



NEW ALBANY CITY COUNCIL MEETING MINUTES

October 3, 2017

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of October 3, 2017 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, Administrative Services Director Adrienne Joly, Finance Director Bethany Staats, Public Service Director Mark Nemecek, Law Director Mitch Banchevsky, Police Chief Greg Jones, City Engineer Ed Ferris, Community Development Director Jennifer Chrysler, Engineer Mike Barker, 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	P
CM Michael Durik	P
CM Chip Fellows	P
CM Glyde Marsh	P
CM Matt Shull	P

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the September 19, 2017 meeting minutes and asked if they had any proposed additions or corrections. Council Member Durik noted a typographical error where he was mistitled "Mayor Durik." Clerk of Council Jennifer Mason hand-corrected the error. No other changes were offered. Mayor Spalding moved to adopt the September 19, 2017 minutes as amended. Council Member Shull seconded and council voted with seven yes votes to approve the regular meeting minutes as amended.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

HEARING OF VISITORS:

Proclamation Recognizing October 6, 2017 as Manufacturing Day In New Albany – Mayor Spalding read into the record the proclamation recognizing and celebrating October 6, 2017 as Manufacturing Day in New Albany. Clerk of Council Jennifer Mason indicated she would forward the signed proclamation to Economic Development Specialist Angie Hobart who would be sharing it with New Albany's manufacturing business partners.



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BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No meeting

PARKS AND TRAILS ADVISORY BOARD: Council Member Fellows reported that the PTAB heard a presentation by Community Development Director Jennifer Chrysler on the Rose Run corridor project. All members in attendance agreed it was a great idea and offered positive comments.

ACHITECHTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS: Council Member Brisk reported that the BZA approved some variances for 5886 Johnstown Road, including a higher roof and an ancillary building to be slightly larger than code.

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

Council Member Fellows reported that resident and member of the Hawksmoor Home Owners Association (HOA), Rick Kolaska, sent several members of council an email requesting to host a residential meeting for council. The HOA recommended October 18th. Council Member Fellows relayed that council couldn't do the October 18th but would schedule in the near future. Council Member Brisk suggested and council agreed to ask if there were any particular topics the HOA would like the city to address that evening.

Mayor Spalding reported that he asked Clerk of Council Jennifer Mason to forward an email he received about Issue 4, a renewal levy for the Franklin County Board of Developmental Disabilities, to the rest council. Mayor Spalding was offered a proposed endorsement for the levy. Traditionally, council did not endorse levies, but Mayor Spalding said that the email had further information and council could follow up with Jed Morrison, the Superintendent of the Board, if they had questions.

Council Member Brisk received a message from resident, Jennifer Lopez, which she sent on to the rest council. Ms. Lopez communicated some concerns regarding diversity of hiring by the city. Also, Ms. Lopez mentioned wanting city recycling outside of venues like Starbucks. Council Member Fellows agreed that that was a good concept. Council Member Brisk didn't know the cost or all of the benefits, but thought it was worth looking into. Mayor Spalding suggested approaching the landlord about bins.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-16-2017



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Mayor Spalding read by title AN ORDINANCE TO VACATE A 0.100 ACRE, 0.083, AND A 0.099 ACRE PORTION OF PUBLIC RIGHT OF WAY LOCATED ALONG BOTH SIDES OF SCHLEPPI ROAD, AS REQUESTED BY THE NEW ALBANY COMPANY LLC.

Engineer Mike Barker explained to council that this legislation addressed a residual piece of right-of-way currently owned by the Ohio Department of Transportation (ODOT). As Nottingham Trace was planned, the right-of-way was no longer needed. Council approved Resolution R-47-2017 whereby the right-of-way would be vacated and transferred to the city. A 0.671 acre portion of the subject property would be retained by the city as public right-of-way necessary to develop the Nottingham Trace subdivision. The residual land areas would be vacated to the adjacent property owner, The New Albany Company. This arrangement was consistent with the approved rezoning of the area as well as the Final Development Plan of Nottingham Trace.

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 Brisk seconded and council voted with seven yes votes to approve Ordinance O-16-2017.

INTRODUCTION AND FIRST READING OF ORDINANCES:

NONE.

READING AND PUBLIC HEARING OF RESOLUTIONS

RESOLUTION R-44-2017

Mayor Spalding read by title A RESOLUTION TO ACCEPT A 1.787 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF BEECH ROAD AND NORTH OF MORSE ROAD FROM MBJ HOLDINGS LLC FOR THE PURPOSE OF PUBLIC RIGHT OF WAY.

Community Development Director Jennifer Chrysler told council that there would be several, similar pieces of legislation coming up as the city went through and cleaned up tracts of land in the Beech Road area. Many were rural township tracts and, as the city worked on annexation and installing water, sewer, and road infrastructure, different legal processes would be needed to develop them. This legislation accepted additional right-of-way necessary to accommodate the planned roadway improvements.

Council Member Marsh asked if there was a drainage problem associated with the area. Director Chrysler confirmed that there was and more so where the city was accepting right-of-way. The city's improvement and utility plans would hopefully resolve the drainage issue. Council Member Marsh asked and Director Chrysler replied that, as part of council's previous approvals, the city would be installing water, sewer, roadways, and storm water management infrastructure. Those projects were currently out to bid and bids expected back around October 17th. The city expected the water and sewer work to be done by March of 2018 and the road infrastructure would be completed by August of 2018.



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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 Brisk moved to adopt the resolution. Council Member Briscoe seconded and council voted with seven yes votes to approve Resolution R-48-2017.

RESOLUTION R-49-2017

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

Community Development Director Jennifer Chrysler described the location of Amcor Rigid Plastics, formerly Sunoco Plastics. The original facility was 120,000 square feet for manufacturing and production and had an original capital investment of \$14 million. In 2011, Amcor (Sunoco) committed to creating 60 jobs with a payroll of \$2.1 million. They exceeded their original benchmarks. With the proposed expansion, the city could enter a new CRA agreement which would capture the additional growth of the company. The proposed expansion was 60,000 square feet with an estimated, total capital investment of \$3.7 million. Amcor would use much of the new square footage for warehousing and take the current storage and reconfigure some of the manufacturing equipment to add lines and capacity. Amcor had other operations in Ohio and supported other industries besides those in New Albany's Personal Care and Beauty Campus. To receive a tax abatement, the proposed benchmark in the new Community Reinvestment Agreement (CRA) would be 110 employees and a \$3,238,000 payroll.

Council Member Briscoe asked and Director Chrysler answered that the new CRA would cover the expanded building and incentives would continue for the new building even after they expired on the original building. The original building was given a 10 year tax abatement and the Amcor was 3 years into that. Amcor qualified for an additional 10 years on the new facility if they built a "green" building, and 7 years if they build a standard building. Council Member Durik asked and Director Chrysler replied that Amcor currently had 105 employees as of December 31, 2016. They only needed 60 employees to meet the original CRA agreement. Mayor Spalding asked and Director Chrysler answered that Amcor reached 105 employees in 2016 and, historically, Amcor had just met their benchmarks. Most of the growth was new and happened in 2016. City staff wanted to support that growth and give the company the ability to expand in New Albany. Council discussed whether job retention was enough to merit the agreement and whether asking for even higher job and payroll numbers, after Amcor significantly exceeded its original goals, and would dis-incentivize growth. City Manager Joseph Stefanov asked and Director Chrysler replied that Amcor could continue to grow, however, since the expansion was primarily for warehousing, she didn't anticipate many more jobs could be added. Council Member Durik preferred a higher threshold. Council Member Brisk was concerned about the volatility of the job market. Council Member Marsh asked and Director Chrysler explained that truck docks were part of the expansion plan. Director Chrysler did not anticipate any change to traffic patterns.

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 Fellows moved to adopt the resolution. Council Member Briscoe seconded and council voted with seven yes votes to approve Resolution R-49-2017.

RESOLUTION R-50-2017

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CITYFI, A CONSULTING FIRM FOR THE DEVELOPMENT OF A SMART CITY TECHNOLOGY PLAN AND STRATEGY.

Administrative Services Director Adrienne Joly reminded council that technology was changing rapidly and affecting the way we lived, worked, and how governments functioned. The City of Columbus was awarded a Smart City grant related to transportation. Smart City technology ranged widely from light sensor technology to monitoring water pipe usage to transportation system planning. The city frequently saw vendors with various offerings. As a master-planned community, city staff wanted an overall strategy to approach new technology and wanted to make informed decisions. Staff reached out to four Smart City consultants. CityFi had worked with the Columbus partnership for its Smart Cities program, identifying some of the projects and tasks needed in Central Ohio. Staff appreciated CityFi's individualized approach. Staff completed a CityFi workshop in June along with The New Albany Company and AEP. Director Adrienne Joly had distributed the results of the workshop to council. The three important themes were (1) economic development, (2) livability, and (3) efficient services. Staff was proposing to contract with CityFi to do a Smart City Roadmap and create an action plan. During phase 1, the consultant would engage the public, do small group interviews, and conduct an internal and external workshop. During phase 2, they would assess existing reports, plans, and trends in New Albany. Phase 3 would be final workshop to present CityFi's recommendations. Staff wanted to create the Smart City Roadmap before updating the city's Economic Development Plan so they had a better understanding of how technology could change the local economy. Staff proposed taking a portion of the budget which was slated for the update to the Economic Development Plan and apply it to the Smart City Roadmap.

Council Member Briscoe express mixed opinions about Smart City planning. She understood how technology changed, but said that Smart City was a popular buzzword. She had read enough to know that it was a nebulous concept and there was no common definition. Council Member Briscoe was concerned about spending \$100,000 when she didn't know of many valuable applications for a small city like New Albany. Director Joly agreed that staff shared some of Council Member Briscoe's concerns. When staff investigated Smart City plans, they favored CityFi because the company focused on what was important and unique to the community they were addressing. The City of Dublin had partnered up with Honda. Staff thought there were possibilities of partnering up with AEP around new technologies. Director Adrienne Joly noted that the city had split the cost of the original workshop with The New Albany Company. AEP had offered the city a \$10,000 grant to do the Roadmap project. Community Development Director Jennifer Chrysler noted that the city made a significant investment in its fiber optic network and there were likely more and better ways to capitalize on that asset. She'd like a Smart City plan to help develop the fiber optic infrastructure both for residents and businesses in a meaningful way. Reading about other, similar cities, staff noted their plans had a significant technology component to them. Staff didn't want to spend



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\$90,000 to \$100,000 on an Economic Development Plan and then have company site selectors point out that the city missed important areas of technological support. Council Member Durik asked and Director Chrysler replied that staff looked at the Smart City plan as a prelude to the Economic Development Plan.

Mayor Spalding asked and Director Joly told council that CityFi worked for various cities around the country and had partners in Los Angeles, New York, Chicago. They had a mix of experience from private technology firms as well as in federal and city governments. They'd done technology plans for Chicago, Kansas City, and Los Angeles. New Albany would be the smallest city CityFi had worked for, but they did have ties with the Columbus Smart City partnership and understood Central Ohio. Council Member Marsh asked what CityFi would contribute that staff couldn't do. His opinion was that \$100,000 was too much. City Manager Joseph Stefanov told council that the city was particularly interested in the smart delivery of city services to the community and how technology could assist.

City Manager Joseph Stefanov observed that council had a lot of questions about a Smart City plan and whether the benefit was worth the cost. He suggested tabling the item until council had a better comfort level with the topic. Council Member Shull thought it would be helpful to see the breakdown of the costs of various technological options. Council Member Briscoe wanted to know more detail on the process of creating the Smart City plan and what would be typical recommendation for a small community. Council Member Durik added that his experience at The Ohio State University taught him that Smart City covered a many elements and he felt it was premature to spend so much. Perhaps the city could review Smart City plans from other cities to see what the city would be buying. He also wanted to hear more from AEP, what areas they were interested in, and what the associated costs were. Mayor Spalding appreciated staff being forward looking and opined that a day would come when New Albany would need to embrace a Smart City concept. He suggested that New Albany wait until the region knew what Columbus would be doing with its Smart City grant and find ways to be part of, and build off of, that plan.

Mayor Spalding moved to table the resolution. Council Member Marsh seconded and council voted with seven yes votes to table Resolution R-50-2017.

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.



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G. Grants and Non-Profit Funding: No report.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Joseph Stefanov reported that he and Administrative Services Director Adrienne Joly would be attending MORPC's portion of the Smart City program the following week.
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the JPR would be installing bike racks in the Wexner area by the pools and at Thompson Park. Further, the Miracle League was hosting an exhibition game on November 4th from 11am-1pm at the high school softball field.

The JPR was looking to create a New Albany Park and Recreation Foundation to be under or through the New Albany Community Foundation. Discussions revolved around capital improvement funding. A foundation would offer opportunities to make charitable donations to New Albany Parks and Recreation. The JPR was also participating in The Big Give and Council Member Shull encouraged people to go on the website and find New Albany Parks and Recreation.

- C. Council Representative to New Albany Plain Local Schools: Council Member Brisk reported that the NA-PLs were actively recruiting volunteers and working on events in October to promote Issue 42. The school board reviewed a number of benchmarks they had set for the year and shared success stories. The NA-PLS received an award for financial reporting, had an "unqualified" audit with no compliance citations, and reduced operational expenditures by \$1.7 million. Superintendent Sawyers recommended a goal of a 1% reduction in their total district expenditures.
- D. Council Representative to Plain Township: No report. Council Member Marsh told council the next meeting would be October 4th.

REPORTS OF CITY OFFICIALS:

- A. Mayor: No report
- B. Clerk of Council: Clerk of Council Jennifer Mason reported that they Mayor's Court payout for August \$12,908.05. Council further discussed upcoming council meeting dates in November and the overlap with Election Day and the week of Thanksgiving.

Mayor Spalding moved to adjust the council meeting schedule to have a regular council meeting on Wednesday, November 8th starting at 6:30 p.m. a budget workshop on Tuesday, November 14th at 6:30 p.m., and a regular council meeting on November 28th at 6:30 p.m. Council Member Briscoe seconded and council voted with six yes votes and one no vote (Fellows) to approve the schedule adjustment for November. Motion passed.



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- C. Finance Director: Finance Director Bethany Staats passed out the summary of the August Financial Report. Revenues were ahead of expenditures in the General Fund by \$5.8 million. Expenditures were at about 60% of revenue. Revenue was up for the year. The appropriations adjustment approved by council at their last meeting were not reflected in the August report, but would show in the September report. Director Staats encouraged council to make requests for what they wanted to see in the monthly reports.
- D. City Manager: Administrative Services Director Adrienne Joly showed video clips of proposed improvements to the intersection Dublin Granville Road and Market Street. Council and staff talked about the left turn into the McCoy Center lot, whether there would be a traffic signal at the Dublin Granville Road pedestrian crossing, and the expected increase in Village Center traffic. Staff referenced the existing traffic studies with extrapolated traffic predictions. Council discussed and agreed that the velo loop section could be kept in the Rose Run plan.

Engineer Mike Barker told council that after, the first reading of Ordinance O-17-2017 regarding the renaming of Highgrove, staff sent another letter out to Highgrove residents on September 22nd alerting them of the pending legislation and seeking feedback by September 29th. The city heard from three residents out of the nine subject properties. Two opposed the change, one favored it. There did not appear to be much traction with the residents to make the change. City Manager Joseph Stefanov added that, unless something significant happened, it was likely staff would recommend indefinitely tabling the ordinance.

City Manager Stefanov reported that the Jersey Township trustees approved the latest annexation agreement. They also discussed the West Licking Accord, were planning to engage with residents over the next several weeks, and then planned a vote.

- E. City Attorney: Law Director Mitch Banchefsky reported that he would be bringing legislation to the next council meeting. RITA currently handled the city's tax collection so that the city did not have to maintain its own tax collection department. In the last state budget, the State of Ohio included an amendment to the Ohio Revised Code (ORC) which would require the state to collect all commercial income taxes. The mandatory centralized collection was slated to be in place by 2018. The state determined it didn't have the authority to re-route the tax money unless each municipality passed legislation authorizing it. However, Law Director Banchefsky's interpretation of the new law was that, if New Albany didn't pass the state's preferred legislation, it could be prohibited from collecting commercial tax. Under the new law, it appeared that the city would not have the ability to audit what the state was collecting. The state would be charging the city a fee. Law Director Banchefsky's recommendation was to challenge with a lawsuit. The Central Ohio Mayors and Managers Association (COMMA) was working with Frost Brown LLC to bring in other municipalities interested in participating in the suit. Most local communities were getting involved. The lawsuit's goal was to preserve "Home Rule." Law Director Banchefsky would be drafting a resolution to allow the city manager to enter into a professional services agreement with



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Frost Brown. The lawsuit fee structure would be based on population and the price for New Albany would be around \$2,000. Council supported Law Director Banchefsky bringing forward the necessary legislation.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

NONE.

EXECUTIVE SESSION

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official with the possibility to take action after the meeting. Council Member Shull seconded and council voted with seven votes to go into executive session at 8:09 p.m.

Council Member Fellows moved to come out of executive session and resume the regular meeting. Council Member Briscoe seconded and council voted with seven yes votes to come out of executive session at 8:21 p.m.

OTHER BUSINESS:

Appointment to boards and commissions:

Personnel Appeals Board: Council Member Fellows moved to appoint Debra Lowrey on the Personnel Appeals Board. Mayor Spalding seconded and council voted with seven yes votes to approve the appointment of Debra Lowrey. *(Clerk's note – Debra Lowrey was taking over the unexpired term of Ellen Jaquet through 12/31/2017.)*

Tax Incentive Review Council: Council Member Fellows moved to appoint Council Member Briscoe to the TIRC Board. Council voted with six yes votes and one abstention (Briscoe) to appoint Council Member Briscoe. Motion passed.

SWACO - Solid Waste Management Plan Update: Council Member Briscoe reported that she had reviewed the SWACO Plan would be discussing it with council and bringing a proposed resolution at the next meeting.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Briscoe seconded to adjourn the October 3, 2017 Regular Council meeting at 8:23 p.m.



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ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan Spalding, Mayor

Oct -17-2017
Date