



## NEW ALBANY CITY COUNCIL MEETING MINUTES

April 18, 2017

### **CALL TO ORDER:**

Mayor Spalding called to order the New Albany City Council Meeting of April 4, 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, Police Chief Greg Jones, Law Director Mitch Banchefsky, Community City Engineer Ed Ferris, Administrative Services Director Adrienne Joly, 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 Spalding	P
CM Colleen Briscoe	P
CM Marlene Brisk	A
CM Michael Durik	P
CM Chip Fellows	A
CM Glyde Marsh	P
CM Matt Shull	P

Clerk of Council Jennifer Mason reported that Council Member Fellows and Council Member Brisk asked to be excused from the meeting. Council Member Briscoe motioned to excuse Council Members Brisk and Fellows from the meeting. Council Member Shull seconded and council voted with five yes votes to excuse Council Members Brisk and Fellows.

### **ACTION ON MINUTES:**

Mayor Spalding asked if council had reviewed the April 4, 2017 meeting minutes and if they had any proposed additions or corrections. Having none, Council Member Durik moved to adopt the April 4, 2017 minutes. Council Member Briscoe seconded and council voted with seven yes votes to approve the regular meeting minutes.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA:**

NONE.

### **HEARING OF VISITORS:**

Fair Housing Month Proclamation - Mayor Spalding read the proclamation declaring April as Fair Housing Month. Thom Curnutte from the Central Ohio Fair Housing Association (COFA) thanked council and explained that the work that COFA did would not be possible without partnerships in the community.



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### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Mayor Spalding reported that the PC met until 11 pm the night prior and about 20 members of the public were in attendance. Three cases were before the PC. The first case, a sign code change at Turkey Hill, was tabled. The second, a variance to a home in Highgrove for a double-wide garage at the rear entry of the home, was approved.

The third case was the proposed zoning changes to 94 acres of land on State Route 605 south of Walnut Street for the planned 55 & older community. The zoning text was newly created for this area and there were many questions from PC regarding that text. Area residents near the 94 acres had questions about drainage, sewer, water, and traffic and safety on Walnut. Pulte Homes' application was approved with several requirements and staff would work with them to ensure compliance with PC's requirements. Pulte Homes would have to come back to PC for final plat approval.

Administrative Services Director Adrienne Joly explained to council that the city had two different kinds of Planned Unit Development (PUD), and this area was being rezoned Infill-Planned Unit Development (I-PUD) which was a two-stage process. The rezoning first appeared before council in January as Ordinance O-01-2017. The project had been through the Rocky Fork Blacklick Accord and Planning Commission and would return to council after a new set of public notices were sent out. There would also be a final development plan that would go back to PC before any development could occur on the site.

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

**ACHITECHTURAL REVIEW BOARD:** Council Member Shull reported that two certificates of appropriateness were on the agenda. Bill Murphy at Noble Baron was proposing renovations all of which were approved except for the proposed board and batten exterior. The other case was for demolition of a building at 34 N. High Street which was approved. The interior was badly damaged by a waterline break and had black mold.

**BOARD OF ZONING APPEALS:** No report.

**BOARD OF CONSTRUCTION APPEALS:** No meeting.

**CEMETARY RESTORATION ADVISORY BOARD:** Clerk of Council Jennifer Mason reported that the CRAB's final Report and Recommendation to Council was approved on April 17<sup>th</sup>. The board was initially schedule to present at this meeting, however, Dr. Jarrod Burks of Ohio Valley Archeology needed to reschedule to the first council meeting in May. Council would be receiving both reports soon. City Manager Joseph Stefanov was working on a resolution to go with the CRAB's recommendations.



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ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

### CORRESPONDENCE AND COMMUNICATIONS:

NONE.

### SECOND READING AND PUBLIC HEARING OF ORDINANCES:

NONE.

### INTRODUCTION AND FIRST READING OF ORDINANCES:

NONE.

### READING AND PUBLIC HEARING OF RESOLUTIONS

#### **RESOLUTION R-18-2017**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE A CONTRACT(S) OR TO PARTICPATE IN A STATE CONTRACT OR OTHER COOPERATIVE NEGOTIATIONS FOR THE PURCHASE OF SODIUM CHLORIDE (ROCK SALT) AND TO ENTER INTO SUCH AGREEMENT AS THE MANAGER DEEMS IN THE BEST INTERESTS OF THE CITY.

Public Service Director Mark Nemec told council this resolution would cover the purchase of salt for the 2017-2018 winter season. He displayed a map of the eight primary and secondary routes that the drivers followed throughout the city for snow and ice events. The Public Service Department covered 239 lane miles, including 9 miles for the City of Columbus for which New Albany was reimbursed. New Albany also equally swapped some lane miles with Franklin County. Director Nemec showed council how the price of salt was related to the severity of the prior winter. The city participated in one of two salt contracts each year, Ohio Department of Transportation (ODOT) or Southwest Ohio Purchasers for Government (SWOP4G). The SWOP4G contract did not require purchasing a specific amount, whereas the ODOT contract required a commitment to purchase at least 90% of the amount the city initially requested. The city was likely to purchase through SWOP4G this year. Mayor Spalding asked and Public Service Director Mark Nemec answered that the city's salt barn capacity was 5,000 tons, but practically speaking, due to mounding challenges and door closure, it was closer to 4,750 tons. Last year the city used 931 tons, Franklin County used 627 tons which gets replenished by the county, the school district used 90 tons, and the Plain Township service department used 83 tons. The school district and Plain Township paid the city for their salt.

Council and staff discussed the years in which a price collusion lawsuit was brought against several salt providers. Council Member Shull asked and Director Nemec answered that salt price was a major



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consideration in choosing between the two contracts, but SWOP4G's flexibility to reduce the amount of the order also provided costs savings.

Council discussed the routes that were plowed by New Albany and the neighborhoods which were a part of New Albany-Plain Local Schools but which were actually in the City of Columbus. Council Member Shull wanted to reach out to the City of Columbus to do a better job in those neighborhoods or to work out plowing swap of some sort. City Manager Stefanov and Council Member Briscoe recalled that four to five years ago, New Albany reached out to the City of Columbus and Columbus did not give up those routes. Director Nemec added that Franklin County currently plowed those roads for Columbus. City Manager Stefanov offered to reach out to the new administration in Columbus to show an interest in at least plowing the bus routes so long as New Albany's costs were reimbursed.

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 Marsh seconded and council voted with five yes votes to approve Resolution R-18-2017.

### **RESOLUTION R-19-2017**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH THE MURPHY TRACTOR AND EQUIPMENT COMPANY FOR THE PURCHASE OF A JOHN DEERE WHEEL LOADER MODEL 624K II AS SET FORTH IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM STATE TERM SCHEDULE NUMBER 800528-30 AT A PRICE NOT TO EXCEED \$245,000 FOR THE PURPOSE OF LOADING ROAD SALT AND AGGREGATE BY THE CITY OF NEW ALBANY PUBLIC SERVICE DEPARTMENT.

Director Nemec stated he would combine his presentation on R-19-2017 and R-20-2017 as they were tied together. This resolution was to purchase a new wheel loader and the next resolution was for approval to trade in the old wheel loader. The existing loader being discussed was purchased in 2003 when the city's facilities were located on Dublin-Granville road. At that time, the city had two, small storage barns that held around 400 tons of salt combined. That loader was sized correctly for that facility, had a four-cylinder engine, and had a smaller bucket. It had been well-maintained and repainted over the years. The proposed unit had a six-cylinder engine, a much larger bucket and better matched the Public Service Department's operations and new, larger facilities.

The new truck would be purchased through ODOT's contract resulting in a 43.5% discount on list price. A committee was formed in the Public Service Department comprised of mechanics, supervisors, and some crew persons who did the research, tried out various trucks, and came to a consensus on the size and model that would be the best and most efficient for Public Service's



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needs. They also evaluated the old loader and researched what price it would bring at government auction. Loaders similar to the old loader were selling at \$25,000 or less. Murphy Tractor was offering \$30,000 which was more than what was being offered at auction and Public Service was happy with that amount. If council approved the purchase and trade-in, the \$30,000 would be deducted from the new loader's purchase price.

Council Member Marsh asked and Director Nemec answered that the old loader had 6,400 transmission hours on it. Council Member Marsh asked if Director Nemec had considered rebuilding the transmission. Director Nemec stated that he had not because the engine was a four-cylinder and the loader struggled to climb the salt piles in the new, larger barn. A stronger vehicle was needed and a greater capacity bucket would be more efficient. Mayor Spalding asked and Director Nemec answered that the money for a new vehicle had already been put aside in the 2017 budget under the Equipment Replacement Fund. Council Member Shull noted that the vehicle was originally scheduled to be replaced in 2018. Director Nemec explained that the projected year a vehicle would need replacing was an estimate. Some vehicles lasted longer, some needed replacing sooner. In this case, the Public Service Department's needs and technologies had also outgrown the small loader.

Council and staff discussed loading pickup truck beds with a larger bucket. Council and staff further discussed alternative brands and models of loaders which were considered, but not proposed. Director Nemec told council that, of the mid-sized wheel loaders, the John Deere was the least expensive. Mayor Spalding asked and Director Nemec answered that the city was purchasing the extended warrantee and the regularly scheduled manufacturer services which were included in the final purchase price.

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 Durik seconded and council voted with five yes votes to approve Resolution R-19-2017.

### **RESOLUTION R-20-2017**

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR TO DECLARE A 2003 CASE 521DXT WHEEL LOADER AS SURPLUS PROPERTY AND DIRECTING THE SALE OF SAID SURPLUS PROPERTY TO THE MURPHY TRACTOR AND EQUIPMENT COMPANY.

Mayor Spalding reminded council that Public Service Director Mark Nemec provided council the information relevant to this resolution in his prior presentation of R-19-2017.



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Given no further comment from council, 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 Shull seconded and council voted with five yes votes to approve Resolution R-20-2017.

Council Member Marsh asked City Manager Joseph Stefanov whether council's action to trade-in the vehicle matched the State of Ohio's emphasis on public bidding for government services and equipment. Council Member Marsh and staff discussed transparency and the status of the used loader and its parts. City Manager Stefanov explained to council that the city had multiple options for disposing of government property based on its code. The Public Service Department researched and determined that the used loader was likely to fetch \$25,000 at most at on-line auction and Murphy Tractor was offering the city \$30,000. Director Nemec offered to make copies of the records of sales of similar vehicles at auction and hand them out to council members. Law Director Mitch Banchefsky confirmed that it was appropriate to dispose of the tractor via trade-in. City Manager Stefanov stated that the city's retired service vehicles were sold through the e-bid process about 98% of the time.

### **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: MORPC Executive Director William Murdoch went to Washington D.C. to promote the Midwest Hyperloop project, also known as the Midwest Connector. That project was competing with other proposals. The next cut of applicants was likely to be made in mid-May. MORPC was also taking over responsibility for the Paving





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The Way program which had previously been run by the City of Columbus. The Regional Sustainability Agenda and the Trail Map for Central Ohio had both been published.

- B. Council Representative to Joint Parks and Recreation: No meeting.
- C. Council Representative to Plain Local Schools: No report.
- D. Council Representative to Plain Township: Council Member Marsh reported that some progress had been made on the fire department building renovations.

### REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported that Spring Fest was very well attended and the weather was good. Entertainment included bouncy houses, food trucks, face painting, 60,000 eggs, and a helicopter. He lauded the Community Events Board for doing a great job organizing the event. Additionally, he and some city staff members met with COTA to discuss their future plans and he offered materials if anyone else on council was interested. Since COTA had passed its new levy, it had gone through a system redesign to increase routes and ride-ability.
- B. Clerk of Council: Clerk Jennifer Mason polled council members regarding a second liquor permit request from The Estate at New Albany. The first request was for a D3 permit, for spirituous liquor sales. The current request was for a D1 and D2 permit, beer and wine sales for on-premises consumption and sealed container carryout. Council agreed it did not need a hearing on those permits. Clerk Mason also reminded council of the MORPC Annual Luncheon that Thursday.
- C. Finance Director: No report.
- D. City Manager: City Manager Joseph Stefanov reported that the Central Ohio Mayors and Managers Association (COMMA) met on April 7<sup>th</sup> in Grandview Heights. Presenters were Insight Columbus 2020 and Jobs Ohio. Up to 90 communities had joined the lawsuit to defend "home rule" and the larger counties in Ohio were now represented in the suit. There was more discussion of centralized collection of business tax dollars, what that would mean to municipalities, and what could happen if the State held the funds for three months before distributing. Currently, the city received that money on a bi-weekly basis. At a follow-up meeting, a subcommittee worked on developing an alternative to the mechanisms set forth Ohio Senate Bill 331. Communities agreed that they wanted to provide 5G cell service capabilities to their constituents, but did not agree with how the current law would allow that to happen. The hope was to come up with a better solution.
- E. City Attorney: No report.



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### OTHER BUSINESS:

NONE.

### POLL FOR PUBLIC COMMENT:

NONE.

### POLL FOR COUNCIL COMMENT:

Council Member Shull remarked that Public Service Director Mark Nemec and his group did a great job at Arbor Day at Thompson Park. Council Member Shull appreciated the greater plan of planting the trees and landscaping the barrier around the water. Mayor Spalding added that the event started at 9 am and continued until noon. Director Nemec offered that around 40 attended over the course of the event.

Council Member Shull also complimented the Public Service Department's work on the city's trees.

### EXECUTIVE SESSION:

Mayor Spalding moved to go into executive session pursuant to Ohio Revised Code 121.22(G)(4) for preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Council Member Shull seconded and council voted with five yes votes to go into executive session at 7:36 p.m.

Council Member Briscoe moved to come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with five yes votes to come out of executive session at 8:04 p.m.

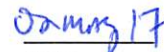
### ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Marsh seconded to adjourn the April 18, 2017 Regular Council meeting at 8:04 p.m.

### ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan T. Spalding, Mayor

  
Date