



## NEW ALBANY CITY COUNCIL MEETING MINUTES

February 2, 2016

### CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of January 19, 2016 at 6:35 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Deputy City Manager Debra Mecozzi, Police Chief Greg Jones, Finance Director Chad Fuller, Law Director Mitch Banchefsky, Community Development Director Jennifer Chrysler, Deputy Community Development Director Adrienne Joly, City Engineer Ed Ferris, Public Service Director Mark Nemec, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Council Member Spalding led the assemblage in the Pledge of Allegiance.

Resident Madison DeFrank sang the National Anthem.

### ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Spalding	P
CM Colleen Briscoe	P
CM Chip Fellows	A
CM Glyde Marsh	P
CM Michael Mott	P
CM Steve Pleasnick	P

Mayor Spalding moved to excuse Council Member Fellows. Council Member Briscoe seconded and Council voted with five yes votes to excuse Council Member Fellows from attending the meeting.

### ACTION ON MINUTES:

Mayor Spalding asked if Council had any proposed additions or corrections to the January 19, 2016 proposed meeting minutes. Having none, Council Member Pleasnick moved, Council Member Briscoe seconded, and Council voted with five yes votes to approve the minutes of the January 19, 2016 Regular meeting.

### ADDITIONS OR CORRECTIONS TO THE AGENDA:

Mayor Spalding asked if Council or Staff had any additions or corrections to the agenda. No additions or corrections were requested.

### HEARING OF VISITORS:

Mayor Spalding commended the vocal accomplishments of resident, Miss Columbus Teen 2016, and Ohio Talent Seekers Season II winner, Madison DeFrank. Mayor Spalding read the Proclamation Expressing Congratulations and presented it to her. Mayor Spalding expressed his appreciation for



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Madison DeFrank's mother, Rene Claxton, and Miss Columbus Teen Executive Director, Judy Keys, for attending and supporting Ms. DeFrank. Council members congratulated Ms. DeFrank and complimented her singing of the National Anthem.

Maria Schaper, Transportation Planner with the Mid-Ohio Regional Planning Commission (MORPC) spoke about the 2016-2040 Metropolitan Transportation Plan (MTP). Ms. Schaper narrated a Power Point presentation and also referenced MORPC materials which were handed out to Council members and Staff. Ms. Schaper gave an overview of the MTP, explained why it was important to New Albany, and called out certain projects in the drafted Plan that New Albany would be interested in. She explained that MORPC is accepting comments on the MTP through February 15, 2016 and, once the MTP document was put together, there would be another public comment period in March.

Mayor Spalding asked about the ranking of the listed MTP projects. Ms. Schaper explained that the listing was not in order of priority and that a project's priority was determined by MORPC's evaluation criteria available on their website as well as a consideration of fiscal constraints.

Mayor Spalding asked and Ms. Schaper confirmed that MORPC was aware of the New Albany Bike Plan. Ms. Schaper explained that it was assumed that the MTP roadway projects would be built with the appropriate bicycle and pedestrian facilities.

Council Member Mott asked and City Manager Joseph Stefanov confirmed that any comments the City wanted to make could go through City Manager Stefanov as New Albany's representative to MORPC. Ms. Schaper also pointed out that MORPC's website has a comment section. City Manager Stefanov explained that New Albany has already been involved in several ways both through the Development Department providing information as well as his own participation.

### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Mayor Spalding reported that Planning Commission met on several issues. A homeowner at 6958 Lambton Park was seeking a variance regarding a fence around a swimming pool. That variance was tabled, in part due to the fact that there were only 3 commission members present at the meeting. Planning Commission would be speaking again about that variance. Some additional conversation took place at the Planning Commission meeting regarding potentially changing the City's Code regarding pool covers and fences. Additionally, a gentlemen shared some concerns regarding the level of noise from PharmaForce, Inc. Staff was looking at that issue. Also, some zoning changes and set backs were discussed regarding the 35 acres located within the Beech Rd. West zoning district south of the Faith Full Family Fellowship Church.

**PARKS AND TRAILS ADVISORY BOARD:** No meeting.



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ACHITECHTURAL REVIEW BOARD: Mayor Spalding stated that an ARB meeting was scheduled for the following week.

BOARD OF ZONING APPEALS: Council Member Mott reported that the BZA meeting took place the prior Monday but he was unable to attend. Deputy Community Development Director Adrienne Joly spoke regarding a variance request regarding one of the new homes being built on the south side of Keswick Dr. to allow a rear-loaded driveway to be 20 ft. long when the New Albany Code requires a maximum of 12 ft. The BZA approved the variance because the driveway would be entirely surrounded by alleys and garages and would not be visible from any residences.

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

### CORRESPONDENCE AND COMMUNICATIONS:

NONE.

### SECOND READING AND PUBLIC HEARING OF ORDINANCES:

NONE.

### INTRODUCTION AND FIRST READING OF ORDINANCES:

#### **ORDINANCE O-02-2016**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT WATER LINE, SANITARY SEWER, STREET AND STORM SEWER IMPROVEMENTS AND APPURTENANCES THERETO FOR MILLBROOK FARM AT SUGAR RUN, PHASE 1, AS REQUESTED BY PULTE HOMES.

Deputy Community Development Director Adrienne Joly explained that the Millbrook Farm at Sugar Run subdivision was 30 lots which were phased for infrastructure construction, the first phase being 12 lots. Deputy Director Joly stated that there were a few weather-related items not done including the asphalt for the leisure trails and some landscaping. The City had bonds for incomplete items and a commitment that those items would be completed by July 30, 2016. Steven Peck from Pulte and Larry Cannini were present to answer questions.

Mayor Spalding set the ordinance for second reading and public hearing on February 16, 2016.



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### **ORDINANCE O-03-2016**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE GENERAL WARRANTY DEED FOR THE PARCELS KNOWN AS 222-004819 (RESERVE A OF MILLBROOK FARM AT SUGAR RUN) AND 222-004820 (RESERVE B OF MILLBROOK FARM AT SUGAR RUN) FROM GRAYWOLF PROPERTIES LLC FOR PUBLIC PARKLAND.

Deputy Community Development Director Adrienne Joly explained that the plat of this subdivision had two reserves in it totaling almost 7.3 acres that were to be deeded to the City of New Albany. This ordinance would constitute the formal acceptance of those deeds. Deputy Director Joly stated that this ordinance would not change any maintenance responsibilities established in the plats that the home owner's association would provide. Council Members asked and Deputy Director Joly confirmed that there would be a playground within the area marked "Reserve B" on the attached map.

Mayor Spalding stated that he knew the project went through many changes and appreciated the patience and hard work of the developer which resulted in the current product.

Mayor Spalding set the ordinance for second reading and public hearing on February 16, 2016.

### **ORDINANCE O-04-2016**

Mayor Spalding read by title AN ORDINANCE TO AMEND THE OYER ESTATES FINAL PLAT TO REMOVE THE RECORDED 30 AND 50 FOOT BUILDING LINES AND TO AMEND THE NEW ALBANY COUNTRY CLUB SECTION 19A FINAL PLAT TO REMOVE THE RECORDED 5, 20, AND 25 FOOT BUILDING LINES AND VACATE KESWICK ALLEY AND THE RECORDED EASEMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF MARKET SQUARE AND MAIN STREET AS REQUESTED BY THE NEW ALBANY COMPANY.

Deputy Community Development Director Adrienne Joly explained that in 1956 the Oyer Estates final plat included 10 parcels on the east side of U.S. Route 62. Those lots were acquired and combined, but the setback lines remained. In 2000, a new plat created lots on the west side of U.S. Route 62 as well as an alley. Since that time, New Albany created an Urban Center Code (UCC) which contained different, more flexible development standards regarding setbacks. This ordinance would vacate the prior setback lines and the alley right-of-way to clean up the sites for the eventual development on both the west and east sides of U.S. Route 62, south of Market Street.

Council Member Pleasnick asked and Tom Rubey, representative for The New Albany Company, confirmed the location as south of Richmond Square. Tom Rubey stated that The New Albany Company was looking at several development schemes for this area consistent with the UCC that would still be residential in nature. Tom Rubey did not anticipate an extension of the Keswick product. Council Member Pleasnick asked if the development could be aimed towards senior housing. Tom Rubey stated that it would likely be higher density, part of the Country Club community, and possibly



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geared towards empty nesters. Tom Rubey stated that completion of these corners of the roundabout would be helpful.

Mayor Spalding set the ordinance for second reading and public hearing on February 16, 2016.

### RESOLUTIONS

#### **RESOLUTION R-02-2016**

Mayor Spalding read by title A RESOLUTION TO APPROVE AN AGREEMENT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT WITH THE PIZZUTI COMPANIES TO PROVIDE INCENTIVES AVAILABLE FOR PROJECT DEVELOPMENT IN THE OAK GROVE II COMMUNITY REINVESTMENT AREA.

Development Director Jennifer Chrysler previously requested that this Resolution be tabled because she understood there would be more development on the site than was set forth on the application at that time. The Pizzutti Companies filed a new application and sent out new notifications to the School District. Director Chrysler clarified that there would not be multiple buildings on the site, there would be one building further described as 266,000+/- square feet, multi-tenant, speculative manufacturing facility with a capital investment of approximately \$1.8 million dollars. Director Chrysler explained that a road for access to the site would be under construction this spring. CCL Label will also be located on that road which would nearly complete the development of the area. Director Chrysler felt this development was important because the City had received a lot of requests for sites for medium-sized manufacturers to locate in the Beauty Park and the existing locations were fully leased.

Director Chrysler explained that, although the development was speculative in nature, the City was still requiring certain benchmarks for the owner similar to those for another multi-tenant building in the area. Those benchmarks included 175 new employees, annual payroll of approximately \$5 million dollars, and debt service payments for the infrastructure improvements, the cost of providing police and emergency response services to the area, as well as road maintenance and utility services. If this development met the requirements and built at ECOS baseline level, the Agreement contemplated for 10 years of 100% tax abatement eligibility, if it was built at ECOS advanced level, it would be eligible for 15 years of 100% tax abatement. The Agreement also required membership with the New Albany Chamber of Commerce, connection to the New Albany Net, and that owners and tenants do a Community Participation Statement. Director Chrysler anticipated the project would generate \$100,000 in annual income tax revenue. Approximately \$30,000 would go towards infrastructure debt, \$15,000 would go to the City of Columbus per the revenue sharing agreement, \$27,500 would go towards the Licking Heights Local School District, and \$27,500 would go towards the City of New Albany General Fund.



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Council Member Briscoe asked and Director Chrysler confirmed the \$6.7 million dollars of infrastructure improvements would be for all of the developments along the new Innovation West Rd. Director Chrysler explained that, after application of 629 and ODOT grants, the actual, out-of-pocket expense for the infrastructure to the City would be \$400,000-\$500,000 and would serve all three anticipated buildings. Director Chrysler further explained that, once Innovation West Rd. was completed, there would be an opportunity to connect to Evans Rd., alleviating some traffic on Central College, and gaining access to other land that could be developed as office or manufacturing sites. Council Member Briscoe asked and Director Chrysler confirmed that the goal of the City is to have all 3 anticipated buildings pay back the City's infrastructure investment.

Council Member Briscoe and Council Member Pleasnick asked about the acreage of the building site. Jim Miller, Pizutti Companies representative, explained that the site was approximately 17 acres and south of the Faith Life Church which owns some property in the area.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Pleasnick moved to adopt the resolution. Mayor Spalding seconded and Council voted with five yes votes to approve Resolution R-02-2016.

Mayor Spalding welcomed the Pizutti Companies back to New Albany.

### STANDING COMMITTEE REPORTS:

- A. Finance Committee: No report.
- B. Safety Committee: No report.
- C. Public Utilities: No report.
- D. Service and Public Facilities Committee: No report.
- E. Planning and Economic Development Committee: No report.
- F. Administration Committee: No report.
- G. Grants and Non-Profit Funding: No report.

### REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting.



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- B. Council Representative to Plain Local Schools: Mayor Spalding reported that Superintendent April Dominee had resigned would not be seeking an extension of her current contract. He anticipated the School Board would be going through the process of filling that vacancy. Mayor Spalding asked for and received Council's support regarding preparing, on behalf of Council, a letter of gratitude to the Superintendent for her years of service to the community
- C. Council Representative to Plain Township: Council Member Marsh reported some discussion at the Board of Trustees meeting about how, with the population increase, there had been an 8% increase in demands on their fire department and their emergency services. Mayor Spalding asked and Council Member Marsh explained that the increase was for calls inside their jurisdiction.

### REPORTS OF VILLAGE OFFICIALS:

- A. Mayor: No report.
- B. Clerk of Council: Clerk Mason asked and Council confirmed that they were agreeable to continuing to hire a horse and wagon for the Founder's Day and July 4<sup>th</sup> parades.
- C. Finance Director: Finance Director Chad Fuller reported that the Finance Department had a quarterly investment meeting. In attendance were the City's investment advisor, City Manager Joseph Stefanov, and Council Member Marsh. Director Fuller stated that the investment forecast remained the same as the end of 2015 with low interest rates. Director Fuller stated that Finance was planning on a one-half point increase in the interest rate in 2016 and the Finance Department would continue to keep the City's maturities at a short range so that when interest rates did rise, the City could deploy more of its money in a higher interest rate environment.
- D. City Manager: City Manager Joseph Stefanov reported that he would have a written report out to Council later in the week by email.
- E. City Attorney: No report.

### OTHER BUSINESS:

New Albany Signage: Deputy Community Development Director Adrienne Joly explained that the City had been working with The New Albany Company and MKSK to look at the signage in the community with the goal of creating more unified, attractive streetscapes. Deputy Director Joly enumerated the details that made for a unique and quality sign including bases, edges, and coloring. The Development Department and The New Albany Company did a survey of signage in city center, business parks, and residential areas and found that the approach to signage could be more consistent. The City worked with City Engineer E.P. Ferris to create technical drawings that the City will utilize. The City will also share the drawings with developers and engineers.



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Deputy Director Joly presented a picture of an example metal sign made of extruded aluminum which was powdered-coated for durability. The cost was slightly more but still comparable to a wooden sign and the metal was expected to last longer and require less maintenance. Deputy Director Joly recommended consolidating signs and sign posts, particularly on Market Street.

Deputy Director Joly asked for Council to consider the proposed standards and pass a motion to designate the use of the signage standards in the city center.

Council Member Briscoe asked and Deputy Director Joly confirmed that the signs were consistent with the traffic signage regulations that came out a few years back. Mayor Spalding asked and Deputy Director Joly confirmed the Essex Green color of the poles in the Village Center and that the road signs would eventually be the black and white instead of blue and white.

Deputy Director Joly stated that the color schemes were studied and that there was a recommendation to deepen the color on New Albany's branding materials. Deputy Director Joly proposed testing out that new color on the gateway signage into the community, including the #1 Suburb signage that would be placed in 4 locations – Fodor, Five Points, Morse Rd., and Dublin-Granville Rd. and the wetlands/nature preserve sign, Swickard Woods, and Wexner Community Park. Council Member Briscoe asked and Deputy Director Joly explained that the gateway signs were metal except for the face of the sign which would be wood. Council Member Briscoe asked about the durability of a dual material sign. Deputy Director Joly stated she would look into that.

Community Development Director Jennifer Chrysler stated that The New Albany Company was willing to share the cost of some of the signage.

Council Member Briscoe asked and Deputy Director Joly explained that the proposed standards would not be part of City Code and would be the City's policy for signage. Deputy Director offered that the standards could be added to the Code or Development could prepare a resolution that would require administrative use of the drawings. Council Member Briscoe stated that she believed resolution would be sufficient and Deputy Director Joly agreed to have Development prepare the same for the next meeting.

### POLL FOR PUBLIC COMMENT:

NONE

### POLL FOR COUNCIL COMMENT:

Council Member Pleasnick stated that City Engineer Ed Ferris' report was in Council's packets and he commended Engineer E.P. Ferris and his team on an excellent report, particularly for their hard work on the Safe Routes to School grant funds, MORPC funding application, and the extra feet for trails.



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**EXECUTIVE SESSION:**

Mayor Spalding moved that Council go into executive session pursuant to 121.22(G)(1) for a discussion relating to the appointment of individuals to city council, boards, and commissions, with the possibility of taking action after the session. Council Member Mott seconded and Council voted with 5 yes votes to go into executive session. Council went into executive session at 7:40 p.m.

Council Member Briscoe moved that Council come out of executive session and resume the regular meeting. Council Member Pleasnick seconded and Council voted with 5 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:05 p.m.

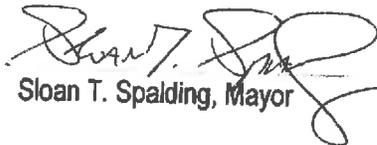
Council did not take action after the executive session. Mayor Spalding announced that Clerk Mason would be notifying the final candidates for the open city council seat by email and those candidates would be interviewed at the February 16, 2016 council meeting.

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Mott seconded to adjourn the February 2, 2016 Regular Council meeting at 8:06 p.m.

**ATTEST:**

  
Jennifer H. Mason, Clerk of Council

  
Sloan T. Spalding, Mayor

2/17/16  
Date

