	Good	
624	Red Oak	24"	Good	
625	Red Oak	18"	Good	
626	Red Oak	28"	Good	
627	Red Oak	24"	Good	
628	Red Oak	20"	Good	
629	Red Oak	26"	Good	
630	Red Oak	22"	Good	
631	Red Oak	30"	Good	
632	Red Oak	24"	Good	
633	Red Oak	18"	Good	
634	Red Oak	28"	Good	
635	Red Oak	24"	Good	
636	Red Oak	20"	Good	
637	Red Oak	26"	Good	
638	Red Oak	22"	Good	
639	Red Oak	30"	Good	
640	Red Oak	24"	Good	
641	Red Oak	18"	Good	
642	Red Oak	28"	Good	
643	Red Oak	24"	Good	
644	Red Oak	20"	Good	
645	Red Oak	26"	Good	
646	Red Oak	22"	Good	
647	Red Oak	30"	Good	
648	Red Oak	24"	Good	
649	Red Oak	18"	Good	
650	Red Oak	28"	Good	
651	Red Oak	24"	Good	
652	Red Oak	20"	Good	
653	Red Oak	26"	Good	
654	Red Oak	22"	Good	
655	Red Oak	30"	Good	
656	Red Oak	24"	Good	
657	Red Oak	18"	Good	
658	Red Oak	28"	Good	
659	Red Oak	24"	Good	
660	Red Oak	20"	Good	
661	Red Oak	26"	Good	
662	Red Oak	22"	Good	
663	Red Oak	30"	Good	
664	Red Oak	24"	Good	
665	Red Oak	18"	Good	
666	Red Oak	28"	Good	
667	Red Oak	24"	Good	
668	Red Oak	20"	Good	
669	Red Oak	26"	Good	
670	Red Oak	22"	Good	
671	Red Oak	30"	Good	
672	Red Oak	24"	Good	
673	Red Oak	18"	Good	
674	Red Oak	28"	Good	
675	Red Oak	24"	Good	
676	Red Oak	20"	Good	
677	Red Oak	26"	Good	
678	Red Oak	22"	Good	
679	Red Oak	30"	Good	
680	Red Oak	24"	Good	
681	Red Oak	18"	Good	
682	Red Oak	28"	Good	
683	Red Oak	24"	Good	
684	Red Oak	20"	Good	
685	Red Oak	26"	Good	
686	Red Oak	22"	Good	
687	Red Oak	30"	Good	
688	Red Oak	24"	Good	
689	Red Oak	18"	Good	
690	Red Oak	28"	Good	
691	Red Oak	24"	Good	
692	Red Oak	20"	Good	
693	Red Oak	26"	Good	
694	Red Oak	22"	Good	
695	Red Oak	30"	Good	
696	Red Oak	24"	Good	
697	Red Oak	18"	Good	
698	Red Oak	28"	Good	
699	Red Oak	24"	Good	
700	Red Oak	20"	Good	

Tree Survey Data Table

Tag #	Species	Size	Condition	Remarks
701	Red Oak	26"	Good	
702	Red Oak	22"	Good	
703	Red Oak	30"	Good	
704	Red Oak	24"	Good	
705	Red Oak	18"	Good	
706	Red Oak	28"	Good	
707	Red Oak	24"	Good	
708	Red Oak	20"	Good	
709	Red Oak	26"	Good	
710	Red Oak	22"	Good	
711	Red Oak	30"	Good	
712	Red Oak	24"	Good	
713	Red Oak	18"	Good	
714	Red Oak	28"	Good	
715	Red Oak	24"	Good	
716	Red Oak	20"	Good	
717	Red Oak	26"	Good	
718	Red Oak	22"	Good	
719	Red Oak	30"	Good	
720	Red Oak	24"	Good	
721	Red Oak	18"	Good	
722	Red Oak	28"	Good	
723	Red Oak	24"	Good	
724	Red Oak	20"	Good	
725	Red Oak	26"	Good	
726	Red Oak	22"	Good	
727	Red Oak	30"	Good	
728	Red Oak	24"	Good	
729	Red Oak	18"	Good	
730	Red Oak	28"	Good	
731	Red Oak	24"	Good	
732	Red Oak	20"	Good	
733	Red Oak	26"	Good	
734	Red Oak	22"	Good	
735	Red Oak	30"	Good	
736	Red Oak	24"	Good	
737	Red Oak	18"	Good	
738	Red Oak	28"	Good	
739	Red Oak	24"	Good	
740	Red Oak	20"	Good	
741	Red Oak	26"	Good	
742	Red Oak	22"	Good	
743	Red Oak	30"	Good	
744	Red Oak	24"	Good	
745	Red Oak	18"	Good	
746	Red Oak	28"	Good	
747	Red Oak	24"	Good	
748	Red Oak	20"	Good	
749	Red Oak	26"	Good	
750	Red Oak	22"	Good	
751	Red Oak	30"	Good	
752	Red Oak	24"	Good	
753	Red Oak	18"	Good	
754	Red Oak	28"	Good	
755	Red Oak	24"	Good	
756	Red Oak	20"	Good	
757	Red Oak	26"	Good	
758	Red Oak	22"	Good	
759	Red Oak	30"	Good	
760	Red Oak	24"	Good	
761	Red Oak	18"	Good	
762	Red Oak	28"	Good	
763	Red Oak	24"	Good	

Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 9	1	American elm	Ulmus americana	6	Good
Plot 9	2	Sugar maple	Acer saccharum	7	Good
Plot 9	3	Sugar maple	Acer saccharum	10	Good
Plot 9	4	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 9	5	Sugar maple	Acer saccharum	8	Good
Plot 9	6	Osage orange	Maclura pomifera	6	Good
Plot 9	7	American elm	Ulmus americana	11	Fair
Plot 9	8	Osage orange	Maclura pomifera	10, 9	Good
Plot 9	9	American elm	Ulmus americana	12	Poor
Plot 9	10	Scotch pine	Pinus sylvestris	11	Dead
Plot 9	11	Silver maple	Acer saccharinum	17, 11, 11, 9	Good
Plot 9	12	Osage orange	Maclura pomifera	7	Good
Plot 9	13	American elm	Ulmus americana	8	Good
Plot 9	14	Osage orange	Maclura pomifera	9	Good
Plot 9	15	Scotch pine	Pinus sylvestris	10	Fair
Plot 9	16	Black cherry	Prunus serotina	8, 3	Poor
Plot 9	17	Sugar maple	Acer saccharum	8	Fair
Plot 9	18	Sugar maple	Acer saccharum	8	Good
Plot 9	19	Black cherry	Prunus serotina	7	Poor
Plot 9	20	Green ash	Fraxinus pennsylvanica	7	Poor
Plot 9	21	Osage orange	Maclura pomifera	7	Fair
Plot 9	22	Osage orange	Maclura pomifera	6	Poor
Plot 9	23	Osage orange	Maclura pomifera	6	Poor
Plot 9	24	Green ash	Fraxinus pennsylvanica	10	Dead
Plot 9	25	Sugar maple	Acer saccharum	13	Good
Plot 9	26	Sugar maple	Acer saccharum	10	Good
Plot 9	27	Osage orange	Maclura pomifera	9	Poor
Plot 9	28	Honey locust	Gleditsia triacanthos	7	Good
Plot 9	29	Black cherry	Prunus serotina	8	Poor
Plot 9	30	Scotch pine	Pinus sylvestris	9	Poor
Plot 9	31	Scotch pine	Pinus sylvestris	7	Poor
Plot 9	32	Osage orange	Maclura pomifera	9	Good
Plot 9	33	Osage orange	Maclura pomifera	9	Good
Plot 9	34	Black cherry	Prunus serotina	9	Poor
Plot 9	35	American elm	Ulmus americana	6	Fair
Plot 9	36	Osage orange	Maclura pomifera	8	Good
Plot 9	37	American elm	Ulmus americana	10	Good
Plot 9	38	American elm	Ulmus americana	7	Good
Plot 9	39	Black cherry	Prunus serotina	13	Fair
Plot 9	40	Silver maple	Acer saccharinum	18, 18, 18	Good
Plot 9	41	Osage orange	Maclura pomifera	7	Fair
Plot 9	42	Osage orange	Maclura pomifera	7, 7	Fair
Plot 9	43	Sugar maple	Acer saccharum	11	Good
Plot 9	44	Wild crabapple	Malus coronaria	8, 8	Poor
Plot 9	45	Black cherry	Prunus serotina	10	Fair
Plot 9	46	Black cherry	Prunus serotina	7	Fair
Plot 9	47	Osage orange	Maclura pomifera	7	Good
Plot 9	48	Wild crabapple	Malus coronaria	7	Poor
Plot 9	49	Sugar maple	Acer saccharum	11	Good
Plot 9	50	American elm	Ulmus americana	8	Good
Plot 9	51	Osage orange	Maclura pomifera	6	Good
Plot 9	52	Osage orange	Maclura pomifera	7, 4	Good
Plot 9	53	Scotch pine	Pinus sylvestris	9	Fair
Plot 9	54	Scotch pine	Pinus sylvestris	6	Fair
Plot 9	55	Scotch pine	Pinus sylvestris	8	Fair
Plot 9	56	Scotch pine	Pinus sylvestris	9	Dead
Plot 9	57	Scotch pine	Pinus sylvestris	7	Fair
Plot 9	58	Scotch pine	Pinus sylvestris	9	Fair
Plot 9	59	Black walnut	Juglans nigra	12	Good

Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 12	149	Black walnut	Juglans nigra	7	Fair
Plot 12	150	Black cherry	Prunus serotina	14	Fair
Plot 12	151	Black cherry	Prunus serotina	11	Fair
Plot 12	152	Pin oak	Quercus palustris	14	Good
Plot 12	153	Red maple	Acer rubrum	13, 6	Good
Plot 12	154	Pin oak	Quercus palustris	7	Good
Plot 12	155	Green ash	Fraxinus pennsylvanica	16	Dead
Plot 12	156	Black cherry	Prunus serotina	14	Poor
Plot 12	157	Shagbark hickory	Carya ovata	9	Good
Plot 12	158	Shagbark hickory	Carya ovata	6	Good
Plot 12	159	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 12	160	Pin oak	Quercus palustris	16	Good
Plot 12	161	Red maple	Acer rubrum	7	Good
Plot 12	162	American elm	Ulmus americana	8	Fair
Plot 12	163	Green ash	Fraxinus pennsylvanica	8	Poor
Plot 12	164	American elm	Ulmus americana	7	Fair
Plot 12	165	Black cherry	Prunus serotina	18	Poor
Plot 12	166	Red maple	Acer rubrum	7, 6	Good
Plot 12	167	American elm	Ulmus americana	8	Poor
Plot 12	168	Red maple	Acer rubrum	20	Poor
Plot 12	169	Black cherry	Prunus serotina	13	Fair
Plot 12	170	Shagbark hickory	Carya ovata	9	Good
Plot 12	171	American hophornbeam	Ostrya virginiana	6	Good
Plot 12	172	American beech	Fagus grandifolia	8	Good
Plot 12	173	Shagbark hickory	Carya ovata	8	Good
Plot 12	174	Black cherry	Prunus serotina	12	Good
Plot 12	175	Shagbark hickory	Carya ovata	7	Good
Plot 12	176	American elm	Ulmus americana	6	Poor
Plot 12	177	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 12	178	Red maple	Acer rubrum	7	Good
Plot 12	179	American elm	Ulmus americana	7	Fair
Plot 12	180	Pin oak	Quercus palustris	9	Good
Plot 12	181	Green ash	Fraxinus pennsylvanica	6	Dead
Plot 12	182	Black walnut	Juglans nigra	15	Good
Plot 12	183	Sugar maple	Acer saccharum	7	Good
Plot 12	184	Honey locust	Gleditsia triacanthos	10	Good
Plot 12	185	Honey locust	Gleditsia triacanthos	7	Good
Plot 12	186	Sugar maple	Acer saccharum	11	Good
Plot 12	187	Red maple	Acer rubrum	13, 5	Good
Plot 12	188	Green ash	Fraxinus pennsylvanica	9	Dead
Plot 12	189	Green ash	Fraxinus pennsylvanica	15	Dead
Plot 12	190	Sugar maple	Acer saccharum	15	Good
Plot 12	191	Black cherry	Prunus serotina	14	Good
Plot 12	192	Red maple	Acer rubrum	18	Good
Plot 12	193	Black cherry	Prunus serotina	8	Fair
Plot 12	194	American beech	Fagus grandifolia	7	Good
Plot 12	195	Black cherry	Prunus serotina	9	Good
Plot 12	196	Sugar maple	Acer saccharum	7	Good
Plot 12	197	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 12	198	Red maple	Acer rubrum	14, 14	Good

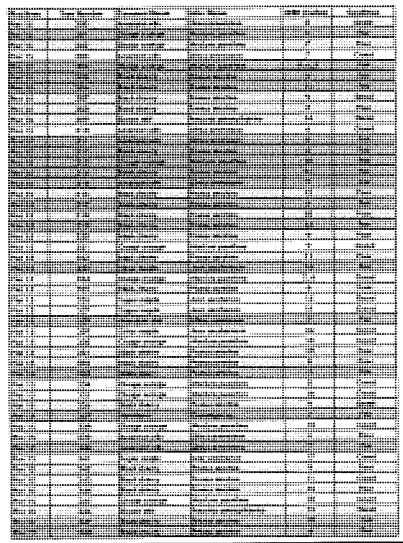
Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 10	60	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 10	61	Black locust	Robinia pseudoacacia	8	Fair
Plot 10	62	Black walnut	Juglans nigra	9	Good
Plot 10	63	Osage orange	Maclura pomifera	11	Good
Plot 10	64	Honey locust	Gleditsia triacanthos	16, 8, 4	Fair
Plot 10	65	Black walnut	Juglans nigra	9	Good
Plot 10	66	American elm	Ulmus americana	6, 6	Poor
Plot 10	67	Green ash	Fraxinus pennsylvanica	6	Poor
Plot 10	68	Black locust	Robinia pseudoacacia	6	Good
Plot 10	69	Black locust	Robinia pseudoacacia	7	Good
Plot 10	70	Black locust	Robinia pseudoacacia	7	Fair
Plot 10	71	Black locust	Robinia pseudoacacia	6	Poor
Plot 10	72	Black locust	Robinia pseudoacacia	7	Poor
Plot 10	73	American elm	Ulmus americana	11	Good
Plot 10	74	Black walnut	Juglans nigra	8	Good
Plot 10	75	Black walnut	Juglans nigra	14	Good
Plot 10	76	American elm	Ulmus americana	6, 3	Good
Plot 10	77	Black walnut	Juglans nigra	8	Good
Plot 10	78	Green ash	Fraxinus pennsylvanica	18	Dead
Plot 10	79	Osage orange	Maclura pomifera	6	Good

Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 13	199	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 13	200	American elm	Ulmus americana	8	Good
Plot 13	201	American elm	Ulmus americana	7	Good
Plot 13	202	Sugar maple	Acer saccharum	6	Good
Plot 13	203	Red maple	Acer rubrum	11	Good
Plot 13	204	Red maple	Acer rubrum	9	Good
Plot 13	205	Sugar maple	Acer saccharum	9	Good
Plot 13	206	Sugar maple	Acer saccharum	8	Good
Plot 13	207	Green ash	Fraxinus pennsylvanica	11	Dead
Plot 13	208	Sugar maple	Acer saccharum	8	Good
Plot 13	209	Sugar maple	Acer saccharum	13	Good
Plot 13	210	Green ash	Fraxinus pennsylvanica	6	Dead
Plot 13	211	Red maple	Acer rubrum	14	Good
Plot 13	212	Green ash	Fraxinus pennsylvanica	6	Dead
Plot 13	213	Pin oak	Quercus palustris	9	Good
Plot 13	214	Red maple	Acer rubrum	15	Good
Plot 13	215	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 13	216	Black locust	Robinia pseudoacacia	9	Dead
Plot 13	217	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 13	218	Black locust	Robinia pseudoacacia	6	Poor
Plot 13	219	Sugar maple	Acer saccharum	12	Good
Plot 13	220	American elm	Ulmus americana	8	Good
Plot 13	221	Black cherry	Prunus serotina	12	Fair
Plot 13	222	Red maple	Acer rubrum	15	Poor
Plot 13	223	Black locust	Robinia pseudoacacia	8	Good
Plot 13	224	Black locust	Robinia pseudoacacia	6	Fair
Plot 13	225	Sugar maple	Acer saccharum	9	Good
Plot 13	226	Sugar maple	Acer saccharum	12	Good
Plot 13	227	Red maple	Acer rubrum	9	Good
Plot 13	228	American elm	Ulmus americana	6	Good
Plot 13	229	Sugar maple	Acer saccharum	7	Good
Plot 13	230	Green ash	Fraxinus pennsylvanica	21	Dead
Plot 13	231	Sugar maple	Acer saccharum	9	Good
Plot 13	232	Musclewood	Carpinus caroliniana	6	Good
Plot 13	233	Red maple	Acer rubrum	17	Good
Plot 13	234	Green ash	Fraxinus pennsylvanica	17	Dead
Plot 13	235	Green ash	Fraxinus pennsylvanica	9	Dead
Plot 13	236	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 13	237	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 13	238	Red maple	Acer rubrum	16, 16, 11	Good
Plot 13	239	Silver maple	Acer saccharinum	22, 8	Good
Plot 13	240	Red maple	Acer rubrum	7	Good
Plot 13	241	Green ash	Fraxinus pennsylvanica	6	Dead
Plot 13	242	Green ash	Fraxinus pennsylvanica	12	Dead
Plot 13	243	Red maple	Acer rubrum	12	Good
Plot 13	244	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 13	245	Sugar maple	Acer saccharum	20	Good
Plot 13	246	Green ash	Fraxinus pennsylvanica	11	Dead
Plot 13	247	American elm	Ulmus americana	7	Good
Plot 13	248	Green ash	Fraxinus pennsylvanica	6	Dead
Plot 13	249	Red maple	Acer rubrum	17	Good
Plot 13	250	Green ash	Fraxinus pennsylvanica	9	Dead
Plot 13	251	Red maple	Acer rubrum	12	Good
Plot 13	252	Green ash	Fraxinus pennsylvanica	14	Dead
Plot 13	253	American elm	Ulmus americana	7	Good
Plot 13	254	Green ash	Fraxinus pennsylvanica	13	Dead
Plot 13	255	Red maple	Acer rubrum	6	Good
Plot 13	256	Sugar maple	Acer saccharum	20	Good
Plot 13	257	Red maple	Acer rubrum	14	Good
Plot 13	258	Black cherry	Prunus serotina	6	Fair
Plot 13	259	Sugar maple	Acer saccharum	9	Good

Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 14	260	Sugar maple	Acer saccharum	11	Good
Plot 14	261	Sugar maple	Acer saccharum	9	Good
Plot 14	262	Sugar maple	Acer saccharum	9	Good
Plot 14	263	Sugar maple	Acer saccharum	10	Good
Plot 14	264	Sugar maple	Acer saccharum	10	Good
Plot 14	265	Sugar maple	Acer saccharum	8	Good
Plot 14	266	American beech	Fagus grandifolia	10	Good
Plot 14	267	American beech	Fagus grandifolia	27	Good
Plot 14	268	Sugar maple	Acer saccharum	8	Good
Plot 14	269	Sugar maple	Acer saccharum	11	Good
Plot 14	270	Sugar maple	Acer saccharum	11	Good
Plot 14	271	Sugar maple	Acer saccharum	11	Good
Plot 14	272	Sugar maple	Acer saccharum	10	Good
Plot 14	273	Sugar maple	Acer saccharum	9	Good
Plot 14	274	Sugar maple	Acer saccharum	6	Good
Plot 14	275	Sugar maple	Acer saccharum	22	Poor
Plot 14	276	American beech	Fagus grandifolia	17	Good
Plot 14	277	Sugar maple	Acer saccharum	9	Good
Plot 14	278	Sugar maple	Acer saccharum	9	Good
Plot 14	279	Sugar maple	Acer saccharum	8	Good
Plot 14	280	Sugar maple	Acer saccharum	10	Good
Plot 14	281	Sugar maple	Acer saccharum	7	Good
Plot 14	282	Bitternut hickory	Carya cordiformis	13	Good
Plot 14	283	Shagbark hickory	Carya ovata	14	Good
Plot 14	284	Sugar maple	Acer saccharum	17	Fair
Plot 14	285	Sugar maple	Acer saccharum	18	Good
Plot 14	286	Bitternut hickory	Carya cordiformis	14	Good
Plot 14	287	Sugar maple	Acer saccharum	10	Good
Plot 14	288	Sugar maple	Acer saccharum	16	Poor
Plot 14	289	Sugar maple	Acer saccharum	13	Fair
Plot 14	290	American hophornbeam	Ostrya virginiana	8	Fair
Plot 14	291	Sugar maple	Acer saccharum	13	Good
Plot 14	292	Sugar maple	Acer saccharum	10	Good
Plot 14	293	Sugar maple	Acer saccharum	13	Good
Plot 14	294	Green ash	Fraxinus pennsylvanica	12	Dead
Plot 14	295	Sugar maple	Acer saccharum	19	Good
Plot 14	296	American elm	Ulmus americana	7	Fair
Plot 14	297	Sugar maple	Acer saccharum	8	Good
Plot 14	298	Sugar maple	Acer saccharum	7	Good
Plot 14	299	Sugar maple	Acer saccharum	6	Good

Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 16	349	Red maple	Acer rubrum	11	Good
Plot 16	350	Black cherry	Prunus serotina	12	Good
Plot 16	351	American elm	Ulmus pumila/americana	7	Fair
Plot 16	352	Black cherry	Prunus serotina	11	Good
Plot 16	353	Black cherry	Prunus serotina	7	Fair
Plot 16	354	Black cherry	Prunus serotina	6	Fair
Plot 16	355	Red maple	Acer rubrum	6	Good
Plot 16	356	Red maple	Acer rubrum	11	Good
Plot 16	357	Green ash	Fraxinus pennsylvanica	11	Dead
Plot 16	358	Osage orange	Maclura pomifera	7	Good
Plot 16	359	Black cherry	Prunus serotina	13	Good
Plot 16	360	Black cherry	Prunus serotina	9	Poor
Plot 16	361	Black cherry	Prunus serotina	11	Fair
Plot 16	362	Sugar maple	Acer saccharum	7	Good
Plot 16	363	Black cherry	Prunus serotina	7	Fair
Plot 16	364	Black cherry	Prunus serotina	8	Good
Plot 16	365	Black cherry	Prunus serotina	12	Fair
Plot 16	366	Black cherry	Prunus serotina	11	Good
Plot 16	367	American elm	Ulmus americana	7	Good
Plot 16	368	Green ash	Fraxinus pennsylvanica	14	Dead
Plot 16	369	Black cherry	Prunus serotina	9	Good
Plot 16	370	Osage orange	Maclura pomifera	8	Good
Plot 16	371	Black cherry	Prunus serotina	9	Poor
Plot 16	372	Black cherry	Prunus serotina	9	Fair
Plot 16	373	Green ash	Fraxinus pennsylvanica	9	Dead
Plot 16	374	Sugar maple	Acer saccharum	8	Good
Plot 16	375	Black cherry	Prunus serotina	14	Good
Plot 16	376	Sugar maple	Acer saccharum	6	Good
Plot 16	377	Pin oak	Quercus palustris	12	Good
Plot 16	378	Black cherry	Prunus serotina	9	Fair
Plot 16	379	Pin oak	Quercus palustris	13	Good
Plot 16	380	Black cherry	Prunus serotina	9	Fair
Plot 16	381	Black cherry	Prunus serotina	7	Dead
Plot 16	382	Black cherry	Prunus serotina	6	Dead
Plot 16	383	Sugar maple	Acer saccharum	9	Good
Plot 16	384	Black cherry	Prunus serotina	8	Poor
Plot 16	385	Green ash	Fraxinus pennsylvanica	7	Dead
Plot 16	386	Black cherry	Prunus serotina	13	Good
Plot 16	387	Black cherry	Prunus serotina	7	Poor
Plot 16	388	Pin oak	Quercus palustris	8	Good
Plot 16	389	Green ash	Fraxinus pennsylvanica	6	Poor
Plot 16	390	Black cherry	Prunus serotina	8	Fair
Plot 16	391	Black cherry	Prunus serotina	6	Fair
Plot 16	392	Black cherry	Prunus serotina	14	Fair
Plot 16	393	Red maple	Acer rubrum	13	Good
Plot 16	394	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 16	395	American elm	Ulmus americana	6	Poor
Plot 16	396	Black cherry	Prunus serotina	8	Poor
Plot 16	397	Black cherry	Prunus serotina	10	Good
Plot 16	398	Black cherry	Prunus serotina	7	Good
Plot 16	399	American elm	Ulmus americana	6	Good
Plot 16	400	Red maple	Acer rubrum	8	Good
Plot 16	401	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 16	402	American elm	Ulmus americana	7	Good
Plot 16	403	American elm	Ulmus americana	6	Good

Plot/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plot 11	80	Sugar maple	Acer saccharum	16	Good
Plot 11	81	Sugar maple	Acer saccharum	6	Good
Plot 11	82	Sugar maple	Acer saccharum	13	Good
Plot 11	83	Red maple	Acer rubrum	6	Good
Plot 11	83	Black cherry	Prunus serotina	8	Poor
Plot 11	85	Sugar maple	Acer saccharum	13	Good
Plot 11	86	Sugar maple	Acer saccharum	10	Poor
Plot 11	87	Sugar maple	Acer saccharum	11	Good
Plot 11	88	Sugar maple	Acer saccharum	12	Fair
Plot 11	89	Red maple	Acer rubrum	7	Fair
Plot 11	90	Black cherry	Prunus serotina	10	Fair
Plot 11	91	Red maple	Acer rubrum	12	Good
Plot 11	92	Sugar maple	Acer saccharum	10	Good
Plot 11	93	Black cherry	Prunus serotina	9	Fair
Plot 11	94	Red maple	Acer rubrum	7	Good
Plot 11	95	Black cherry	Prunus serotina	6	Fair
Plot 11	96	Sugar maple	Acer saccharum	7	Good
Plot 11	97	Black cherry	Prunus serotina	12	Good
Plot 11	98	Red maple	Acer rubrum	9	Fair
Plot 11	99	Sugar maple	Acer saccharum	21	Poor
Plot 11	100	American elm	Ulmus americana	6	Fair
Plot 11	101	Sugar maple	Acer saccharum	11	Good
Plot 11	102	Sugar maple	Acer saccharum	6	Good
Plot 11	103	Red maple	Acer rubrum	10	Good
Plot 11	104	Black cherry	Prunus serotina	11	Good
Plot 11	105	Red maple	Acer rubrum	8	Good
Plot 11	106	Sugar maple	Acer saccharum	10	Good
Plot 11	107	Red maple	Acer rubrum	6	Good
Plot 11	108	Sugar maple	Acer saccharum	7	Good
Plot 11	109	Red maple	Acer rubrum	10	Good
Plot 11	110	Red maple	Acer rubrum	18	Good
Plot 11	111	Sugar maple	Acer saccharum	6	Good
Plot 11	112	Sugar maple	Acer saccharum	6	Good
Plot 11	113	Green ash	Fraxinus pennsylvanica	9	Dead
Plot 11	114	Red maple	Acer rubrum	8	Good
Plot 11	115	Red maple	Acer rubrum	8	Good
Plot 11	116	Red maple	Acer rubrum	8	Good
Plot 11	117	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 11	118	Red maple	Acer rubrum	6	Good
Plot 11	119	Green ash	Fraxinus pennsylvanica	12	Dead
Plot 11	120	Red maple	Acer rubrum	9	Good
Plot 11	121	Sugar maple	Acer saccharum	6	Good
Plot 11	122	Black cherry	Prunus serotina	10	Fair
Plot 11	123	Red maple	Acer rubrum	12	Good
Plot 11	124	Sugar maple	Acer saccharum	8	Good
Plot 11	125	Sugar maple	Acer saccharum	11	Good
Plot 11	126	Black cherry	Prunus serotina	10	Fair
Plot 11	127	Black cherry	Prunus serotina	10	Fair
Plot 11	128	Black cherry	Prunus serotina	6	Poor
Plot 11	129	Sugar maple	Acer saccharum	7	Fair
Plot 11	130	Black cherry	Prunus serotina	8	Poor
Plot 11	131	Black walnut	Juglans nigra	18	Good
Plot 11	132	Sugar maple	Acer saccharum	7	Fair
Plot 11	133	Black cherry	Prunus serotina	7	Poor
Plot 11	134	Sugar maple	Acer saccharum	10	Good
Plot 11	135	Green ash	Fraxinus pennsylvanica	9	Dead
Plot 11	136	Red maple	Acer rubrum	11	Good
Plot 11	137	Sugar maple	Acer saccharum	8	Good
Plot 11	138	Green ash	Fraxinus pennsylvanica	16, 12	Dead
Plot 11	139	Sugar maple	Acer saccharum	11	Good
Plot 11	140	Black cherry	Prunus serotina	6	Fair
Plot 11	141	Sugar maple	Acer saccharum	11	Good
Plot 11	142	Sugar maple	Acer saccharum	7	Good
Plot 11	143	Sugar maple	Acer saccharum	10	Good
Plot 11	144	Black cherry	Prunus serotina	12	Good
Plot 11	145	Green ash	Fraxinus pennsylvanica	8	Dead
Plot 11	146	Sugar maple	Acer saccharum	11	Good
Plot 11	147	Sugar maple	Acer saccharum	6	Good
Plot 11	148	Sugar maple	Acer saccharum	8	Good



Ash and Poor Trees
(Excluded from replacement requirement)

Fair Trees
(50% replacement value)

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA LLC.
18 WEST SCHOCK ROAD
WESTERVILLE, OHIO 43081
(614) 935-2691

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 2
PARTS 1 & 2
TREE SURVEY (ROGERS TRACT)

EMHT
Environmental Management & Planning, Inc.
Civil Engineering & Surveying, Inc.
8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

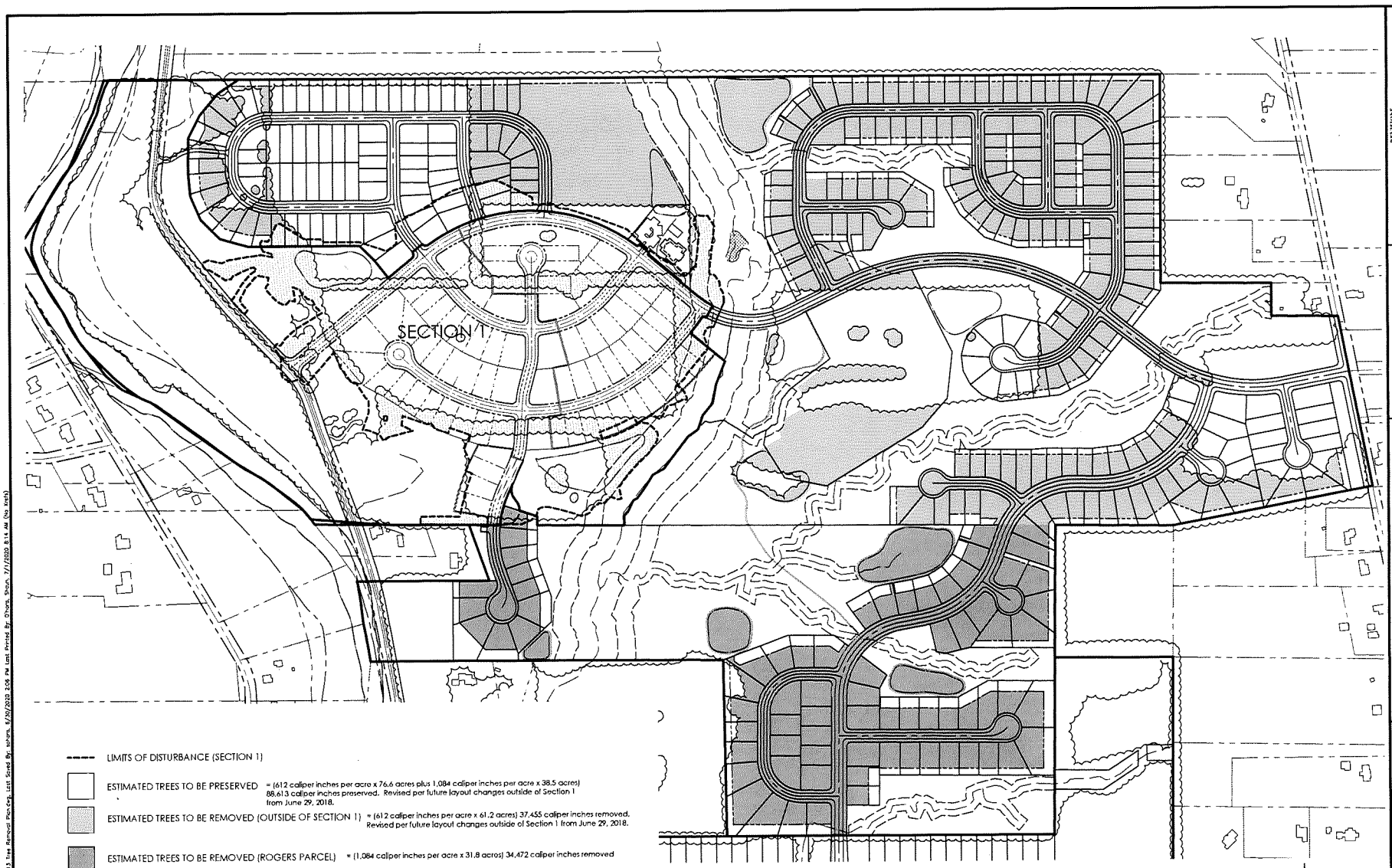
DATE
July 1, 2020

SCALE
None

JOB NO.
20200157

SHEET
12/15

J:\2020\20157\Dwg\DevPlan\Final Development Plan\10 Tree Survey (Rogers Tract).dwg, Last Saved By: bOhara, 7/1/2020 8:22 AM Last Plotted By: bOhara, 7/1/2020 8:35 AM (PC-PMS)



LIMITS OF DISTURBANCE (SECTION 1)

ESTIMATED TREES TO BE PRESERVED = (612 caliper inches per acre x 76.6 acres plus 1,084 caliper inches per acre x 38.5 acres) 88,613 caliper inches preserved. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (OUTSIDE OF SECTION 1) = (612 caliper inches per acre x 61.2 acres) 37,455 caliper inches removed. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (ROGERS PARCEL) = (1,084 caliper inches per acre x 31.8 acres) 34,472 caliper inches removed

ESTIMATED TREES TO BE REMOVED (WITHIN SECTION 1) = 12.8 acres, 692 caliper inches (west, east and south piles)

TOTAL NUMBER OF TREES TO BE REMOVED = 37,455 caliper inches plus 34,472 caliper inches plus 692 caliper inches = 72,619 caliper inches

NOTES:
1. The average number of caliper inches per acre is 612 (4,896 total inches / 8 sample areas) for the estimated trees removed outside Section 1 and within the Original Terra Alta Development and 1,084 (8,672 total inches / 8 sample areas) is within the Rogers Tract.
2. Estimated trees to be removed within Section 1 based on Tree Survey prepared by Stephan Carbonara.

GRAPHIC SCALE

1 inch = 200 feet

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA LLC.
4189 LEE SCHOOL ROAD
WESTERVILLE, OHIO 43081
(614) 935-2282

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 2
PARTS 1 & 2
TREE REMOVAL PLAN

EMHT
Environmental Management & Planning, Inc.
Civil Engineering & Land Development
8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

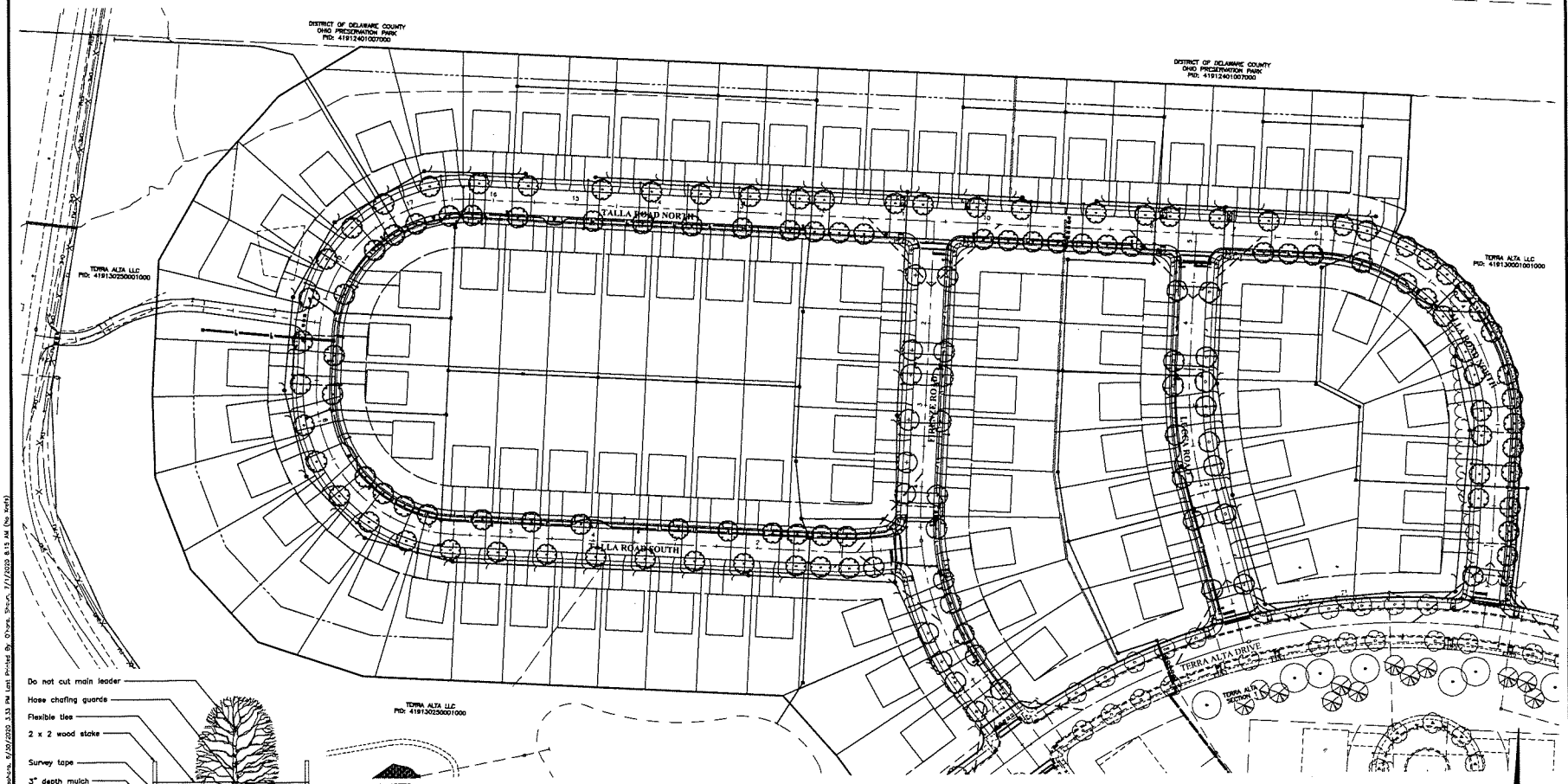
DATE
July 1, 2020

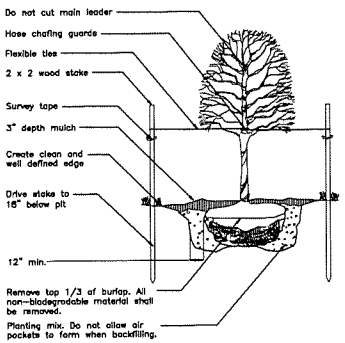
SCALE
1" = 200'

JOB NO.
20200157

SHEET
13/15

J:\2020\157\Dwg\04Sheets\Final Development Plan\13 Tree Removal Plan.dwg, Last Saved By: sjones, 6/30/2020 2:56 PM Last Printed By: Dhess, Stock 7/1/2020 8:14 AM (No Xrefs)





1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2014. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

PLANT SCHEDULE

STREET TREES	CODE	PHASE 1 QUANTITY	PHASE 2 QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	QS	89	38	Quercus Shumardii	Shumard Red Oak	2" Cal.	B&B
	TS	–	15	Tilia Tomentosa "Sterling"	Sterling Silver Linden	2" Cal.	B&B
	UJ	21	–	Ulmus Americana "Jefferson"	Jefferson Elm	2" Cal.	B&B

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA LLC.
140 WEST SCHOCK ROAD
SUITE 101
WESTERVILLE, OHIO 43081
(614) 855-2844

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 2
PARTS 1 & 2
STREET TREE PLAN

EMHT
Prosser, Wentworth, Henderson & Miller, Inc.
Professional Engineers, Surveyors & Planners
2400 West Henderson Road, Columbus, Ohio 43220
Phone (614) 457-6010 Fax (614) 457-5568
EMH&M.COM

DATE: July 1, 2020
SCALE: 1" = 60'
JOB NO.: 20200157
SHEET: 14/15

J:\2020\157\Dwg\04-Prelim\Final Development Plan\14 Street Tree Plan.dwg, Last Saved By: mkirk, 6/30/2020 3:33 PM Last Plotted By: Chris Shaw, 7/1/2020 8:15 AM (No Xref)



TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

OVERALL OPEN SPACE PLAN

TERRA ALTA LLC.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

EMH&T

1/5



RESERVE "F" (CLUBHOUSE)

SCALE: 1"=30'

- CLUBHOUSE
- SWIMMING POOL

GRAPHIC SCALE

TERRA ALTA / STOCKDALE FARMS

City of Delaware. Delaware County . Ohio

OPEN SPACE ENLARGEMENTS (RESERVE "F")

PREPARED FOR:

TERRA ALTA LLC.

140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:

EMH&T

DATE: JULY 29, 2020

REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:

SHEET 2/5



GRAPHIC SCALE

RESERVE "I" (NEIGHBORHOOD PARK)

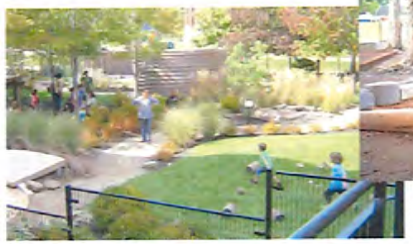
SCALE: 1"=30'

- PICKLEBALL COURT
- GAZEBO / SHELTER
- 8' WIDE PATH
- NATURAL PLAY



NATURAL PLAY







NATURAL PLAY

TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

OPEN SPACE ENLARGEMENT (RESERVE "I")

PREPARED FOR:

TERRA ALTA LLC.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:

EMH&T

Date: JULY 29, 2020

REVISIONS
REVISED
REVISED
REVISED
REVISED
REVISED
REVISED
REVISED

SHEET 3 / 5



TOT LOT

RESERVE "AA" (TOT LOT)

SCALE: 1"=50'

- TOT LOT
- MULTI-PURPOSE ATHLETIC FIELD
- BASKETBALL COURT

GRAPHIC SCALE

TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

OPEN SPACE ENLARGEMENT (RESERVE "AA")

PREPARED FOR:

TERRA ALTA LLC.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:

EMH&T

4/5



RESERVE "CC" (POOL HOUSE / POOL)

SCALE: 1"=30'

- SWIMMING POOL
- POOL HOUSE
- 8' WIDE PATH

GRAPHIC SCALE

TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

OPEN SPACE ENLARGEMENT (RESERVE "CC")

PREPARED FOR:

TERRA ALTA LLC.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:

EMH&T

Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054

DATE	REVISIONS

SHEET 5 OF 5

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☒ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Terra Alta Section 2 Part 1 Address Terra Alta Drive

Acreage 18.855 Square Footage _____ Number of Lots 65 Number of Units _____

Zoning District/Land Use R-2PMU Proposed Zoning/Land Use _____ Parcel # 419130010001000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road Westerville, Ohio 43081

Phone (614) 891-2042 Fax _____ E-mail johlin@rh-homes.com

Owner Name Terr Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schrock Road Westerville, Ohio 43081

Phone (614) 89-2042 Fax _____ E-mail johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Jeff Strung

Address 5500 New Albany Road Columbus, Ohio 43054

Phone (614) 775-4700 Fax _____ E-mail jstrung@emht.com

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

Owner Signature — Donna Miller, Owner Printed Name

Agent Signature — Jeff Strung EMH&T, Agent Printed Name

Sworn to before me and subscribed in my presence this 1 day of July, 2020

NOTARIAL SEAL STATE OF OHIO

KAREN WALSCHOTT
Notary Public, State of Ohio
My Commission Expires 11-16-2022

Notary Stamp — Karen Walschott, Notary Public

s/planning/forms

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☒ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Terra Alta Section 2 Part 2 Address Terra Alta Drive

Acreage 7.634 Square Footage _____ Number of Lots 27 Number of Units _____

Zoning District/Land Use R2 PMU Proposed Zoning/Land Use _____ Parcel # 419130010001000

Applicant Name Terra Alta LLC Contact Person Mr. Jim Ohlin

Applicant Address 148 W. Schrock Road Westerville, Ohio 43081

Phone (614) 891-2042 Fax _____ E-mail johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Mr. Jim Ohlin

Owner Address 148 W. Schrock Road Westerville, Ohio 43081

Phone (614) 891-2042 Fax _____ E-mail johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Jeff Strung

Address 5500 New Albany Rd Columbus, Ohio 43054

Phone (614) 775-4709 Fax _____ E-mail jstrung@emht.com

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

Owner Signature — Daniel R Miller — Owner Printed Name

Agent Signature — Jeff Strung EMH&T — Agent Printed Name

Sworn to before me and subscribed in my presence this 1 day of July, 2020

NOTARIAL SEAL STATE OF OHIO — KAREN WALSCHOTT Notary Public, State of Ohio My Commission Expires 11-16-2022 — Notary Stamp

Karen Walschott — Notary Public

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name TERRA ALTA SECTION 2 PART 1 Address TERRA ALTA DRIVE

Acreage 18.855 Square Footage _____ Number of Lots 65 Number of Units _____

Zoning District/Land Use PMU/R2 Proposed Zoning/Land Use _____ Parcel # 419130010010000

Applicant Name TERRA ALTA LLC Contact Person JIM OHLIN

Applicant Address 148 WEST SCHROCK ROAD, WESTERVILLE, OHIO, 43081

Phone 614-891-2042 Fax _____ E-mail JOHLIN@RH-HOMES.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person JEFF STRUNG

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4700 Fax _____ E-mail JSTRUNG@EMHT.COM

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

_____ Owner Signature

_____ Owner Printed Name

_____ Agent Signature

Jeff Strung EMH&T Agent Printed Name

Sworn to before me and subscribed in my presence this 1 day of July, 2020

NOTARIAL SEAL STATE OF OHIO
KAREN WALSCHOT
Notary Public, State of Ohio
My Commission Expires 11-16-2022
Notary Stamp

Karen Walschot Notary Public

---

s/planning/forms

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name TERRA ALTA SECTION 2 PART 2 Address TERRA ALTA DRIVE

Acreage 7.634 Square Footage _____ Number of Lots 27 Number of Units _____

Zoning District/Land Use PMV/R2 Proposed Zoning/Land Use _____ Parcel # 419130010010000

Applicant Name TERRA ALTA LLC Contact Person JIM OHLIN

Applicant Address 148 WEST SCHROCK ROAD, WESTERVILLE, OHIO, 43081

Phone 614-891-2042 Fax _____ E-mail JOHLIN@RH-HOMES.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person JEFF STRUNK

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4700 Fax _____ E-mail JSTRUNK@EMHT.COM

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

_____ Owner Signature

Daniel Ruyle Owner Printed Name

_____ Agent Signature

Jeff Strunk EMH&T Agent Printed Name

Sworn to before me and subscribed in my presence this 1 day of July, 2020

NOTARIAL SEAL STATE OF OHIO
KAREN WALSCHOTT
Notary Public, State of Ohio
My Commission Expires 11-16-2022
Notary Stamp

Karen Walschott Notary Public

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20

DATE: 08/24/2020

ORDINANCE NO: 20-54

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
SEPTEMBER 14, 2020 @ 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 351.14 OF THE CODIFIED ORDINANCES RELATING TO HEAVY VEHICLES AND TRAILERS.

BACKGROUND:
This is a cleanup change. In 2016, Council amended this section to clarify that Class 4 vehicles cannot be parked in residential areas. In doing so, we did not account for the fact that there are vehicles that are larger than Class 4 vehicles and did not effectively define Class 4. This ordinance fixes that omission, points to the Federal Highway Administration for the classifications, and provides an exception for privately owned, non-commercial trucks.

REASON WHY LEGISLATION IS NEEDED:
This legislation will update language and make it easier to explain the prohibitions.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
None

POLICY CHANGES:

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Approval after public hearing

ATTACHMENT(S)

ORDINANCE NO. 20-54

AN ORDINANCE AMENDING 351.14 OF THE CODIFIED ORDINANCES RELATING TO HEAVY VEHICLES AND TRAILERS.

WHEREAS, the Delaware Codified ordinances regulate heavy vehicles and trailers; and

WHEREAS, the code was amended in 2016 to prohibit Class 4 vehicles in residential areas; and

WHEREAS, due to the system of classifying vehicles, this created a potential loophole under which Class 4 vehicles are prohibited, but larger vehicles are not; and

WHEREAS, Council desires to make an exception for private, non-commercial vehicles which can fall under the prohibition.

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

SECTION 1. Section 351.14 of the codified ordinances shall be amended as follows:

351.14. - Heavy vehicles and trailers.

(a) No operator or driver of any motor truck used for the delivery of merchandise to any retail dealer in the City, if prevented by lack of space from parking such truck in accordance with the parking regulations of the City, shall permit such truck to stand in or upon any street or alley for more than thirty minutes without the permission of the Police Department.

(b) No person shall permit a motor vehicle or truck-trailer combination with an overall length of more than thirty feet, farm or construction equipment or combination thereof with an overall length of more than twenty-two feet, or unattached trailer, to be parked on any street or alley for more than one hour without the permission of the Police Department.

(c) No person shall park any vehicle having a diesel engine and/or refrigeration unit in a residential area, or within 200 feet of a residential area, as indicated by the Zoning Map, for longer than ten minutes with either or both of such engines running.

(d) No person shall permit a ~~CLASS 4~~ vehicle **WITH A CLASSIFICATION OF CLASS 4 OR GREATER, AS ESTABLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION** to be parked on any street or on any residential premises in any R District for more than one hour without the permission of the Police Department, provided that nothing herein shall prevent the parking of such vehicle in a fully enclosed garage or similar permanent structure.

(e) **PRIVATELY OWNED, NON-COMMERCIAL TRUCKS WITH NOT GREATER THAN A 1 TON RATING ARE EXEMPTED FROM THE PROHIBITION PROVIDED IN (D) OF THIS SECTION**.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 21 | DATE: 08/24/2020

ORDINANCE NO: 20-55 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING ORDINANCE NO. 19-71 ESTABLISHING THE PAY AND BENEFITS FOR VARIOUS PART-TIME AND INTERMITTENT, AND SEASONAL EMPLOYEES OF THE CITY OF DELAWARE AND DECLARING AN EMERGENCY.

BACKGROUND:

The proposed amendment to the permanent part time pay plan adds language mirroring the seasonal pay plan, which allows the City Manager to use the corresponding pay grade for a full time position (or set a new one if there is no such grade) for permanent part time positions. This is being brought forward to facilitate a reorganization in the Prosecutor's office. Staff proposes taking two recently vacant positions, the Investigator/Diversion Manager and the File Clerk and combining them into one part time attorney who will also be responsible for running the diversion program.

The Investigator/Diversion Manager was created for two reasons. First, by running a diversion program, our office is able to effectively resolve cases and provide first time offenders with an avenue to resolve certain cases without having a criminal record. The fee for the program covers the cost of the position. The second purpose was to provide assistance to the attorneys by conducting investigations into active cases to help the attorneys prosecute them. At the time, the City Prosecutor recommended this be a former law

enforcement officer because the thought was, they would be going out to interview people and pick up witnesses. In practice, we have found that most of the investigatory work is done in office and when a witness needs to be picked up, we can use local law enforcement to accomplish that. This analysis allowed us to rethink the position and how it can most efficiently assist the office.

The proposed reorganization will provide more flexibility in the prosecutor's office. An attorney will be in the same position to review evidence for the full-time staff, request evidence from law enforcement, and run the diversion program while also providing additional capacity should there be a vacancy or illness in the office. Having this extra capacity should reduce the City Attorney's need to provide coverage in municipal court. In the short term, this position will be helpful with a staff member approaching maternity leave and a vacancy in the City Attorney position.

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
None. For the remainder of 2020, Staff intends to take the remaining staffing dollars from the two positions and use that to fund this position. If additional hours are needed due to the City Attorney vacancy, those hours will be funded through the existing budgeted staffing funds.

POLICY CHANGES:
The proposed language is consistent with the approach taken in the seasonal pay plan. This would give the City Manager another tool to fill vacancies where a part time position is needed but there is existing pay grade for the position, while providing some guidance for how that should be accomplished.

PRESENTER(S):
Darren Shulman, City Attorney
Natalia Harris, Chief Prosecutor

RECOMMENDATION:
If Council is inclined to act, staff could work on filling the vacant positions quickly to minimize the impact of the City Attorney vacancy.

ATTACHMENT(S)
Memo

ORDINANCE NO. 20-55

AN ORDINANCE AMENDING ORDINANCE NO. 19-71 ESTABLISHING THE PAY AND BENEFITS FOR VARIOUS PART-TIME AND INTERMITTENT, AND SEASONAL EMPLOYEES OF THE CITY OF DELAWARE AND DECLARING AN EMERGENCY.

WHEREAS, the City hires various part-time, intermittent/seasonal employees that can be divided into two classifications, to wit: permanent part-time and intermittent seasonal, and

WHEREAS, Section 155.09, Appointment Status, of the Codified Ordinances of the City of Delaware defines part-time employment, and Ordinance No. 18-111 established pay and benefits for various part-time employees of the City, and

WHEREAS, it is necessary to clarify the wages and benefits for each classification of part-time and intermittent/seasonal employees.

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

SECTION 1. Ordinance No. 19-71 is hereby amended to read as follows:

A. Effective December 25, 2019 permanent part-time employees shall receive the following wages and benefits:

1. Wages. Permanent part-time employees shall be paid on an hourly basis in accordance with the following table:

Pay Grade	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
PT 1	9.52	9.87	10.28	10.50	10.70
PT 2	14.36	14.91	15.53	16.16	16.78
PT 3	15.10	15.70	16.28	16.98	17.66
PT 4	17.39	18.09	18.82	19.57	20.35
PT 5	20.15	20.78	21.41	22.08	22.73
PT 6	23.01	23.69	24.32	25.06	25.80

PAY GRADE	POSITION
PT 1.....	Facility Maintenance Technician I, File Clerk
PT 2.....	Support Services Aide, Parking Control Officer
PT 3.....	Facility Maintenance Technician II Clerical Specialist, Records Clerk, Records Analyst, Front Counter Clerk, Help-Desk Technician

PT 4..... Paralegal, Laborer
PT 5..... Investigator/Diversion Manager
PT 6..... Human Resource Coordinator

FOR PERMANENT PART-TIME POSITIONS NOT LISTED ABOVE, THE WAGES SHALL BE THE ENTRY-LEVEL PAY RATE REFLECTED IN THE APPLICABLE PAY PLAN FOR THE EQUIVALENT PERMANENT FULL-TIME POSITION OR A PAY RATE ESTABLISHED BY THE CITY MANAGER.

2. Benefits. Benefits for permanent part-time are as follows:
   (a) Employees will accrue Universal Leave on a prorated basis of 4.6 hours for every eighty hours worked in a pay period.
   (b) Employees are eligible for holiday pay if they work a major holiday which includes the following: Christmas, Labor Day, Memorial Day, July 4, New Year's Day and Thanksgiving. Holiday Pay is defined as one- and one-half times the employee's regular hourly rate.
   (c) Overtime shall be compensated at straight time rates for all hours in paid status, except that all hours in paid status in excess of 40 hours in any work week shall be compensated for a rate of time and one half.
   (d) The employee shall be responsible for payment of the employee contribution for the State of Ohio Retirement System.
   (e) Upon termination of employment with the City employees will not receive pay-out for any leave accumulated.
   (f) If an employee becomes full time with the City, any accumulated Universal Leave will be added to the employee's sick leave balance.
   (g) Employees shall receive a Parks and Recreation Credit to be applied to a Jack Florance Pool membership, City Golf Course membership or punch-card, or City rentals (shelters or Hilborn Room). The amount of the credit shall be $60.00. Employees shall abide by the stipulations set forth by the managing organization both in definition and restrictions. This credit amount is fixed, regardless of changes in membership fees that may occur. Employees will also receive a 20% discount on all individual registrations for City recreation programs. Credits may not be used to purchase memberships or to secure rentals beyond the calendar year for which it is issued. Credits will not be re-issued if lost or stolen and must be surrendered at the time of registration/purchase. Credits are non-transferrable.

B. Effective December 25, 2019 permanent part-time firefighters shall be paid on an hourly basis in accordance with the following table:

PAY GRADE	POSITION	WAGE
PTFF1	Firefighter/EMT	13.66/hour
PTFF2	Firefighter/Paramedic	15.76/hour

1. Benefits. Benefits for permanent part-time firefighters are as follows:

   (a) The City will provide $10,000 of life insurance.
   (b) Overtime shall be compensated at straight time rates for all hours in paid status, except that all hours in paid status in excess of 212 hours in any 28 day pay cycle shall be compensated for a rate of time and one half.
   (c) The employee will be responsible for payment of the employee contribution to their pension system.
   (d) Employees are eligible for holiday pay if they work a major holiday which includes the following: Christmas, Labor Day, Memorial Day, July 4, New Year's Day and Thanksgiving. Holiday pay is defined as one and one half times the employee's regular hourly rate.
   (e) Permanent part-time firefighters may not exceed 1500 hours worked in a calendar year.
   (g) Employees shall receive a Parks and Recreation Credit to be applied to a Jack Florance Pool membership, City Golf Course membership or punch-card, or City rentals (shelters or Hilborn Room). The amount of the credit shall be $60.00. Employees shall abide by the stipulations set forth by the managing organization both in definition and restrictions. This credit amount is fixed, regardless of changes in membership fees that may occur. Employees will also receive a 20% discount on all individual registrations for City recreation programs. Credits may not be used to purchase memberships or to secure rentals beyond the calendar year for which it is issued. Credits will not be re-issued if lost or stolen and must be surrendered at the time of registration/purchase. Credits are non-transferrable.

C. Effective December 25, 2019 intermittent part-time/seasonal employees shall receive the following wages and benefits:

1. Wages. Intermittent part-time/seasonal employees shall be paid on an hourly basis in accordance with the following table:

Pay Grade	Position	Step 1	Step 2	Step 3
SL1	Cashier	$ 10.30	$ 10.82	$ 11.33
SL2	Laborer	$ 11.85	$ 12.88	$ 13.91
SL3	Intern	$ 11.85	$ 13.91	$ 15.97
SL4	Clubhouse Manager	$ 14.42	$ 15.45	$ 16.48

For intermittent/seasonal positions not listed above, the wages shall be the entry-level pay rate reflected in the applicable pay plan for the equivalent permanent full-time position or a pay rate established by the City Manager.

2. Benefits. Intermittent /seasonal employees are not eligible for benefits, except the following:

(a) The employee shall be responsible for payment of the employee contribution for the State of Ohio Retirement System.

SECTION 2. Existing Ordinance No.19-71 is hereby repealed.

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.

SECTION 4. 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 and expeditiously fill a crucial vacancy. Therefore, this Ordinance shall 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: _____, 2020 YEAS_____NAYS _____
ABSTAIN _____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

TO: Tom Homan, City Manager

CC: Darren Shulman, City Attorney
Lorrie Diaz, Human Resource Coordinator
Jessica Feller, Human Resource Manager

FROM: Natalia Harris, City Prosecutor

DATE: 8/18/2020

RE: Supplemental Proposal to Combine and Create a New Position in the Prosecutor's Office

I. Introduction

The part-time Investigator/Diversion Manager and part-time File Clerk positions within the City Prosecutor's Office are currently vacant due to the resignations of Steven Chase and Jeff Gossett. In consultation with the City Attorney Darren, I propose eliminating both positions in favor of creating a new part-time Assistant Prosecutor position. The responsibilities of the new position would include those currently performed by the Investigation/Diversion Manager and File Clerk positions as well as some responsibilities currently performed by prosecutors.

A cost neutral approach for the remainder of the year using the remaining funds currently allocated for the two positions is proposed. An amendment to part-time pay plan is required to for this position to be created.

II. History of Investigator/Diversion Manager Position

The Investigator/Diversion Manager position was created in the Prosecutor's Office in 2014. The idea behind creating the position was to free up resources that could be used to expand the roles of prosecutors in Civil Division of the Law Department. The envisioned role of the Investigator/Diversion Manager position was to support the Prosecutor's Office through serving witnesses, acquiring necessary evidence, providing additional clerical support, and assuming the responsibilities of managing the diversion program (which at the time was managed by the Probation Department).

III. Current Office Needs and Changed Dynamics

The needs of the Prosecutor's Office have changed since the Investigator/Diversion Manager position was created in 2014. In 2014, the Delaware Co. Sheriff's Office ("DCSO") had one victim advocate assigned to assist the Prosecutor's Office in communicating with victims and assisting in

ensuring victims' appearance in court. A second DCSO victim advocate was assigned to assist in 2017. The passionate work of the two DSCO victim advocates has minimized the need to serve victims outside of the normal court process. The current need for this function, which the Investigator was performing in the Prosecutor's office is de minimis.

But, the number of cases the prosecutors are assigned after a defendant enters a not guilty plea has increased almost 10% in 2019 compared to the number of cases in 2014. It is envisioned the newly formed position will help meet the demands associated with the increased volume.

Also, recent long-term vacancies in the Prosecutor's Office revealed a need for a strategic plan to ensure the office could continue to provide outstanding service without creating employee burnout. It is envisioned the newly created position will provide an additional human resource should the Prosecutor's Office lose attorney or administrative staff due to resignations or long-term leave and allow me, the Chief Prosecutor, to develop a strategic plan and address the development needs and workload conditions for the Assistant Prosecutors.

IV. Position Responsibilities

A proposed comprehensive job description is attached to this proposal. However, the primary responsibilities of the newly formed position would include, but not be limited to:

(1) Assist in covering the arraignment, slated and minor misdemeanor trial dockets;

(2) Manage the Diversion Program;

(3) Assist in handling the appeal cases;

(4) Respond as appropriate to record sealing motions;

(5) Maintain OVI document database;

(6) Cross-train on administrative responsibilities (and assist as needed).

Transferring the responsibilities of the some of the arraignment, slated and minor misdemeanor trial dockets and appeals to this position would allow full-time prosecutors more time to prepare for court and manage caseloads. In this way, the position would continue to perform its intended function of shifting some tasks from full-time prosecutors and allowing the entire team to better manage the growing caseload.