



**NEW ALBANY CITY COUNCIL
MEETING MINUTES**

February 19, 2019

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of February 19, 2019 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, Law Director Mitch Banchefsky, Administrative Services Director Adrienne Joly, Finance Director Bethany Staats, Police Chief Greg Jones, City Engineer Ed Ferris, Engineer Mike Barker, Community Development Director Jennifer Chrysler, Public Service Director Mark Nemec, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Colleen Briscoe	P
CM Marlene Brisk	A
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

Clerk of Council Jennifer Mason reported that Council Member Brisk was unable to attend due to her flight being canceled and having to be rebooked, and she requested to be excused. Mayor Spalding moved to excuse Council Member Brisk from the meeting. Council Member Kist seconded and council voted with six yes votes to excuse Council Member Brisk from the meeting.

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the proposed February 5, 2019 regular meeting minutes and asked if they had any additions or corrections. Clerk Mason stated that she fixed the date of the Ohio Plan meeting to March 26th after the minutes were distributed to council. Mayor Spalding moved to adopt the February 5, 2019 regular meeting minutes as amended. Council Member Shull seconded and council voted with six yes votes to approve the regular meeting minutes as amended.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

HEARING OF VISITORS:

Matthew Stucke, a resident and Boy Scout, told council he was not in favor of new annexations as they led to more kids in the schools. Mayor Spalding explained that the land being annexed did not have any residents and was being zoned commercial. He talked about how city council worked hard to not overcrowd the schools. Mayor Spalding asked and Mr. Stucke answered that his classroom was full. Mayor Spalding also noted how driving to



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school was a challenge now and these were issues council spent a lot of time talking about. He thanked Mr. Stucke for sharing his observations with council.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No meeting.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: Council Member Shull reported that the ARB heard two cases for Certificates of Appropriateness. The first application was for the renovation of a single family residential home into a prayer hall which was previously tabled for further changes. ProSign Studio applied for a Certificate of Appropriateness for a sign at the old police station. Both applications were approved.

BOARD OF ZONING APPEALS: No report.

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CHARTER REVIEW COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-02-2019

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 357.2 +/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY.

City Manager Joseph Stefanov described the location of the subject parcel. The annexation was approved by Licking County in November of 2018. The 60 day required waiting period had lapsed. Council had approved the related Annexation Agreement which stipulated all of the conditions surrounding the annexation. The city had entered into a Road Maintenance Agreement with the Licking County Board of Commissioners. The city traded responsibility for Harrison Road in exchange for maintaining a section of Worthington Road. The Public Service Department already had trucks out on Worthington Road and was entering and exiting the area using the Mink Road interchange.

Mayor Spalding asked and City Manager Stefanov confirmed that the Jersey Township government offices were still located at Mink and Granville Roads and the city would be plowing snow there.



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

Council Member Fellows moved to adopt the ordinance. Council Member Durik seconded and council voted with six yes votes to approve Ordinance O-02-2019.

ORDINANCE O-03-2019

Mayor Spalding read by title AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE LICKING HEIGHTS LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY, ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS, AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS.

Community Development Director Jennifer Chrysler told council that this ordinance would create a Tax Increment Financing (TIF) district on the parcels that were just annexed in. While this legislation created the district, a TIF wouldn't go into effect until an agreement was negotiated, signed, and filed with the state and county. This would be a non-school TIF. There was a revenue sharing agreement in place with the township to reimburse it for fire and EMS services.

Council Member Fellows asked and Director Chrysler confirmed that this property was entirely located in Licking County.

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

Council Member Fellows moved to adopt the ordinance. Council Member Briscoe seconded and council voted with six yes votes to approve Ordinance O-03-2019.

ORDINANCE O-05-2019

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 357.2 +/- ACRES OF LAND GENERALLY LOCATED WEST OF AND ADJACENT TO HARRISON ROAD, SOUTH OF AND ADJACENT TO WORTHINGTON ROAD, AND GENERALLY NORTH OF MORSE ROAD FOR AN AREA TO BE KNOWN AS THE "HARRISON ROAD SOUTH ZONING DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL DISTRICT TO "L-GE" LIMITED GENERAL EMPLOYMENT DISTRICT AS REQUESTED BY MBJ HOLDINGS LLC C/O AARON UNDERHILL, ESQ.



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Community Development Director Jennifer Chrysler introduced Development Services Coordinator Jackie Russell.

Development Services Coordinator Russell stated this ordinance would rezone 357.2 acres located in Licking County to create the new Harrison Road South Zoning District. She described the location of the site. This rezoning would allow for the permitted uses of general office activities, data centers, warehouse and distribution, and research and production. The proposed text was Limited General Employment (L-GE) wherein the applicant could only provide additional restrictions to the base General Employment zoning code. The text's proposed requirements were the same requirements found in other districts in the Licking County portion of the New Albany International Business Park. The proposed zoning met the recommendations of the New Albany Strategic Plan and the Western Licking County Accord. Additionally, the proposed development requirements were consistent with the recently approved County Line Zoning District. The Planning Commission recommended approval of the proposed zoning on January 7, 2019 and city staff also recommended approval.

Council Member Kist asked and Development Services Coordinator Russell answered that the Planning Commission added three conditions to their approval, including increasing the stream setbacks and moving an access drive away from neighbors to the south. Mayor Spalding asked and Development Services Coordinator Russell confirmed that whenever any parcels of property were combined, the internal boundaries would dissolve. If other Worthington Road properties became commercially zoned, the setbacks would be reduced to 25 feet. Council Member Shull asked and Development Services Coordinator Russell answered that the southernmost point on the parcel did not abut Morse Road.

Aaron Underhill, attorney for applicant, told council that they were trying position this property in New Albany with similar requirements as surrounding properties in terms of uses and setback requirements.

Mayor Spalding opened the Public Hearing.

Diane Karr, a resident on Harrison Road, told council she was at a prior hearing and she was still unclear what would be happening with Harrison Road after the acquisition of the 357 acres. She noted there was a "safety entrance" from Beech Road to Harrison Road. She wanted to know if there would be a real road between Beech and Harrison Roads. If that were to happen, she expected Harrison Road to get a lot more traffic. Community Development Director Chrysler told Ms. Karr and council that no public road was planned between Beech and Harrison Roads. There could be an access drive to the site and that is the drive that the Planning Commission requested to be moved further north to reduce the impact to residents.

Community Development Director Chrysler stated that staff did not anticipate that traffic volumes on Harrison Road would warrant upgrades at this point, so Harrison Road was not included in any current capital improvement project plan. Staff did not expect traffic on Harrison to be significantly changed. Ms. Karr asked and Director Chrysler replied that Harrison would not be a major road. Ms. Karr observed that Beech Road narrowed from four lanes to two lanes where the property was being annexed. Community Development Director Chrysler explained that the reason that Beech Road tapered down was because staff hadn't yet determined the proper intersection



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treatment for the Beech and Morse Road intersection. It could be a four-way stop. It could be a roundabout. However, Beech Road needed improvements, so the city purposely reduced the lanes to have more time to study the intersection. Ms. Karr asked and Director Chrysler confirmed it was not the intent to reroute traffic over to Harrison.

Ms. Karr noted there was a lot of mentions of Harrison Road and new roads in the zoning text, and roads were of concern to her. She asked for clarification whether it was not the intent to reroute traffic in the next year or the six months. Director Chrysler replied that it was not the intent of the zoning text. Director Chrysler stated that this was a big piece of ground and how it developed was still unknown. The site could be developed as a single site or a multiple business development. The city did not yet know these things. Ms. Karr said that was her concern, what the city didn't know, and the implications for the residents. Director Chrysler explained that the zoning text content, with the input of the Planning Commission, was intended to limit access on Harrison Road, and helped to make sure that any access from the site onto Harrison Road would be limited in scope. Director Chrysler added that she believed this text guided the site for a large scale development that wouldn't have a tremendous amount of traffic impact, like a data center and similar projects that had already developed in the area.

Ms. Karr was concerned about the amount that was unknown. When the unknown became known, then everybody else got to quibble with that. She saw a lot of damage coming to the beautiful country road. She read in the text that the buildings could be 65 feet high and could go up to 85 feet. Ms. Karr didn't think that fit the setting. The building structure seemed too high, too large for a country environment and the roads would go right with it. At this point in time, Ms. Karr understood staff was saying they didn't know, so she asked what happened when something changed.

Mayor Spalding asked, once a site user was identified, what the public process was. Director Chrysler answered that any public road construction would need to be platted, so there would be a formal process before Planning Commission and council in order to approve a new road plat. Director Chrysler pointed back to the zoning text noting the way it was written suggested that, with the generous setbacks established adjacent to residential roadways, it was more likely that there would be a low traffic impact to Harrison Road. The proscribed limited access to Harrison Road would also discourage certain kinds of developments. Ms. Karr told council that Beech Road was packed. Harrison Road was already packed "with the stuff that was coming in." Ms. Karr stated that she knew more now than she did before. City Manager Stefanov stated that, if the site were to develop as a data center, it would be consistent with other data centers in the community, and those typically didn't generate a lot of traffic. Beech Road was overbuilt and was not constructed just for the data center. It was built to conduct broader regional traffic. If there were be some type of data center project on the new site, the incremental increase in the amount of traffic would be nominal. Ms. Karr asked and staff answered there was no kind of food or retail planned for the site. Mayor Spalding stated that the owner of the site was currently marketing the land. Ms. Karr knew that construction was to "start immediately" and there was "a very thought-out plan that many of us weren't aware of." She knew "everything would be wiped" in the next few weeks.

Council Member Shull asked and Mayor Spalding answered that nothing was planned on the site at the time. The site had to be annexed first. Marketing statements had been made. Council Member Kist understood Ms. Karr's concern for traffic. He had been out on Beech Road and a lot of that traffic was construction-related. There was



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probably 1,000 to 1,500 workers travelling to the Facebook site alone every morning. Ms. Karr said and Council Member Kist agreed they weren't using Harrison Road. Council Member Kist observed this traffic was mostly on Beech Road. Once data centers were developed and built, and the actual employees started working there, the number of employees was far fewer than current number of the construction employees.

Ms. Karr asked if there was any way to limit the height of the buildings. Council Member Kist confirmed that the zoning text allowed for 65 foot high buildings. He noted that, since Facebook's first building was completed, he expected a similar scale in the area. Ms. Karr asked and Development Services Coordinator Russell replied that the Facebook building was under 65 feet and a new building would likely be on a similar scale. Ms. Karr told council that Harrison Road was one of the last few country roads around and it broke her heart. Her family had "lived there forever." She thanked council.

Mayor Spalding solicited further public comment on the ordinance. Mayor Spalding, hearing no comments or questions from the public, closed the Public Hearing.

Council Member Kist moved to adopt the ordinance. Council Member Shull seconded and council voted with six yes votes to approve Ordinance O-05-2019.

ORDINANCE O-06-2019

Mayor Spalding read by title AN ORDINANCE TO AMEND CODIFIED ORDINANCES OF THE CITY OF NEW ALBANY CHAPTER 113 "COUNCIL", SPECIFICALLY SECTIONS 113.01 "SALARY OF THE MAYOR" AND 113.02 "SALARY FOR MEMBERS OF COUNCIL".

Clerk of Council Jennifer Mason told council that city charter section 4.04 allowed council to determine its compensation annually. Salaries were also set forth in Codified Ordinances 113.01 and 113.02. Compensation was last set by council in early 2018. This ordinance would increase council's salary by 2.75%, which represented the same increase that staff received in 2019.

Mayor Spalding, giving historical perspective, stated that he tried to address council's salary on a more regular basis rather than waiting several years and then having a significant increase to try to catch up. Council's salary had been capped at no more than what staff had been provided, and had been less in prior years.

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

Council Member Fellows moved to adopt the ordinance. Council Member Durik seconded and council voted with six yes votes to approve Ordinance O-06-2019.

ORDINANCE O-07-2019

Mayor Spalding read by title APPROPRIATION AMENDMENT ORDINANCE
AN ORDINANCE TO AMEND APPROPRIATIONS AND TRANSFER OF FUNDS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2018.



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Finance Director Bethany Staats reminded council that this ordinance cleaned up a matter in the 2018 budget to reallocate the appropriation and transfer for the Healthy New Albany (HNA) facilities capital bonds debt service payment for December of 2018. The city was reallocating the debt service payment from the Village Center TIF fund to the HNA Special Revenue fund.

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 Durik seconded and council voted with six yes votes to approve Ordinance O-07-2019.

INTRODUCTION AND FIRST READING OF ORDINANCES

NONE.

READING AND PUBLIC HEARING OF RESOLUTIONS

RESOLUTION R-05-2019

Mayor Spalding read by title A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 357.02 +/- ACRES TO THAT AREA, CONFIRMING THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCILS, AND TO EXPAND THE OAK GROVE II ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA.

Community Development Director Jennifer Chrysler told council that this resolution applied to the land that was just annexed and rezoned. The TIF District was established. This legislation created the Community Reinvestment Area (CRA) and was the last step in the statutory process. The CRA allowed the city to negotiate specific agreements, which agreements would then come back to council for approval. The resolution set up the necessary boards and commissions, like the Tax Incentive Review Council (TIRC) and the CRA Housing Council (CRAHC) in order to oversee any agreements that would be negotiated in the jurisdiction.

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

Council Member Briscoe moved to adopt the resolution. Council Member Kist seconded and council voted with six yes votes to approve Resolution R-05-2019.

RESOLUTION R-06-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPROVE AND SIGN AGREEMENTS WITH VANTRUST REAL ESTATE, LLC RELATED TO INCENTIVES AVAILABLE FOR PROJECT DEVELOPMENT IN THE OAK GROVE II COMMUNITY REINVESTMENT AREA.



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Community Development Director Jennifer Chrysler described the location of the subject property. She told council that Vantrust was headquartered in Kansas City and had regional offices in Columbus, Dallas, Phoenix, and Jacksonville. They entered the Central Ohio market in 2014 with construction of industrial projects, primarily near Rickenbacker International Airport. Vantrust worked on both industrial and office developments. Staff noted that New Albany was not able to respond to many the leads coming from JobsOhio and Columbus2020 because it didn't have any multi-tenant speculative manufacturing space left. The Pizzuti buildings were built and fully leased prior to their construction being completed. Most prospective businesses were looking for 20,000-60,000 square feet.

The estimated capital expenditure on this project was a minimum of \$10.5 million, which did not include any tenant build-outs. The proposed facility was 300,000 +/- square feet which was consistent with New Albany's other manufacturing speculative buildings. Vantrust anticipated that the facility would accommodate one to four tenants. The project would create a minimum of 150 full-time jobs with an aggregate annual payroll of at least \$5 million to \$9 million within three years of project completion. Based on the city's benchmarks, the project would generate a base amount of \$100,000-\$180,000 in annual income tax and a minimum of \$32,250 to the New Albany East Community Authority. In accordance with the city's revenue sharing requirements, approximately \$30,000-54,000 annually would be directed towards infrastructure repayment; \$26,000-\$46,000 would be paid to the City of Columbus as part of New Albany's cooperative agreement to extend water and sewer services into Licking County. The remainder of the revenue would be split with the Licking Heights School District.

In December of 2018, the city commenced a study to look at all of its incentives in every industry cluster to analyze how its benchmarks have compared to actual revenue. This will help the city to evaluate its formulas to make sure they still make sense. The study was expected to wrap up in April or May of 2019.

Director Chrysler pointed out that the agreement was an ECOS based agreement, the city's green sustainability program. Vantrust would be eligible for 15 years of abatement if they built to the highest level of ECOS standards and 10 years of abatement if they built to the standard ECOS requirement. Bill Baumgartner, representative from Vantrust, was present to answer questions.

Council Member Fellows asked if the building was LEED certified. Director Chrysler explained that the city created its own green program and certificate because the LEED certificate could add 20%-25% in additional cost to a project just to go through their certification process. New Albany's ECOS standards were based off of LEED 3.0 standards, plus additions by city staff, like bike racks and trails. At this time, every business within the Personal Care and Beauty Campus was ECOS certified to at least the standard level, and most were advanced level. Council Member Fellows asked and Director Chrysler replied some energy efficient standards included low flush toilets, skylights, and types of energy efficient building materials. Director Chrysler explained it was an extra responsibility on the building owner to work with the tenants who came in to build to ECOS standards. Mr. Baumgartner offered that all the buildings Vantrust was building ending up meeting a LEED standard. Council Member Kist asked and Mr. Baumgartner answered that his time frame was to start immediately upon approval of the CRA.



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

Council Member Fellows moved to adopt the resolution. Council Member Shull seconded and council voted with six yes votes to approve Resolution R-06-2019.

RESOLUTION R-07-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT WITH JERSEY TOWNSHIP IN ORDER TO FACILITATE THE ANNEXATION OF PARCEL NUMBER 037-111618-04.00 WHICH IS COMPRISED OF APPROXIMATELY 1.2 +/- ACRES AND LOCATED ON BEECH ROAD.

City Manager Joseph Stefanov told council that this annexation agreement and the agreement in R-08-2019 involved small properties. The New Albany Company had already applied to annex the surrounding area. City Manager Stefanov described the location of the parcel. The city was proposing that it be annexed under the Expedited Type I procedure, consistent with other city annexations in Jersey Township. The Annexation Agreement spelled out the revenue sharing with the township for fire and EMS services. This parcel was served by the Johnstown-Monroe Fire District. A Road Maintenance Agreement was already approved by the county in relation to a larger annexation.

Council Member Shull asked and City Manager Stefanov answered that the larger, surrounding annexation of 400+ acres would be separate from this annexation. Council Member Kist asked and City Manager Stefanov replied that, when the term of the agreement expired in 50 years, it could be renewed or extended. The reason for the 50 year time frame was to give an adequate time frame to allow either party to exercise any of the provisions in the Ohio Revised Code (ORC) regarding annexations.

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 resolution. Council Member Durik seconded and council voted with six yes votes to approve Resolution R-07-2019.

RESOLUTION R-08-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT WITH JERSEY TOWNSHIP IN ORDER TO FACILITATE THE ANNEXATION OF PARCEL NUMBERS 082-108156-00.000 AND 082-108162-00.000 WHICH ARE COMPRISED OF APPROXIMATELY 1.6 +/- ACRES AND LOCATED ON MORSE ROAD.

City Manager Joseph Stefanov explained, as with the property in R-08-2019, this agreement would lead to the annexation of a small property surrounded by an area already in the process of annexation. He described the location of the property. This annexation agreement was for an Expedited Type I annexation with the same language encompassing revenue sharing with Jersey Township for fire and EMS services. This parcel was served by the West Licking Fire District.



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

Council Member Briscoe moved to adopt the resolution. Council Member Kist seconded and council voted with six yes votes to approve Resolution R-08-2019.

RESOLUTION R-09-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD, AND EXECUTE ALL CONTRACTS RELATED TO THE MILLER AVENUE ROADWAY IMPROVEMENT PROJECT.

Engineer Mike Barker told council that staff worked cooperatively with the property owner at 96 North High Street and Animals Are Special Veterinary Hospital to obtain right-of-way necessary to support an extension of Miller Avenue. Both the 2006 Village Center Plan and the 2011 Village Center Code contemplated a roadway grid system in the Historic Village Center, and more generally an east-west connector between High Street and State Route 62. As the roadway grid was further developed, it would provide alternate travel paths, distribute traffic, and establish access needed to support redevelopment opportunities.

Engineer Mike Barker described the plans to refine the alignment, shifting the road further south, closer to Animals Are Special. The roadway typology would include parallel parking, street trees, and sidewalks. The roadway could be constructed using either a conventional storm sewer system and a paved asphalt surface with an estimated cost of about \$700,000, or using green technologies and an underground storm sewer system, with an estimated cost of \$800,000.

Engineer Mike Barker noted how the existing school drive way entered High Street and how it was important to line up that intersection with the Miller Avenue extension. The green technology version of Miller Avenue would decrease storm water run-off and increase storm water quality. Council Member Fellows asked and Engineer Mike Barker confirmed it was the same technology that was used on Third Avenue. Council Member Fellows liked that type of construction and wanted to do more roads that way. Engineer Mike Barker agreed that Third Avenue had held up well and was low maintenance. He described the road system layers starting with brick and moving down to a stone base and underground storage for water.

Council Member Durik asked and Engineer Mike Barker answered that the city's intent was to reconstruct the road from High Street to State Route 62. This legislation allowed the city manager to bid and award the project. Staff was also requesting feedback on what materials council would prefer. City Manager Stefanov said the primary emphasis of this project would be to set the stage for the rest of the Historic Village Center grid, including the extensions of Second and Third Streets which could be done with the same materials as Miller Avenue. Council Member Durik said that the brick was appealing, but he would want to know the cost



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differential. City Manager Stefanov told council that, considering the entire Historic Village Center area, the cost differential would be about \$1 million.

Council Member Briscoe expressed that Third Street looked good, but it didn't match with any other roads. She didn't want just a few select streets to have a different surface than the rest and wanted to see a comprehensive plan. Council Member Fellows agreed that he'd like to have plan for conversion of roads to brick over time. City Manager Stefanov replied that Miller Avenue would set the stage for future road developments. Director Chrysler told council that staff had also been discussing a progression. She thought that Second Street was likely next. Getting the bid on the extension of Second Street would help staff evaluate the overall cost and plan. Council Member Fellows asked and City Manager Stefanov answered that the lower cost of maintenance of the greener roads was not enough to make up for the \$1 million differential in the cost, however, the life of the brick was longer than the life of the asphalt. City Manager Stefanov stated the largest challenge to brick streets was heavy truck traffic.

Council Member Shull favored brick streets and thought it they would set the Historic Village Center apart from the rest of the city. He and Council Member Briscoe wanted to know what a master plan of that project would look like and what the timeline would be. Council Member Kist summarized the feedback as council favoring doing all of them or none of them. Council Member Briscoe favored bidding street reconstruction both ways. She observed that brick probably wouldn't work on Johnstown Road, for example, so she assumed staff was only talking about the few, smaller streets. Council Member Shull asked and Administrative Services Director Adrienne Joly confirmed that the pedestrian crossing to Rose Run Park on old State Route 161 was going to be brick pavers. Council Member Shull suggested that, where roads crossed, the city could create a brick paver look. Council Member Briscoe thought that would look nice, but observed that, when the City of Columbus created crossings with brick, the road surface became uneven. She understood the materials used in Columbus weren't as advanced as the proposed materials which may better bear the traffic. Council Member Briscoe favored the brick crosswalks as being more visible.

City Manager Stefanov stated the Miller Avenue extension was slated for construction in the spring of 2019. Community Development Director Chrysler suggested bidding the work for both technologies and have MKSK look at the proposal for mixed building materials on the main roads through the city. City Manager Stefanov hoped to encourage development on Second and Third Streets.

Community Development Director Jennifer Chrysler told council that the road work couldn't be bid as an "alternate" because these were two different road designs. City Manager Stefanov stated the city would have to design the street both ways to get the bids. Council Member Shull asked and Mayor Spalding replied that the resolution gave the city manager authority to get bids. Mayor Spalding wanted the road engineers to make some recommendations.

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



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Council Member Briscoe moved to adopt the resolution. Council Member Shull seconded and council voted with six yes votes to approve Resolution R-09-2019.

RESOLUTION R-10-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD, AND EXECUTE ALL CONTRACTS RELATED TO THE INNOVATION CAMPUS WAY WEST ROADWAY IMPROVEMENT PROJECT.

Engineer Mike Barker explained that his project would extend Innovation Campus Way West by around 3,000 feet. The road would terminate at a cul-de-sac at the western limit. This road plan was consistent with the 2014 Strategic Plan, would provide more connectivity through the 170+/- acre parcel to the west of Beech Road, and give additional access to the Abercrombie & Fitch campus. The extension would match the existing street section and would include storm sewer, waterlines, and street lights. The engineer's estimate for the project was \$2.8 million, which funding was included in the 2019 capital improvement budget.

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

Mayor Spalding moved to adopt the resolution. Council Member Kist seconded and council voted with six yes votes to approve Resolution R-10-2019.

RESOLUTION R-11-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD, AND EXECUTE ALL CONTRACTS RELATED TO THE MAIN STREET UTILITY BURIAL.

Engineer Mike Barker told council that many of the overhead utilities along Main Street were buried as part of the Market and Main Street roundabout project. This project would bury the existing utilities from a point just north of the roundabout to the bridge at Rose Run stream. This project would enhance the aesthetics of the area by removing the overhead utility poles and wires. Reconstruction of portions of sidewalk and curb replacement were also included along the length of the project. The engineer's estimate was \$850,000 and this funding was included in the 2019 capital improvement budget.

Council Member Briscoe asked and Engineer Mike Barker replied that staff anticipated that the project would likely start about three months out. There was a lot of coordination that needed to happen with AEP and the telecom companies that used the poles. Council Member Briscoe asked and Engineer Mike Barker answered that the intent was to be minimally invasive to traffic. The parallel parking along Main Street would probably be utilized by construction equipment as they were placing the underground conduit. He did not anticipate any road closures or long term impacts to traffic in the area.

Council Member Briscoe asked and Engineer Mike Barker replied that there would be two phases of construction. The initial phase would be the installation of all of the underground conduit. The second



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phase included the companies removing their lines from the poles and locating them underground. The timing of the second phase was largely out of the cities control. He hoped it would be done by the end of the year. The city's part, phase one, would last around three months.

Council Member Fellows asked whether there would be any enhancements to the sidewalks. Engineer Barker answered that the current plan only contemplated replacing existing slabs. Council Member Fellows asked and Engineer Mike Barker answered that the plan did not include any changes to the bridge over Rose Run stream. Council Member Fellows stated he did not think the bridge was safe because of the large curb drop-off to the street. He was concerned about kids on bikes wanted a safer crossing. City Manager Stefanov stated this project stopped short of the bridge because going to the other side of the bridge creating issues with utilities lines on Dublin-Granville Road and further to the north, adding to the expense. The city also was looking at the intersection of Main Street and Dublin-Granville Road as part of a Rose Run II project.

Council Member Fellows requested and City Manager Stefanov stated that the city would try to figure out adding access to electric on Main Street. This project could include electric for the Village Hall side of the street, but not the Post Office side. Council Member Fellows wanted to include discussions about access to electric anytime the city did these kind of reconstruction projects. Engineer Mike Barker offered that the city could easily include a spare conduit in the project for the future extension of electricity.

Council Member Kist asked and Engineer Mike Barker answered that the construction would be open trench along the frontage of the buildings and boring underneath Village Hall Road and a few other sections. The excavation would be about three foot wide and four feet deep. The intention was to leave roadways undisturbed. Council Member Kist asked that the trenches be kept closed as much as possible once construction was underway. Council and staff discussed trench closure requirements and Engineer Barker assured council he would keep an eye on the trenches.

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 resolution. Council Member Kist seconded and council voted with six yes votes to approve Resolution R-11-2019.

RESOLUTION R-12-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD, AND EXECUTE ALL CONTRACTS RELATED TO THE SECOND STREET ROADWAY IMPROVEMENT PROJECT.

Engineer Mike Barker described the roadway extension that was contemplated in the city's 2011 Urban Center Code. This section of roadway would be located in existing right-of-way. The project would help to establish a grid system in the Historic Village Center which would help to distribute traffic and encourage redevelopment opportunities. This project would have the same roadway typologies as described for the



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Miller Avenue extension. There would be parallel parking stalls on one side, street trees, and sidewalks. Conventional construction was estimated to cost \$180,000 and brick paver construction was estimated at \$260,000. Funding was included in the 2019 capital improvement budget.

Council Member Kist asked and Engineer Mike Barker answered that staff budgeted for conventional but the available funding more than covered the green technology options.

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

Mayor Spalding moved to adopt the resolution. Council Member Fellows seconded and council voted with six yes votes to approve Resolution R-12-2019.

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: Council Member Shull passed out a sheet showing what the grant applicants requested and what they had historically received, along with a sheet of eligibility standards.

Council Member Shull reported that the Grant and Non-Profit Funding subcommittee met and reviewed the applications. He reminded council that they had set a policy of a maximum of \$10,000 per applicant with the exception of the Community Events Board. The subcommittee recommended as follows:

- Founders Day - \$10,000
- Heathy New Albany Walking Classic – up to \$6,500 in city costs and services
- New Albany-Plain Township Historical Society - \$10,000
- New Albany Food Pantry - \$9,000
- New Albany Symphony - \$10,000
- New Albany Well-being Initiative – a new applicant in 2019 – this was an initiative through the New Albany Plain Local schools. The city typically hadn't supported different types of programs, but the city had previously matched funds. Mayor Spalding pointed to the construction of the sustainable house on the school campus which came to \$6,500 in matching funds. Bill Resch was able to use



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the city's offer to help him fundraise and this showed city support. The recommendation was to match funding up to \$10,000. Council and staff discussed and agreed to make the offer to match the amount raised up to \$10,000 as of December 1, 2019.

- Pelotonia – up to \$10,000 in city costs and services. Council Member Kist asked and Mayor Spalding answered that Pelotonia's city costs were around \$16,000 in 2018.
- Project Hero – up to \$2,500 in city costs and services.

Council Member Shull moved to approve grant funding as set forth in the subcommittee's recommendation with the included Well-being Initiative match expiration date being December 1, 2019. Council Member Fellows seconded and council voted with six yes votes to approve the motion.

- Thanks For Giving Charity Run – the subcommittee decided not to make a recommendation as the organizer of the event was Council Member Kist. Law Director Mitch Banchefsky advised that the application be tabled while he researched the issues surrounding a grant funding applicant now being a member of council.

Council Member Shull moved to table the applicant's request for further discussion. Council Member Briscoe seconded and council voted with six yes votes to table the applicant's request.

Mayor Spalding stated the city strongly supported the Thanks For Giving 4-miler which had been an great event in the community. Their contributions to their charitable partners were outstanding. The subcommittee was tabling this out of an abundance of caution and wanted the Ohio Ethics Commission to have a chance to review the situation and give the city direction on how best to proceed. Law Director Mitch Banchefsky told council there was a statute which prohibited a public official from having an interest in a public contract, but there were also an exception, and it appeared the exception applied in this case. However, Law Director Banchefsky still wanted to present the facts to the Ohio Ethics Commission and get an informal opinion. He anticipated that would take one to two months.

Council Member Shull moved to amend his motion to table the applicant's request for 60 days. Council Member Briscoe seconded and council voted with six yes votes to table the application for 60 days as amended by Council Member Shull.

Council and staff discussed available funding for grant and non-profits, including the New Albany Community Events Board. Mayor Spalding added that the Community Events Board was contemplating a third event beyond Springfest and the Fourth of July.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Joseph Stefanov reported that MORPC would be establishing a U.S. Census 2020 Complete Count Committee. MORPC's Insight2050 spring academy sessions would begin on March 1st. MORPC representatives traveled to Nevada to see the HyperLoop progress. The Paving The Way road construction website would be enhanced to



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include more information and would be rolled out in April. The 2020 Public Policy agenda had been completed and City Manager Stefanov offered to give council copies.

- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the Joint Parks Board would be having a strategic planning session on April 22nd. The parks would be hosting both the district and state tournaments in New Albany. The board was talking about hosting a few movie nights in the summer in different locations. Lastly, most board members attended a recent seminar and shared the best practices that they learned.
- C. Council Representative to New Albany Plain Local Schools: No report.
- D. Council Representative to Plain Township: Council Member Durik stated that the township met and primarily approved expenditures and reviewed administrative tasks.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding told council about his participation in the Greater Columbus Chinese Chamber of Commerce Gala for the Chinese New Year. Council Members Kist and Durik also attended. The Chamber was pleased with the city's sponsorship and membership, and spoke highly of Economic Development Specialist Angie Hobart.
- B. Clerk of Council: Clerk of Council Jennifer Mason polled council about Turkey Hill's request to transfer a liquor license from Kroger to Turkey Hill due to a corporate split. Council did not request a hearing. Clerk Mason told council they were now clear to submit their Ohio Ethics Commission Financial Disclosure forms as the city had pre-paid their fees. The deadline to file was May 15th and she would send out an email with the relevant link. Clerk Mason polled council members for attendance at the MORPC State of the Region Annual Luncheon on April 18th. The Mayor's Court payout for December 2018 was \$7,943.10.
- C. Finance Director: Finance Director Bethany Staats distributed the December 2018 financial summary report. She noted that revenues had increased by 22.29% in the General Fund as compared to 2017. Expenditures had increased by 12%. The General Fund, prior to transfers, added \$9.3 million in 2018, however, the city transferred out \$11.3 million to various funds. The city finished above the 65% of operating expenditures target. The report contained information related to investments and bond proceeds.
- D. City Manager: City Manager Joseph Stefanov introduced City Engineer Ed Ferris from E.P. Ferris & Associates. Engineer Ferris reviewed the Engineer's Annual Report with council. The report showed \$20.8 million dollars for public utilities and streets, approximately \$1 million more than 2017. Council Member Fellows brought up seamless pavement transitions and council praised Engineer Ferris on his firm's work for the city.



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- E. City Attorney: Law Director Mitch Banchefsky reported that the Charter Review Commission would be meeting the following week to cover sections XI, XII, XIII, and XIV of the charter. After completion of the review, the CRC would be compiling their recommendations for council. Mayor Spalding asked and Law Director Banchefsky stated he was still trying to connect with the Board of Elections representative about how to put the changes on the ballot.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

Council Member Kist told council that he followed up with AEP the prior week and also met with city staff. He a brochure which he could distribute to council later. AEP had created a plan for energy efficiency in New Albany. Council Member Kist would be meeting again with AEP soon and hoped to have more concrete information. He described a community energy savings program that, if the goal were met, AEP would give the city a grant. As part of that program, AEP create a sustainability roadmap for the city. Council Member Fellows asked and Council Member Kist answered that education was included, but the actual goal of the program was to reduce energy usage. Some initiatives could be started now, some were more future-looking. The city and AEP were still trying to figure out a way to incorporate solar panels into the plan. Council Member Kist expected to have more to share after the next meeting.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(1) to consider appointment, employment, promotion or compensation, discipline, demotion or dismissal of a public employee or official. Council Member Kist seconded and council voted with six yes votes to go into executive session at 8:34 p.m.

Council Member Fellows moved that council come out of executive session and resume the regular meeting. Council Member Durik seconded and council voted with six yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:46 p.m.

OTHER BUSINESS:

NONE.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Shull moved and Council Member Briscoe seconded to adjourn the February 19, 2019 Regular Council meeting at 8:47 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan Spalding, Mayor

3/5/19
Date