



NEW ALBANY CITY COUNCIL MEETING MINUTES

September 6, 2016

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of September 6, 2016 at 6:30 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, City Engineer Ed Ferris, Public Service Director Mark Nemeck, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

SWEARING IN OF NEW COUNCIL MEMBER:

Mayor Spalding administered the Oath of Office for Marlene Brisk. Council Member Brisk expressed that she was honored to be a member of this council.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Spalding	P
CM Colleen Briscoe	P
CM Marlene Brisk	P
CM Chip Fellows	P
CM Glyde Marsh	P
CM Steve Pleasnick	A
CM Matt Shull	P

Clerk of Council Jennifer Mason reported that Council Member Pleasnick was traveling and asked to be excused. Mayor Spalding moved to excuse Council Member Pleasnick from the council meeting. Council Member Fellows seconded and council voted with 6 yes votes to excuse Council Member Pleasnick from the meeting.

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the August 16, 2016 minutes and if they had any proposed additions or corrections to the proposed meeting minutes. None were offered. Council Member Marsh moved to approve the August 16, 2016 minutes. Mayor Spalding seconded and council voted with 4 yes votes and two abstentions (Briscoe, Brisk) to approve the minutes. Motion passed.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.



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HEARING OF VISITORS:

NONE.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Mayor Spalding stated that the Planning Commission would meet the following Wednesday.

PARKS AND TRAILS ADVISORY BOARD: As Council Member Pleasnick was absent, any report would be taken at the next council meeting.

ACHITECHTURAL REVIEW BOARD: Council Member Shull stated that the ARB would be meeting the following Monday.

BOARD OF ZONING APPEALS: Mayor Spalding noted a new council member liaison would need to be appointed to the BZA.

BOARD OF CONSTRUCTION APPEALS: No meeting.

CEMETARY RESTORATION ADVISORY BOARD: Clerk of Council Jennifer Mason reported that CRAB met the prior week and watched a presentation by Ohio Valley Archeology, Inc. (OVA) regarding their findings. The OVA report was complete and if council members wanted a copy, Clerk Mason would email it to them. CRAB would meet again on September 14th.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-18-2016

AN ORDINANCE TO AMEND AND READOPT THE OFFICIAL ZONING MAP

Community Development Director Jennifer Chrysler explained that there were three parcels totaling approximately three acres that showed as zoned R-1 on the Official Zoning Map. The parcels were rezoned as part of the original 1998 NACO PUD, and staff determined that the Official Zoning Map was not consistent with that 1998 zoning text. As record keeping and technology



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improved, staff found several parcels on the map that did not match zoning legislation and/or Community Reinvestment Area language. Since the first reading of this ordinance, staff found an additional piece of property which should have been included in the city limits and zoned agricultural. Record of the annexation existed, but there was no record of it being rezoned. The current Official Zoning Map did not match staff's findings. The revised Official Zoning Map would include that property inside the city limits and show it as zoned agricultural once it was readopted. Director Chrysler reminded council that readopting the Official Zoning Map did not alter the zoning of a property, it only corrected errors.

Mayor Spalding asked if council had any further questions. Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Shull moved to adopt the ordinance. Council Member Briscoe seconded and Council voted with six yes votes to approve Ordinance O-18-2016.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-19-2016

AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2016

Finance Director Chad Fuller described Section 1 as showing transfers between accounts in residential TIF funds. He pointed to a small transfer in the general fund of \$3,250. Most transfers were either for payments to Plain Township or the cost of county charges. The net impact was zero. Director Fuller stated that Section 2 increased the General Fund by \$93,450 for items like a new police officer, utilities, and income tax and collection fees. He explained that the line item for the Wentworth Crossing TIF was contained in Section 2 because the city didn't have an account to transfer from, so the city was increasing the appropriation within that Fund by \$5,346. That amount was also for a payment to Plain Township. For Section 3, Director Fuller explained that the city anticipated invoicing and collecting \$1,952,000 in reimbursement grants that were outstanding in the business park. In this ordinance, the city was appropriating both the revenue and expense side so that that money could be paid back on the advance that the city took from the New Albany Community Authority.

City Manager Joseph Stefanov noted that some of the furnishing purchases in Section 2 were intended to replace chairs in Council Chambers, to purchase way-finding signage for Village Hall, and to buy a conference room monitor. He asked council for their opinion on new interlocking chairs or benches for public seating and offered to get quotes.



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Mayor Spalding asked Director Fuller about the increased TIF revenue and whether that revenue was shared with Plain Local Schools. Director Fuller explained that the city reimbursed Plain Township on the fire millage that the township would have collected had the TIF not been in place. The city calculated the fire millage as a percentage of the total property tax and, since the city collected more revenue, the allocation increased the amount paid to Plain Local compared to previous years. Mayor Spalding asked and Director Fuller confirmed that Plain Township had been notified that they would be receiving the additional revenue. With respect to Plain Local Schools, the Franklin County Auditor sent two separate disbursements for TIFs. The first was to the schools providing them with a full property tax collection. Therefore, the schools were made whole. The remainder went to the city. The city further agreed to provide Plain Township with the equivalent of their fire levies for the service they provide in those areas.

Mayor Spalding asked for any questions or comments on the ordinance. Hearing none, he set the ordinance for second reading and public hearing at the next city council meeting on September 20, 2016.

ORDINANCE O-20-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 170.181 +/- ACRES OF LAND GENERALLY LOCATED WEST AND EAST OF AND ADJACENT TO BEECH ROAD AND TO THE SOUTH OF AND ADJACENT TO WORTHINGTON ROAD FOR AN AREA TO BE KNOWN AS "BEECH INTERCHANGE DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "L-GE" LIMITED GENERAL EMPLOYMENT AND "L-OCD" LIMITED OFFICE CAMPUS DISTRICT AS REQUESTED BY MBJ HOLDINGS C/O UNDERHILL & HODGE LLC

Community Development Director Jennifer Chrysler told council that this combination zoning created seven different subareas containing L-GE and L-OCD zoning designations. The classifications were in conformance with the city's Strategic Plan for this area. The uses were similar to those used in the Beauty Park. The limitation text permitted general office activity, warehouse distribution, and similar uses. Conditional uses included car and truck fleet parking and manufacturing and production which would require special approval by Planning Commission. Prohibited uses included industrial products sales and services, mini-warehouses, vehicle services, and sexually-oriented businesses. The limitation text allowed for L-OCD uses which were found in 1144.02 and 1144.03 of the city's code. Uses included administrative offices and business and professional offices. Planning Commission would review the application for rezoning on September 19, 2016 and, with a favorable recommendation, the ordinance would come back to council on October 4, 2016. Aaron Underhill and Tom Rubey from the New Albany Company were present to answer any questions.

Mayor Spalding asked for any questions or comments on the ordinance. Hearing none, he set the ordinance for second reading and public hearing at the next city council meeting on October 4, 2016.



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ORDINANCE O-21-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 74.598 +/- ACRES OF LAND GENERALLY LOCATED NORTHWEST OF AND ADJACENT TO STATE ROUTE 161 AND MINK STREET FOR AN AREA TO BE KNOWN AS "MINK INTERCHANGE DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "I-PUD" INFILL PLANNED UNIT DEVELOPMENT AS REQUESTED BY MBJ HOLDINGS C/O UNDERHILL & HODGE LLC

Community Development Director Jennifer Chrysler stated that the proposed development project in this area would require a rezoning from agricultural to L-GE, with similar uses to those the Personal Care & Beauty Campus. The restrictions were the same as in Ordinance O-20-2016. Planning Commission would review the application for rezoning and was expected to make a recommendation on September 19, 2016. Staff hoped to have this ordinance back to council on October 4, 2016.

Mayor Spalding asked for any questions or comments on the ordinance. Hearing none, he set the ordinance for second reading and public hearing at the next city council meeting on October 4, 2016.

ORDINANCE O-22-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 41.294 +/- ACRES OF LAND GENERALLY LOCATED SOUTH OF JUG STREET, EAST OF THE HARRISON EAST ZONING DISTRICT, AND WEST OF MINK STREET FOR AN AREA TO BE KNOWN AS "HARRISON EAST EXPANSION DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "L-GE" LIMITED GENERAL EMPLOYMENT AS REQUESTED BY MBJ HOLDINGS C/O UNDERHILL & HODGE LLC

Community Development Director Jennifer Chrysler stated that the proposed zoning district for this land was L-GE which was consistent with the zoning districts which already had been approved or had been built upon in the area. The same permitted uses and general restrictions applied as in Ordinance O-20-2016. Planning Commission (PC) would review the application for rezoning on September 19, 2016. With a positive recommendation from PC, staff hoped to have this ordinance back to council on October 4, 2016.

Mayor Spalding asked for any questions or comments on the ordinance. Hearing none, he set the ordinance for second reading and public hearing at the next city council meeting on October 4, 2016.

ORDINANCE O-23-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 18.168 +/- ACRES OF LAND GENERALLY



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LOCATED AT THE NORTHWEST CORNER OF HARRISON ROAD AND INNOVATION CAMPUS WAY FOR AN AREA TO BE KNOWN AS "HARRISON WEST DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "L-GE" LIMITED GENERAL EMPLOYMENT AS REQUESTED BY MBJ HOLDINGS C/O UNDERHILL & HODGE LLC

Community Development Director Jennifer Chrysler stated that applicant had requested and staff was recommending an approval to rezone the area as L-GE which was consistent with the other uses that existed or were proposed in the Personal Care & Beauty Campus area. She noted the rezoning would go to Planning Commission on September 19, 2016 and, with a favorable recommendation, the ordinance would come back to council on October 4, 2016.

Mayor Spalding asked for any questions or comments on the ordinance. Hearing none, he set the ordinance for second reading and public hearing at the next city council meeting on October 4, 2016.

ORDINANCE O-24-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 9.71 +/- ACRES OF LAND GENERALLY LOCATED TO THE NORTHWEST OF THE INTERSECTION OF BEECH ROAD AND SMITH'S MILL ROAD FOR AN AREA KNOWN AS "BUSINESS PARK EAST ZONING DISTRICT SUBAREA 5" FROM "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT TO "L-GE" LIMITED GENERAL EMPLOYMENT AND 3.68 +/- ACRES OF LAND GENERALLY LOCATED TO THE NORTHEAST OF THE SAME INTERSECTION FOR AN AREA TO BE KNOWN AS "INNOVATION DISTRICT SUBAREA B-1" FROM "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY MBJ HOLDINGS AND AEP OHIO TRANSMISSION CO. C/O UNDERHILL & HODGE LLC

Community Development Director Jennifer Chrysler told council that this ground was originally zoned I-PUD and staff wasn't sure at that time how much the development and commercial retail would be needed in that area. Development had grown beyond staff's expectations and in a shorter time frame than anticipated. Retail amenities were needed in that area. AEP had recently purchased a site previously slated for retail. In order to accommodate AEP's expansion, the city needed to have a location where retail was permitted. Staff was recommended transferring the retail rights from one parcel to another on the other side of Mink Road.

Council Member Fellows asked and Director Chrysler answered that the kinds of retail staff expected would be the kind that would support the employees in the area, including gas stations and fast food. She noted that there were now 6,000 people working in the area and some of the businesses did not have cafeterias or similar amenities. Existing retail was further away and difficult to access during a 30 minute lunch hour.



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Aaron Underhill explained to council how development had progressed in the area and described the limited amount of land available for retail uses. Council Member Shull asked about an area south of State Route 161 and Aaron Underhill answered that that area was not approved for retail development at this time. Tom Rubey stated that all of the retail uses would be subject to a secondary review by Planning Commission.

Mayor Spalding asked for any questions or comments on the ordinance. Hearing none, he set the ordinance for second reading and public hearing at the next city council meeting on October 4, 2016.

RESOLUTIONS

NONE.

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: City Manager Joseph Stefanov stated the next meeting would be the coming Thursday.
- B. Council Representative to Plain Local Schools: Council Member Fellows reported that Plain Local Schools was in the process of renegotiating its "win-win" agreement with the City of Columbus.
- C. Council Representative to Plain Township: Council Member Marsh reported that next meeting would be the coming Wednesday night.



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REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding thanked the New Albany Service Department and New Albany Police Department for their participation and contribution to the successful Touch-a-Truck event. Public Service Director Mark Nemec reported that 1,142 people attended.
- B. Clerk of Council: Clerk of Council Jennifer Mason reminded council about the scheduled workshop to tour the Rose Run Area on Monday, September 26th at 6 p.m.
- C. Finance Director: No report.
- D. City Manager: City Manager Joseph Stefanov asked council for permission to take one week of vacation the following week. Mayor Spalding and council support City Manager Stefanov's request.
- E. City Attorney: No report.

OTHER BUSINESS:

Appointment to the Cemetery Restoration Advisory Board: Council Member Fellows nominated Mary Fee to the CRAB. Council Member Shull seconded and council voted with six yes votes to approve the motion.

Mayor Spalding asked if council wished to appoint another council liaison to the CRAB or if Clerk Mason could continue to report to council on the CRAB meetings. Council supported Clerk Mason continuing to keep council updated on the CRAB.

Appointment of Council Member Liaison to Board of Zoning Appeals: Council Member Shull moved to appoint Council Member Brisk as council's representative to the BZA. Mayor Spalding seconded and council voted with six yes votes to approve the motion.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

Council Member Fellows reported that he was approached by the New Albany Links Homeowner's Association (HOA). The HOA had appropriated money and was wanting to plant 100 trees along Central College as a way of beautifying that area. The HOA was requesting that, if they paid for 50% of the trees, that the city pay the other 50% as well as installing and staking those trees.



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Mayor Spalding asked and Council Member Fellows replied that the HOA wanted to place the trees on either side of the leisure trail with the guidance of Public Service Director Mark Nemeec. Mayor Spalding asked about the cost, and recalled getting a good rate on trees from the City of Columbus in the past. Council Member Fellows expected the cost to be around \$300 per tree. Council Member Fellows clarified that the target area was on Central College Road starting from Dean Farm Road and ending around New Albany Links Drive.

Council Member Marsh asked if the HOA would be satisfied with 50 trees and reminded council that trees came with upkeep costs. Council Member Briscoe was concerned that other HOAs would want similar deals for improvements to their areas. While she was not against the project, she cautioned council members to consider the city's policies and setting of precedents. Mayor Spalding noted that the city owned some parcels along that route and he proposed putting trees on the city's property. City Manager Joseph Stefanov offered to put together a map of the corridor with color coding for ownership. Mayor Spalding requested a map and some cost projections

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(1) to consider appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official with the possibility of taking action afterward. Council Member Fellows seconded and council voted with six yes votes to go into executive session at 7:23 p.m.

Council Member Briscoe moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and Council voted with six yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 7:45 pm.

Appointment to Planning Commission

Mayor Spalding moved to table council's appointment to Planning Commission to the next council meeting. Council Member Fellows seconded and council voted with six yes votes to table the appointment.

ADJOURNMENT:

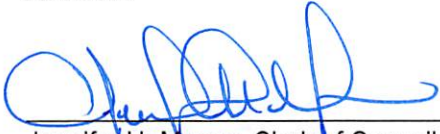
With no further comments and all scheduled matters attended to, Council Member Briscoe moved and Mayor Spalding seconded to adjourn the September 6, 2016 Regular Council meeting at 7:47 p.m.



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ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan T. Spalding, Mayor

9-20-16
Date