



## NEW ALBANY CITY COUNCIL MEETING MINUTES

May 15, 2018

### CALL TO ORDER:

Council Member Fellows, as the most senior council member present, called to order the New Albany City Council Meeting of May 15, 2018 at 6:37 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, Law Director Mitch Banchefsky, Police Chief Greg Jones, Public Service Director Mark Nemec, Community Development Director Jennifer Chrysler, Engineer Mike Barker, City Engineer Ed Ferris, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

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

### ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	A/P – arrived at 6:44 pm
CM Colleen Briscoe	A
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Glyde Marsh	A
CM Matt Shull	P

Clerk of Council Jennifer Mason told council that Mayor Spalding was delayed due to weather and Council Member Briscoe had requested to be excused due to travel. Council Member Shull moved to excuse Council Member Briscoe from the council meeting. Council Member Brisk seconded and council voted with four yes votes to excuse Council Member Briscoe from the meeting.

Clerk Mason stated she had not heard from Council Member Marsh. Council Member Shull asked to be keep the matter open to excuse Council Member Marsh later in the meeting, if he had not yet arrived.

### ACTION ON MINUTES:

NONE.

### ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

### HEARING OF VISITORS:

#### Proclamation Recognizing Police Week and Peace Officer Memorial Day

Police Chief Greg Jones introduced Sergeant Kris Daniels, Officer Ryan Southers (School Resource Officer), and Officer Leland Kelly (DARE Officer and second School Resource Officer). Council Member Fellows read the proclamation and presented to the police officers. Mayor Spalding stated it was heartening to see communities rally around Westerville after two their officers were tragically killed. Being an officer was a dangerous job and he



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thanked the police officers for their work. New Albany's Police Department received high marks for service in a resident survey.

### Proclamation Recognizing LifeTown's "Stop to Live" Program

Mayor Spalding read the proclamation and presented it Rabbi Kaltmann. Mayor Spalding encouraged those who had not yet visited LifeTown to go. He observed there were many, many volunteers who made the unique programs impactful. "Stop to Live" was not only serving local children, but may be replicated across the country. Rabbi Kaltmann stated that every child should be afforded the opportunity to reach their full potential and be safe. New Albany hosted the #1 model village in the nation. Rabbi Kaltmann was humbled to be a part of the New Albany community and thanked council for its recognition.

### New Albany Resident Survey Results

Public Information Officer Scott McAfee introduced Marty Saperstein, Saperstein Associates, Inc., who conducted a survey of residents. The survey asked about city services and looking to understand what brought residents to New Albany, what kept residents in New Albany, and what they desired or were concerned about in the future.

Marty Saperstein presented the results of his resident survey to council. The survey was conducted by telephone and the demographics of the respondents very closely matched the demographics of the city. Mr. Saperstein's survey results, as presented in PowerPoint format, are attached as Exhibit A.

Mayor Spalding asked and Mr. Saperstein confirmed that all survey respondents were New Albany residents. The phone list was based on the list of registered voters. Mayor Spalding asked and Mr. Saperstein replied that the survey was conducted in February, shortly after Valentine's Day. Mayor Spalding noted this happened before the city's Annual Report was mailed out.

Mayor Spalding asked if any trends jumped out or if there were unusual spikes in the data. Mr. Saperstein told council that these questions were specific to New Albany so could not be easily compared with other city's data. He had seen similar issues like taxes, in suburban communities.

Council Member Shull asked about slide 28 regarding residential development. Council Member Shull wanted to know if there was more concern around too little growth/too much growth/not enough options. Mr. Saperstein said that data showed that lack of options for seniors and millennials both came up. Other than that, there was not much in-depth discussion on the topic as the survey already took 18 minutes to complete. It was possible to do another study to learn more. Mr. Saperstein didn't see a particular focus of respondents on existing neighborhoods. Council Member Shull stated that council spent a lot of time looking at what impact residential development would have on schools and he wondered if that was reflected in the question on Slide 28. Mr. Saperstein said that school crowding was a concern brought up by 9% of participants in the open-ended question at the beginning. Mr. Saperstein believed residents' expressed concerns had more to do with the apartments.

Council Member Shull asked if Mr. Saperstein if he had insights as to residents feelings about commercial development. Mr. Saperstein answered that residents were more interested in food and casual dining than small scale shopping or retail. He speculated that everyone wanted to be the last person to move into a community so



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that everything was already developed and settled. Residents experiencing the growth and change often wanted to slow it down. Council Member Shull agreed that it was tricky to manage the growth to address their concerns.

Mayor Spalding thanked Mr. Saperstein for his efforts and the informative presentation.

### **BOARDS AND COMMISSIONS:**

PLANNING COMMISSION: No meeting.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS: No meeting

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: Mayor Spalding reported that the PRC conducted an organizational meeting, re-elected officers, and considered the Police Department's requests for destruction and creation of new records categories. The requests were unanimously approved.

### **CORRESPONDENCE AND COMMUNICATION:**

NONE.

### **SECOND READING AND PUBLIC HEARING OF ORDINANCES:**

#### **ORDINANCE O-03-2018**

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 35.0 +/- ACRES OF LAND AT 7100 NEW ALBANY CONDIT ROAD AND GENERALLY LOCATED EAST OF STATE ROUTE 605/ NEW ALBANY-CONDIT ROAD, SOUTH OF NEW ALBANY ROAD EAST, AND NORTH OF CENTRAL COLLEGE ROAD FOR AN AREA TO BE KNOWN AS "YERKE WEST ZONING DISTRICT" FROM ITS CURRENT ZONING OF "C-PUD" COMPREHENSIVE-PLANNED UNIT DEVELOPMENT TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY EPCON COMMUNITIES C/O AARON UNDERHILL ESQ.

Community Development Director Jennifer Chrysler described the location of the area to be rezoned which was situated between commercial and residential properties. The property was original zoned Comprehensive-Planned Unit Development (C-PUD) in 1998. C-PUD usually applied to several hundred acre tracts. As smaller tracts were rezoned, they moved from C-PUD to Infill-Planned Unit Development (I-PUD). Staff was proposing changing the zoning of the subject area from C-PUD, which allowed for commercial uses, to I-PUD with residentially-based zoning. This I-PUD zoning would allow for a 105 lot,



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single family, age-restricted community. I-PUD allowed the developer to draft their own zoning code and would have to be sanctioned by appropriate authorities. Since this property was in Franklin County, the zoning text had to be reviewed by the Rocky Fork Blacklick Accord (RFBA), Planning Commission (PC), and city council before being approved.

Director Chrysler told council that there were some specific, new zoning regulations written into this I-PUD text. Those included a 100% age restriction such that at least one occupant had to be 55 years old or older on all units, which was greater than the federal regulations which required 80% age restriction. Plus, the developer was proposing an additional prohibition on occupants under age 21 from being permanent residents to the extent permitted by law. As part of the I-PUD text, the proposed subdivision would be 3 units per acre. The city's policy for non-age restricted, single family homes was 1 unit per acre to help prevent over-crowding in the schools and manage traffic. The density in this zoning text was greater because the developer was offering the 100% age restriction. This was also partly based on a calculation used for the age restricted Pulte development currently under construction. Staff felt this proposal was an equitable application of that formula.

Director Chrysler told council that, based on the gross area and number of units in the development, the developer was required to dedicate 7 acres of open space and 5.78 acres of parkland. The applicant did provide for the 7 acres of open space and created .4 acres of parkland on site. For the remainder, the applicant proposed to contribute either (1) an equivalent contribution towards the city's parkland and open space amenities, or (2) an equivalent contribution via easements towards building a multi-use pedestrian or bike trail that would connect this neighborhood to other neighborhoods and larger community amenities, or (3) a monetary contribution to fund the purchase of parkland. The applicant had been working diligently with the Franklin County Metroparks to determine how they might contribute.

The RFBA and PC both met and recommended the approval of the zoning text unanimously and all conditions of their approval had now been met. Aaron Underhill, attorney for applicant, was present along with Joel Rhoades from EPCON Communities, to answer questions.

Community Development Director Jennifer Chrysler displayed pictures and talked about details related to the development which were also presented to the RFBA and PC. She told council that, if they approved this zoning, the next steps would be to create the Final Plat which would go to PC and council for approval, and then create a Final Development Plan which would go to PC for approval.

Council Member Fellows asked and Mr. Underhill replied that unit prices would run from \$350,000-\$550,000. Mr. Rhoades told Council Member Fellows that there were three basic models of detached homes and two models of attached homes. Mr. Underhill said there would be a maximum of 16 attached units and they would be placed on the northern perimeter of the property. The westernmost unit would be a single family unit.

Council Member Fellows asked what staff's recommendation was on the issue of parkland. Director Chrysler replied that staff appreciated the creative approaches, and their preference was either land or easements. Director Chrysler wanted greater community use of the Rocky Fork Metropark and felt more





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trail connections would achieve that. Staff wanted the Parks and Trails Advisory Board's input on the final decision. Council Member Fellows asked and Mr. Underhill answered that EPCON and he had been meeting with city staff and the MetroParks representatives. Based on appraisals, EPCON was offering \$135,000 to either acquire parkland or towards acquiring easements for the trail connections. Easements were less expensive and the dollars would go further. Council Member Shull asked if EPCON already had sites in mind for parkland. Mr. Underhill stated that the MetroParks had a handful of properties it was interested in.

Council Member Fellows asked and Mr. Underhill replied that, currently, in the planned open space, there would be a private clubhouse. Mayor Spalding asked and Mr. Underhill answered that the clubhouse would contain a central mail depository. City Manager Joseph Stefanov added and Mr. Rhoades confirmed that all of the infrastructure, like the roads and walking paths, would be public, which was unusual for this kind of development.

Council Member Fellows asked and Director Chrysler answered that the leisure trail on New Albany-Condit Road would not be connected to the path on Central College Road as part of this project. City Manager Stefanov answered that staff had discussed ways to close the gap. Council Member Fellows expressed concern about increased pedestrian traffic on New Albany Road East and New Albany-Condit Road due to the two new residential developments. He'd like pedestrian crossing lights. City Manager Stefanov stated that would be one of the improvements staff would propose to council in the 2019 Capital Improvement Workshop, along with additional bike lanes.

Mayor Spalding opened the Public Hearing.

Craig Srba, 6837 E. Walnut Street, stated he was in support of the development and that EPCON had covered most of the bases he felt they needed to. He appreciated the age restriction and that they were keeping the school population down.

Puneet Bajpai, 6880 Jersey Dr., told council that he was concerned about a road extension to Jersey Dr.. He stated he and his neighbors on Jersey almost all had kids ages 7 or younger. He wanted to know if the extension would be opened to Jersey. He reported that residents in The Links already sped through his neighborhood and he expected they would use a new connection to get to State Route 605.

He also wanted a tree line or some sort of landscaping along the edges of EPCON development to ensure some privacy between the existing homes and the new homes. Mayor Spalding asked and Mr. Underhill stated that EPCON planned to keep the existing tree line. He told council that, as part of the Planning Commission process, EPCON committed to meet with the neighbors to talk about landscaping before presenting the Final Development Plan. Mr. Underhill explained that the EPCON units were designed for "side courtyard living." Mr. Rhoades stated the backyards would be mostly passive and would be maintained by the Home Owners Association. This would maximize privacy for both the new resident and neighbor to the back.



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Mayor Spalding asked and Mr. Underhill replied that a "preservation zone" along the tree line was not called out in the current plans. EPCON was committing, one way or another, to preserve trees to the extent possible, assuming they were on EPCON's property. If it helped, EPCON would commit to a preservation zone with some reasonable language.

Council Member Fellows asked and City Manager Stefanov answered that a connection to Jersey Dr. was consistent with the city's core value of maintaining connectivity. Connecting neighborhoods distributed traffic more evenly so other roads didn't get overloaded. The city continued to look into traffic calming methods. Council Member Fellows observed, even if the connection to Jersey Road were completed, there was no straight line to State Route 605. Director Chrysler agreed that the roads were purposely designed to be connected but not be a straight shot across the development.

Mayor Spalding asked and Mr. Underhill replied that there had not been a full-blown traffic impact study, but there was a traffic access study. He believed the applicant was required to re-stripe and extend a turn lane leading into the project. Mayor Spalding suggested that the intersection of Wentworth and Jersey Road was a good opportunity for a three-way stop. Director Chrysler told council that details like stop signs were worked out during the Final Development Plan. Council could make recommendations to approve the Plan with traffic calming and traffic signs. Also, during the platting process, staff and council could look at the road conditions and assess which intersections had or needed stops. Council Member Fellows suggested a small traffic circle.

David Willis, 6700 Central College Road, stated he was concerned about the noise from the backyard air conditioners positioned outside of the units' privacy fences. The new residents would be buffered from the sound of their air conditioners, but the existing homeowners backing the development would not be protected. Mr. Willis stated privacy fence material would reflect sound towards his home and his neighbors'. He wanted sound absorbing fence or other sound barrier installed along the residential property edges.

Council Member Shull asked and Mr. Rhoades confirmed that the A/C units would be situated in the backyards. Director Chrysler pointed out that the current zoning text called for no vinyl building materials. She did not believe the fencing material had been chosen yet.

Larry Piper, 6690 Central College Road, stated he was against a temporary road being installed. Mr. Underhill told council that the temporary road Mr. Piper was indicating was marked as future right-of-way. The developer was unsure what would happen to the south and so cooperated with city staff and Planning Commission to dedicate the right-of-way now, but not construct the road. Construction would be up to the city. Mayor Spalding noted that, if the bordering property was never sold, a road was unlikely to be built.

Mayor Spalding thanked the speakers for showing up and addressing council. He asked if anyone else from the public wished to speak. Hearing no further comments or questions from the public, Mayor Spalding closed the Public Hearing.

Council Member Shull moved to adopt the ordinance. Council Member Fellows seconded and council voted with five yes votes to approve Ordinance O-03-2018.



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### **FIRST READING AND PUBLIC HEARING OF ORDINANCES:**

#### **ORDINANCE O-11-2018**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 26.2+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

Director Chrysler described the location. She stated that the site, including the 108+/- acre Licking County portion, was in the process of being annexed and rezoned. The entire site would go to Planning Commission for a rezoning recommendation. The annexations and rezonings would come back to council together. Jack Reynolds, III, attorney for the applicant was present to answer questions.

Mayor Spalding solicited questions from council. Hearing none, he set the ordinance for second reading on June 5, 2018.

#### **ORDINANCE O-12-2018**

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 170.18 +/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTH OF JUG STREET, EAST OF EVANS ROAD, NORTH OF SMITH'S MILL ROAD AND WEST OF BEECH ROAD FOR AN AREA TO BE KNOWN AS "JUG ROAD AND INNOVATION CAMPUS WAY WEST ZONING DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL DISTRICT TO "L-GE" LIMITED GENERAL EMPLOYMENT AS REQUESTED BY POWERGRID LLC C/O JACKSON B REYNOLDS, III.

Director Chrysler displayed a map which showed the entire rezoning request totaling 170.18 acres and comprised of pieces in Franklin County, Licking County, and a small piece in the city but zoned agricultural. This legislation proposed a "Limited Overlay" rezoning which took standard General Employment zoning text and further enhanced it with additional text. Some enhancements included increased setbacks, increased mounding, and increased screening. These were set up to be sensitive to water ways, roadways, or residential properties. The more stringent L-GE standards meant that the Final Development Plan could be approved at staff-level and did not have to go back to Planning Commission. The Planning Commission would consider this proposed L-GE zoning on May 21, 2018. The rezoning text for the Franklin County portion had already gone through the Rocky Fork Blacklick Accord and received a unanimous recommendation.

Mayor Spalding solicited questions from council. Hearing none, he set the ordinance for second reading on June 5, 2018.

### **READING AND PUBLIC HEARING OF RESOLUTIONS**

#### **RESOLUTION R-13-2018**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH FAITH LIFE CHURCH INC.



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Mayor Spalding asked and Community Development Director Jennifer Chrysler confirmed that staff recommended tabling this resolution indefinitely.

Mayor Spalding moved to table the resolution indefinitely. Council Member Fellows seconded and council voted with five yes votes to approve Resolution R-13-2018.

### **RESOLUTION R-14-2018**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE IN CONSORTIUM CONTRACTS FOR REQUIRED SERVICES AND A BID FOR THE COLLECTION, TRANSPORTATION, AND DELIVERY FOR DISPOSAL AND/OR PROCESSING OF RESIDENTIAL SOLID WASTE, RECYCLABLE MATERIALS, AND YARD WASTE GENERATED WITHIN THE CITY OF NEW ALBANY, OHIO.

Public Service Director Mark Nemec reminded council that the city's current contract for waste and recycling collection was with Rumpke and that the city was in a one-year contract extension for \$17.02 per household per month. The contract could be extended again into 2019 for \$17.51 per household per month. Current collection was unlimited and residents were not restricted in the kinds of containers they used. Residents were provided a 96 gallon bin for recycling and some residents still used their 18 gallon recycling containers. Bulk pick up was currently weekly and did not require a call to be picked up.

New Albany was part of a consortium which had not been receiving competitive bids because it was so large. New Albany would be joining with Bexley, Mifflin Township, and Plain Township to bid out a new, 5-year contract for waste collection contract. Public Service Director Mark Nemec understood a 3-year contract wasn't long enough for a new, smaller provider to invest in the necessary equipment and personnel. Public Service Director Mark Nemec stated that New Albany was open to moving its trash pick-up date if it meant a lower cost. The city was striving to keep the price down. Council and staff discussed bin restrictions and bin colors. Options to control costs further included limiting trash to designated carts only and reducing bulk pick-up to every other week.

Mayor Spalding asked and Director Nemec replied that the city's preferences did not have to match the other municipalities who were bidding with New Albany, however, the pick-up day would need to be consistent. Council Member Fellows asked and Director Nemec answered that the sub-group of Bexley, Mifflin Township, and Plain Township were geographically close, were seeking similar services, were flexible on their trash pick-up dates, and added up to a reasonable amount of total units to receive competitive bids. Council Member Fellows asked and Director Nemec answered that he had a meeting set up in a few weeks with a person who was interested in introducing a food waste recycling program. New Albany had attempted a similar program in the past, but it was not popular with residents.

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



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Mayor Spalding moved to adopt the resolution. Council Member Brisk seconded and council voted with five yes votes to approve Resolution R-14-2018.

### **RESOLUTION R-15-2018**

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 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 explained to council that the city had previously purchased road salt from either the SWOP4G program or the Ohio Department of Transportation (ODOT) and used the same resolution to complete either contract. This year, ODOT requested a specific resolution for their contract with a 90% minimum purchase requirement. The SWOP4G program allowed for more flexibility. Director Nemec would be presenting resolutions R-15-2018 and R-16-2018 together.

Director Nemec told council that the staff plowed 248 lane miles of city roads during a snow event. That number increased when the city annexed more property. Last year, the city implemented eight snowplow routes utilizing eight trucks. Director Nemec reviewed the recent and historical statistics for numbers of snow events, amount of road salt applied, the salt supplier that year, and cost of the salt.

Council Member Fellows asked and Director Nemec answered that the city kept the salt barn nearly at capacity. Director Nemec stated that, with equipment, technology, and training upgrades, staff was able to fine tune the amount of salt it used. Council Member Fellows asked and Director Nemec answered that the city purchased salt brine which was relatively inexpensive. Public Service also used beet juice and other concoctions of their creation, depending on the weather event.

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-15-2018.

### **RESOLUTION R-16-2018**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PARTICIPATE IN THE ODOT WINTER CONTRACT (018-19) FOR ROAD SALT.

*Clerk's note: the staff presentation for this item was handled with Resolution R-15-2018.*

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

rCouncil Member Fellows moved to adopt the resolution. Council Member Brisk seconded and council voted with





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Council Member Fellows moved to adopt the resolution. Council Member Brisk seconded and council voted with five yes votes to approve Resolution R-16-2018.

### **STANDING COMMITTEE REPORTS:**

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

### **REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: City Manager Stefanov replied that MORPC was planning a gubernatorial candidates' forum on July 10<sup>th</sup>. MORPC was planning a second trip to Nevada to work with the Hyperloop developers. On May 16<sup>th</sup>, MORPC would conduct bike and pedestrian counts on the leisure trails. Riverfest, in partnership with the Greater Columbus Arts Festival, would be held on June 9<sup>th</sup> and 10<sup>th</sup>. Free canoes and kayaks would be available. The Summit on Sustainability was scheduled for October 25<sup>th</sup>. The Public Policy Agenda working group would start their efforts on the 2019-2020 agenda in July and likely go through October. Plain Township Trustee Ben Collins was the vice-chair of that committee. They would produce a document for public feedback during the aforementioned time frame.
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that The Crew contract involving new ownership was renewed. The JPR Board was looking to install security cameras at the office and in the Green Zone. The "Let Me Run" program was a huge success. The board was bidding out for Lacrosse America, a regional lacrosse tournament, in 2019. The board was starting discussions about having some areas of the parks be smoke-free.
- C. Council Representative to New Albany Plain Local Schools: Council Member Brisk reported that Ken Kramer was hired as the new high school principal. Jon Hood was hired to be the Director of Student Safety and Security. The schools were looking forward to having Mr. Hood work with the city's officers. Patrick Garrity was hired as the new assistant intermediate school principal. Barry Ward was hired to be the new elementary school principal.



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D. Council Representative to Plain Township: No report.

### **REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding reported attending a meeting of the Central Ohio Mayors and Managers Association (COMMA) and the Northeast Ohio Mayors and Managers Association. Discussions revolved around legislation. Presentations were made by JobsOhio, Rich Cordray, and Mike DeWine. Attendees showed that they could work collaboratively around a complicated legislative issues and come up with good solutions for the state.
- B. Clerk of Council: Clerk of Council Jennifer Mason reminded council about the Founders Day parade.
- C. Finance Director: No report.
- D. City Manager: Community Development Director Jennifer Chrysler reported that the "small cell" bill was signed by the governor and would be effective on July 31, 2018. City staff and its partners were contributing to the new design guidelines and it would be presented to council. Village Center parking lot modification would be completed around June 30<sup>th</sup>. He would send a preliminary overview out to council by email. The 76<sup>th</sup> Ohio Infantry Volunteer group would be setting up to do reenactments on Founders Day. Notification was going out to residents on multiple platforms.

City Manager Stefanov recommended council consider whether they wanted to meet on July 3<sup>rd</sup>. City Manager Stefanov stated he was ready to enter into a contract with Decker Construction for road improvements. Their bid for the road work was \$911,909.20. Adding in all projects brought the total to \$1,175,137. City Manager Stefanov attending an infrastructure roundtable meeting hosted by COTA and the Airport Authority at Rickenback Airport. He offered print materials to anyone interested.

Police Chief Greg Jones reported that the Police Department had partnered with Matt Wilcox, president of Johnson's Ice Cream. The city's officers would be giving certificates for free scoops of ice cream to kids who were "caught" riding their bike with a helmet, correctly using a crosswalk, or wearing a seatbelt. The certificates would be ready for distribution in about a week.

Council Member Fellows requested more residential patrols. Police Chief Greg Jones noted that there were often more residential patrols during the summer months.

E. City Attorney: No report.

### **POLL FOR PUBLIC COMMENT:**

NONE.

### **POLL FOR COUNCIL COMMENT:**



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### Ribbon cuttings and a class visit

Council Member Shull reported that he and other city representatives were at the Johnson's Ice Cream ribbon cutting. Four generations of Johnsons were present for the ceremony. Council Member Shull also attending the Sherwin-Williams ribbon cutting.

Council Member Shull spoke to Kerry Godsil's class, jointly with another class, about city politics. He fielded many, many questions.

### Harlem Road leisure trail

Council Member Fellows asked about the status of the Harlem Road leisure trail. City Manager Joseph Stefanov told council that an additional easement was acquired from a homeowner. Letters had very recently gone out to additional owners. Engineer Mike Barker said that he had received some support in response, but he was waiting on several more properties. He wanted to allow another week or so before reaching out again. He offered to knock on doors, if necessary, as the city would like to get that trail built in 2018. Council Member Fellows asked and City Manager Stefanov answered that if one owner came back and would not give an easement, the city could push the trail towards the road. Council and staff discussed whether this trail would go through on existing city easements if homeowners would not grant easements. Engineer Mike Barker told council that the city had offered supplemental screening and landscaping enhancements in backyards if owners had privacy concerns. Council Member Fellows asked and Engineer Barker expected he'd follow up with homeowners in 10 days. His hope was that the recipients would return his calls and set up meetings if they had questions. He was willing to meet with homeowners on site.

### Safety Town locked fence

Council Member Shull asked Police Chief Greg Jones about the frequently locked fence at Safety Town. Police Chief Jones stated that was likely an oversight. During the winter, the police department got into the habit of leaving Safety Town locked. He'd make sure the Safety Town fence got unlocked on a regular basis.

### City "road shows"

Council Member Brisk reminded council about the "road shows" where council and staff were hosted at private residences and answered questions about the city. She told council that she and City Manager Joseph Stefanov were working on setting up more for the summer. The next one would be hosted by Andrea Wiltrout in Hampstead on June 12<sup>th</sup>. A few other families were looking at future dates. Council Member Shull volunteered to participate in the Hampstead road show as it was in his neighborhood.

### Pedestrian crossings over Walnut St.

Council Member Fellows expressed concern about pedestrians crossing to Bevelhymer Park from New Albany Links Drive. He liked the well-marked crossing along Dean Farm Road over Walnut Street to the Metroparks. He would like staff to look at the intersection where the leisure trail is on both sides of Walnut Street along New Albany Links drive, but there was no crosswalk to help slow down traffic.



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### OTHER BUSINESS:

#### Board Appointment

Council discussed Andrew Maletz as a candidate for the Architectural Review Board (ARB) opening. Council Member Fellows moved to appoint Andrew Maletz to the Architectural Review Board for the unexpired term ending 12/31/2019. Council Member Shull seconded and council voted with five yes votes to appoint Andrew Maletz to the ARB for the unexpired term.


#### Excuse council member from meeting

Council Member Shull moved to excuse Council Member Marsh from the council meeting. Council Member Brisk seconded and council voted with five yes votes to excuse Council Member Marsh from the meeting.

### ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Brisk seconded to adjourn the May 1, 2018 Regular Council meeting at 9:03 pm.

### ATTEST:

  
\_\_\_\_\_  
Jennifer H. Mason, Clerk of Council

  
\_\_\_\_\_  
Sloan Spalding, Mayor

  
\_\_\_\_\_  
Date



# The 2018 New Albany Community Attitudes Survey

*Saperstein Associates, Inc. | Winter 2018*



**This research gives residents of New Albany a voice. It allows the voting public to express opinions on myriad issues – and, in doing so, provides city officials important data as planning for the future continues.**

# Methodology

- Telephone interviews were conducted with a random sample of 316 adult residents of New Albany, Ohio.
- Averaging more than 18 minutes in length, the interviews were completed via cell phones (76%) and landlines (24%) from February 19 through March 4.
- The Margin of Error for this survey is  $\pm 5.4$  percentage points at the 95% level of confidence.
- Files provided by the Franklin County Board of Elections were used to create the relevant sampling frame.
- To complete the interviews, data collection specialists dialed approximately 5,480 unique telephone numbers.



**The survey respondents represent New Albany's adult residents on several key dimensions, including gender, age, education, ...**

	Actual*	Sample
Gender		
Male	49%	49%
Female	51%	51%
Age		
18 to 24	11%	9%
25 to 34	10%	13%
35 to 44	23%	23%
45 to 54	28%	29%
55 to 64	16%	15%
65 or older	12%	11%
Education		
Bachelor's ≥	76%	79%

## ... and political jurisdiction.

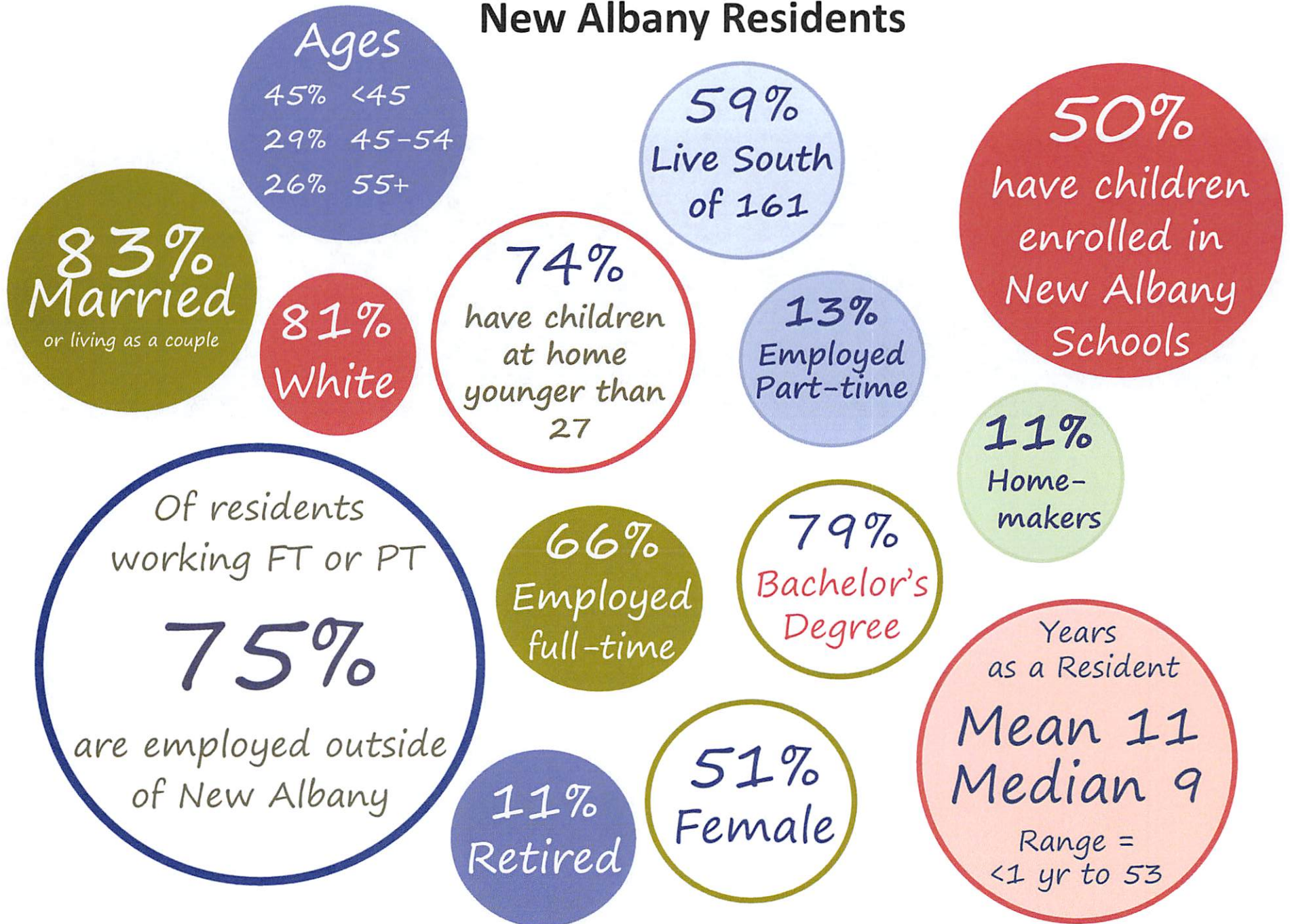
	Actual*	Sample
Ward		
A	14%	14%
B	16%	16%
C	16%	14%
D	16%	16%
E	11%	12%
F	16%	16%
G	11%	12%

\*Source: Registered voter data files for Franklin County



# Resident Profile

## New Albany Residents



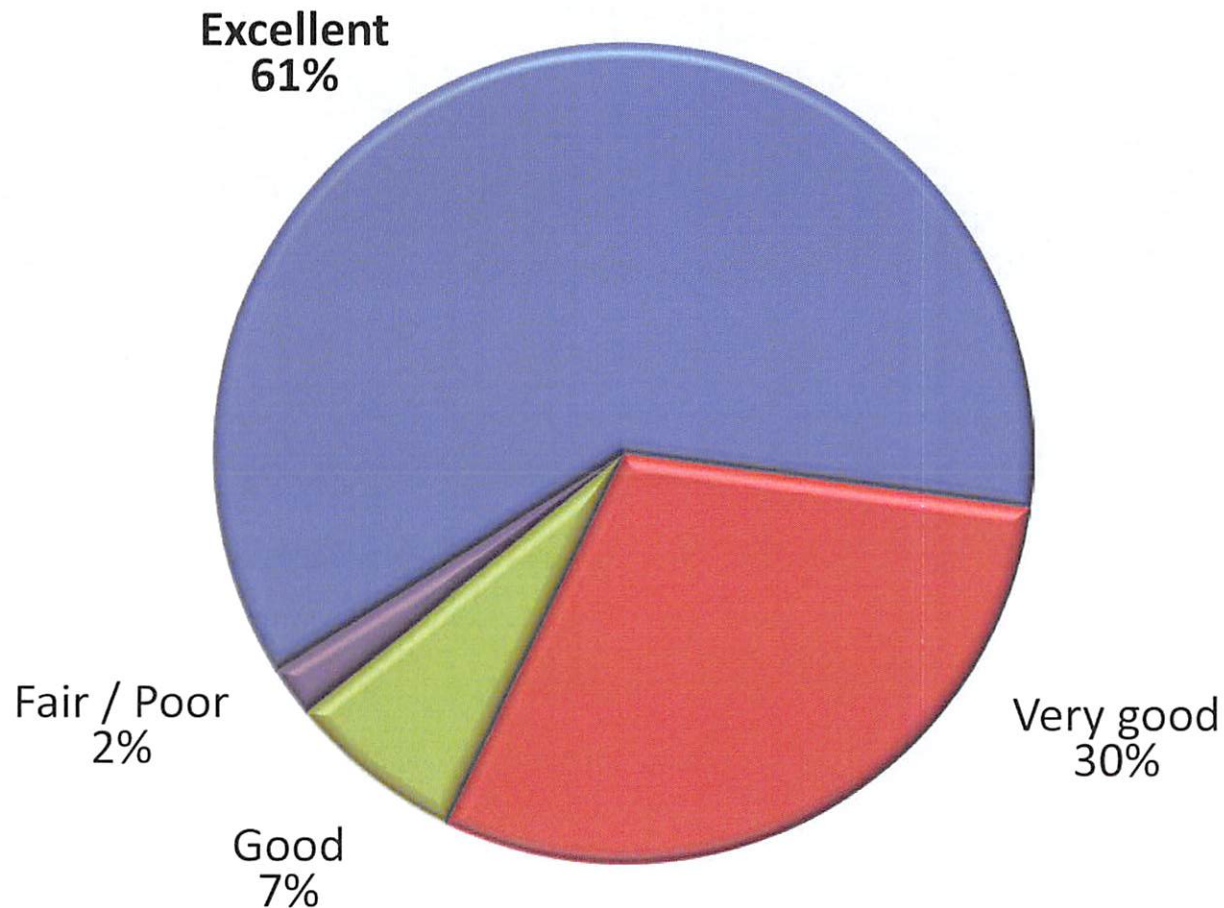
All figures based on total sample excluding refusals.



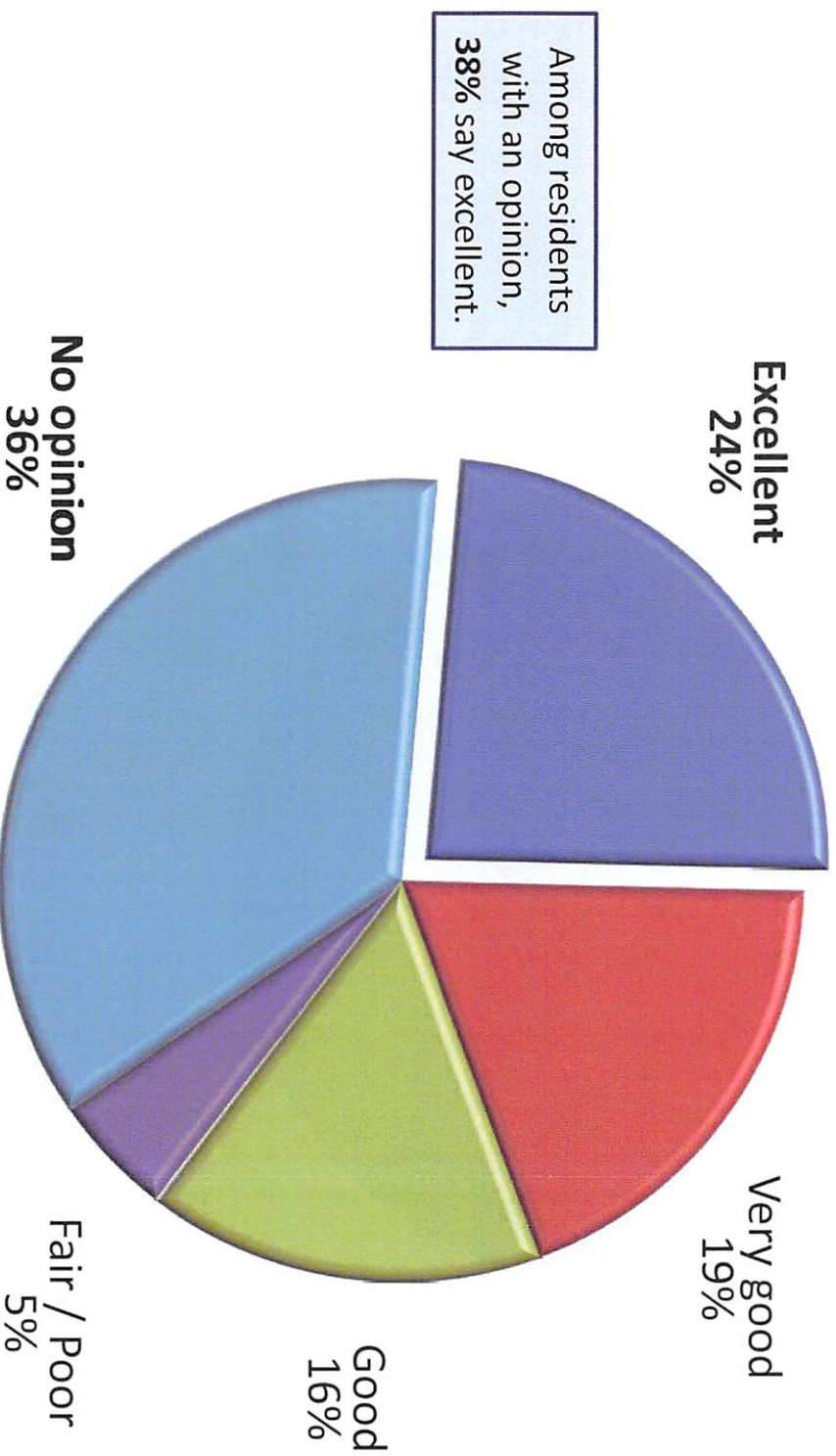


# Overall Impressions

**Six out of ten residents consider New Albany an excellent place to live. Almost everyone else considers it very good.**



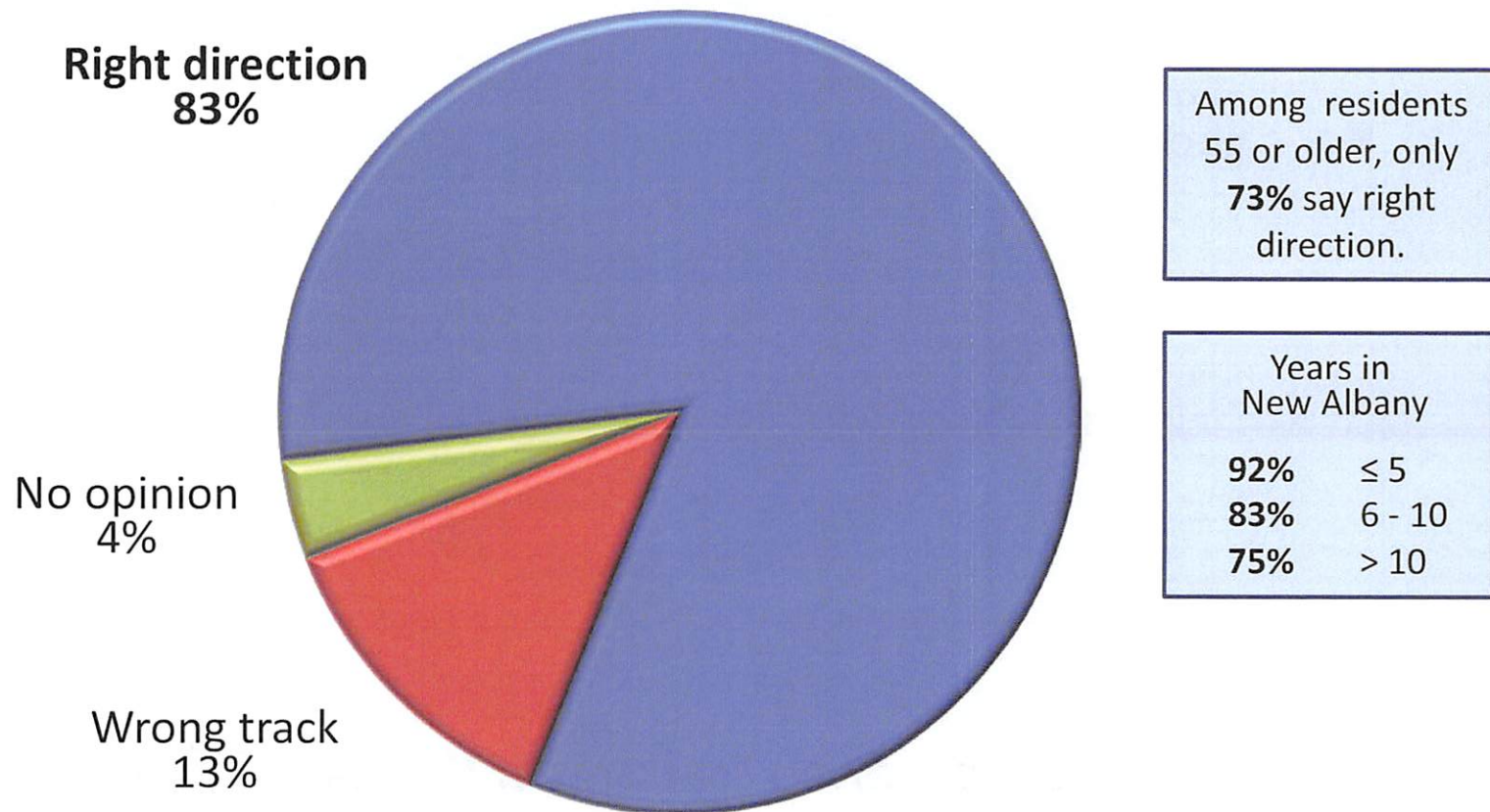
**One resident in four considers New Albany an excellent place to work. Many, however, have no opinion.**



Q8: As a place to work, is New Albany excellent, very good, good, fair, or poor?



## Four out of five residents agree that New Albany is heading in the right direction.





**Residents were asked two open-ended questions:**

***What do you like most about living in New Albany?***

***When you think of issues, concerns, or problems facing New Albany, what should city officials consider their two highest priorities?***

## What Residents Like Most

Safe	23%
Small-town feel	21%
Quality schools	16%
Conveniently located	15%
Strong sense of community	15%
Friendly people	12%
Beautiful surroundings	11%
Well maintained	9%
Trails for walking and running	9%



## Comments: Like Most

The infrastructure is good.  
There are many amenities.  
It's safe, well designed,  
and quiet.

There is easy access to  
shops and bike trails.

The neighbors  
are nice and  
the police  
department is  
very well run  
and I feel safe.

I like the small-town  
atmosphere.

It's well kept. The  
roads are clean and the  
schools are good.

I like how close it is to the  
freeway and the way the  
city is set up. There's a lot  
to do and you can walk to  
almost anywhere.

I like the people and it's  
safe for kids.

I like the  
friendliness of  
the community  
and the  
environment  
feels like a safe  
space.

Everything is easy to get to  
and it's family-friendly.

There's a strong sense  
of community and I like  
the schools.

I love everything about living in New Albany.



## Issues, Concerns, and Problems

Taxes: especially property taxes	27%
Schools: maintaining quality / safety	23%
Traffic	16%
Growth: in general	14%
Schools: overcrowding	13%
Safety: maintaining	10%
Growth: apartments	9%

## Comments: Issues, Concerns, and Problems

The rapid growth would be my first concern. There is too much housing.

They need to make the schools safe from the incidents we see around the country.

The apartment buildings are incredibly disturbing. We don't have the infrastructure for that. And, the property taxes are so expensive.

They need to control the sprawl of businesses. With the overpopulation of the schools and the high property taxes, it's like living in San Francisco.

Traffic on 161 in the morning is very bad.

Overdevelopment and traffic should be the highest priorities.

Traffic congestion by the schools ...

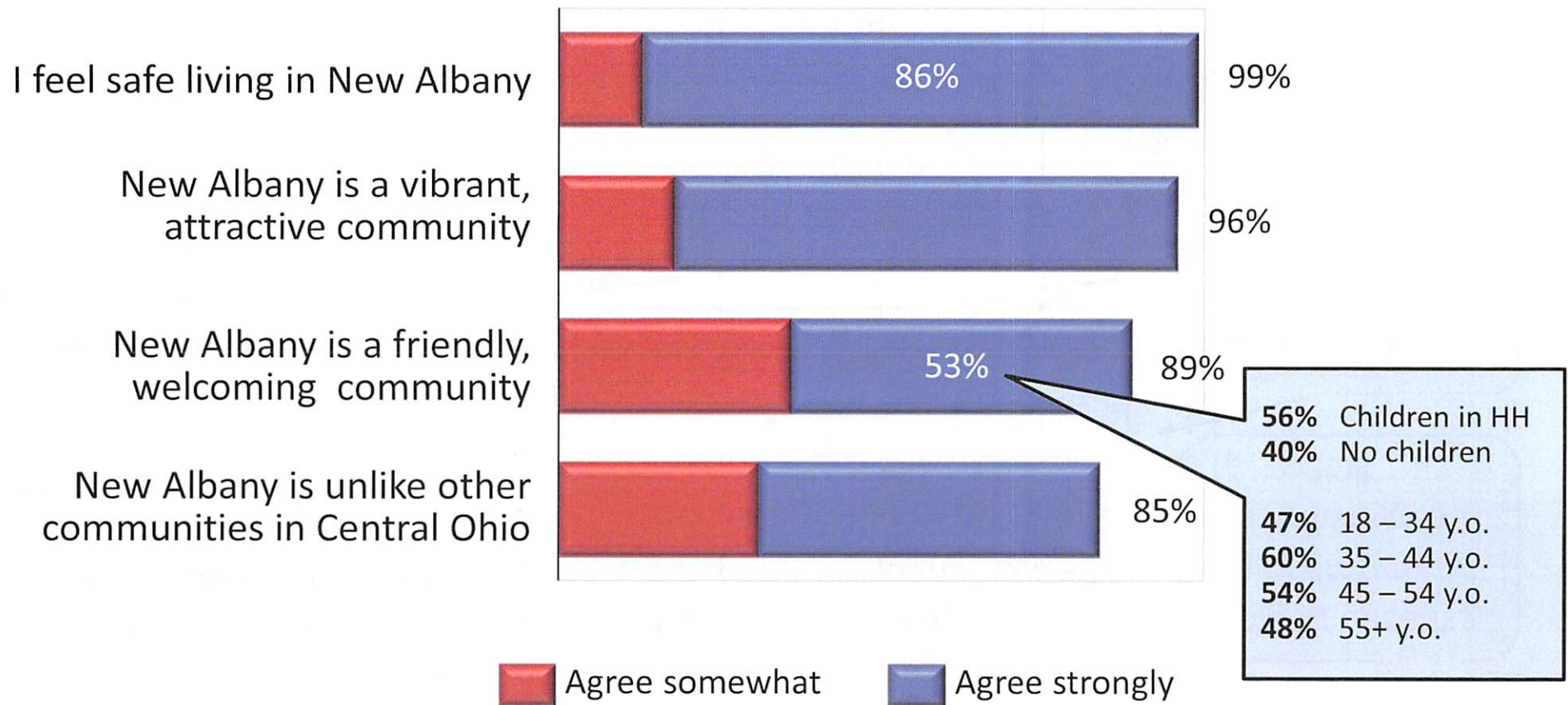
Safety, because the community is growing too fast.

There are drugs in the schools.

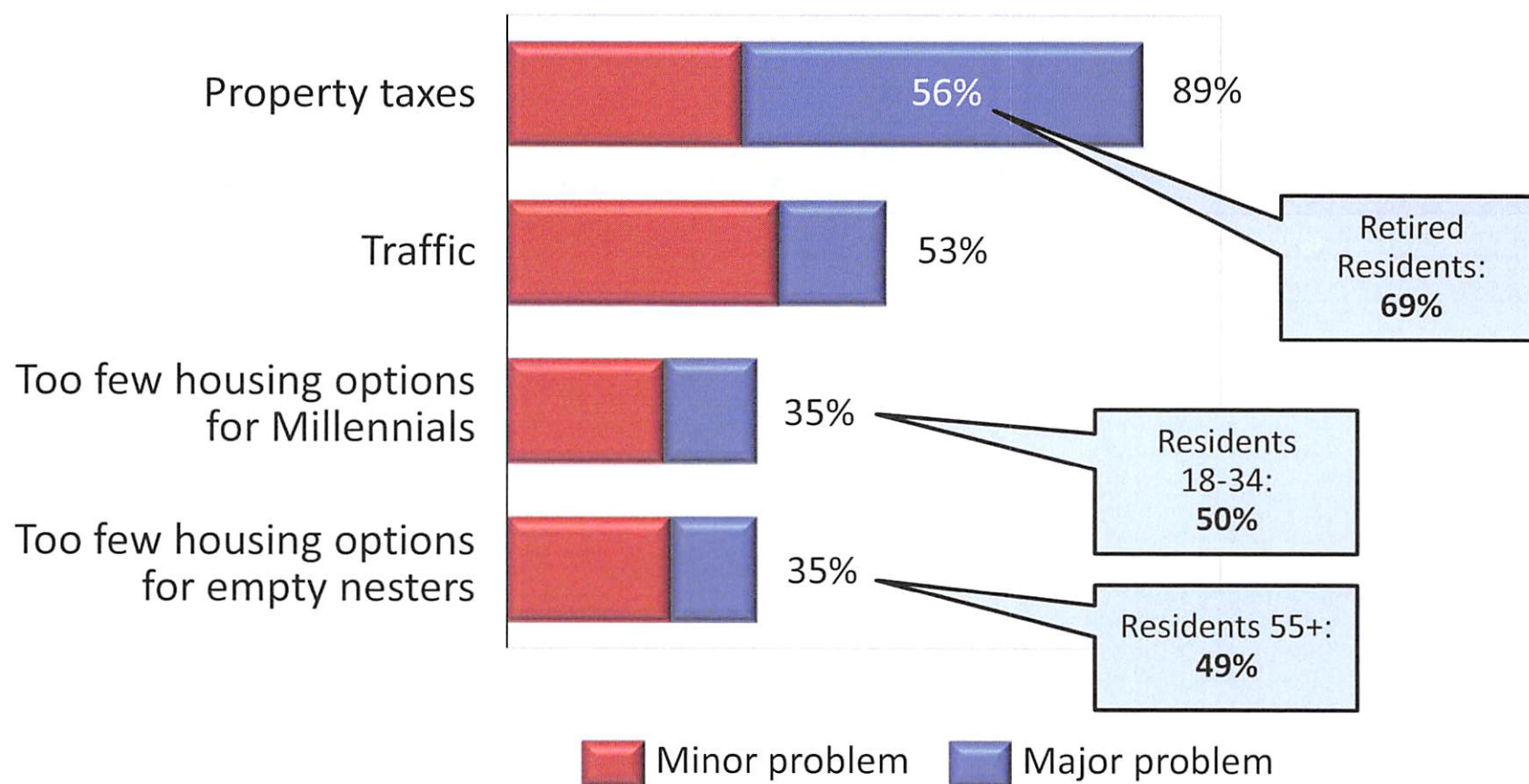
Development is a big disappointment. A lot of apartments will take away the overall appeal of New Albany.



**Most residents feel safe living in New Albany and consider the community vibrant and attractive. Fewer consider New Albany unique or friendly and welcoming.**



For nine out of ten residents, property taxes are a problem; for nearly six out of ten, a major problem. Traffic, too, is a problem for many. Fewer, however, are concerned with housing options for Millennials and empty nesters.

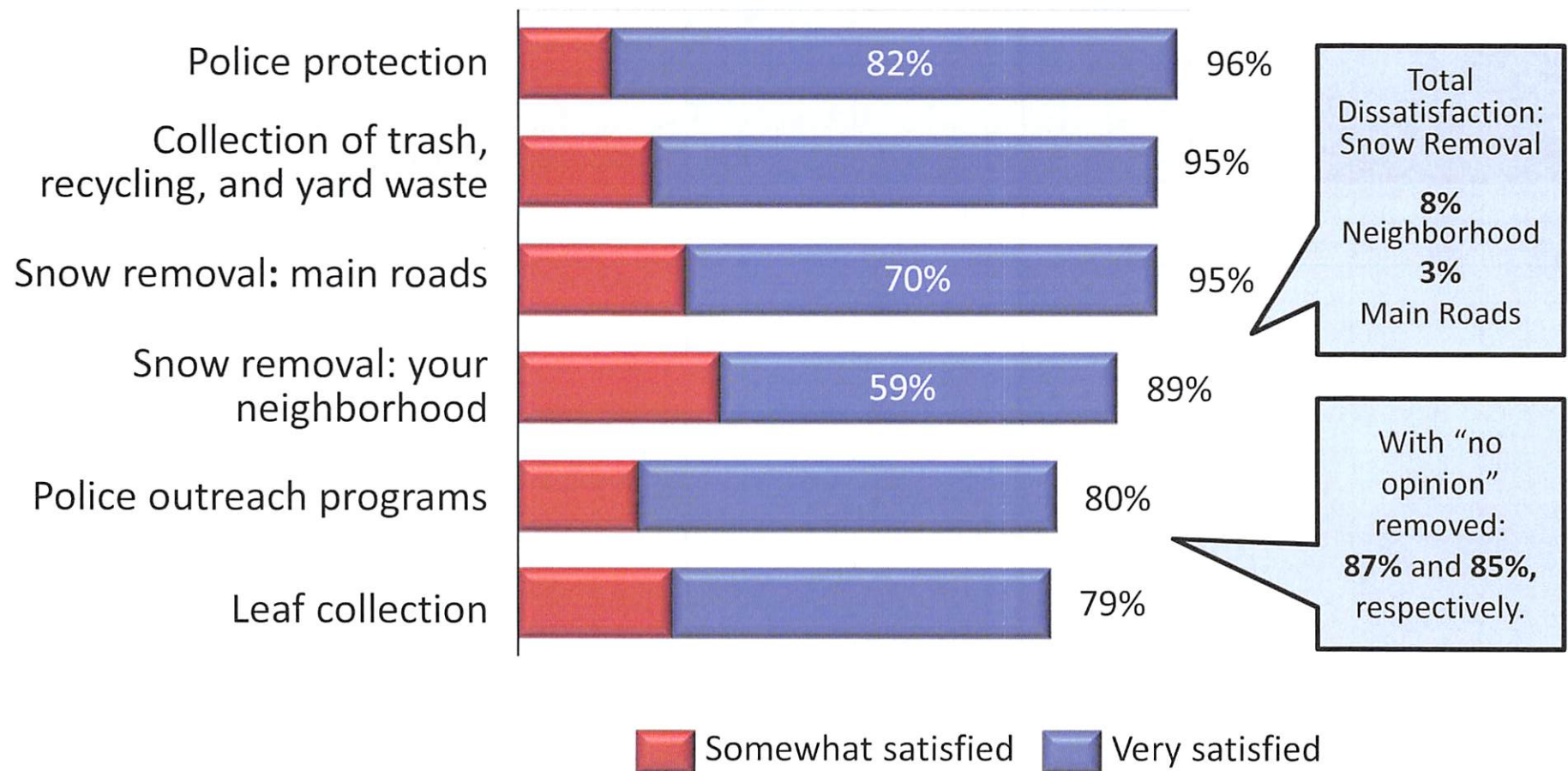






# City Services

**Satisfaction with city services, especially police protection, tends to be high. That said, satisfaction with snow removal on neighborhood streets is lower than the comparable rating for the city's main roads.**

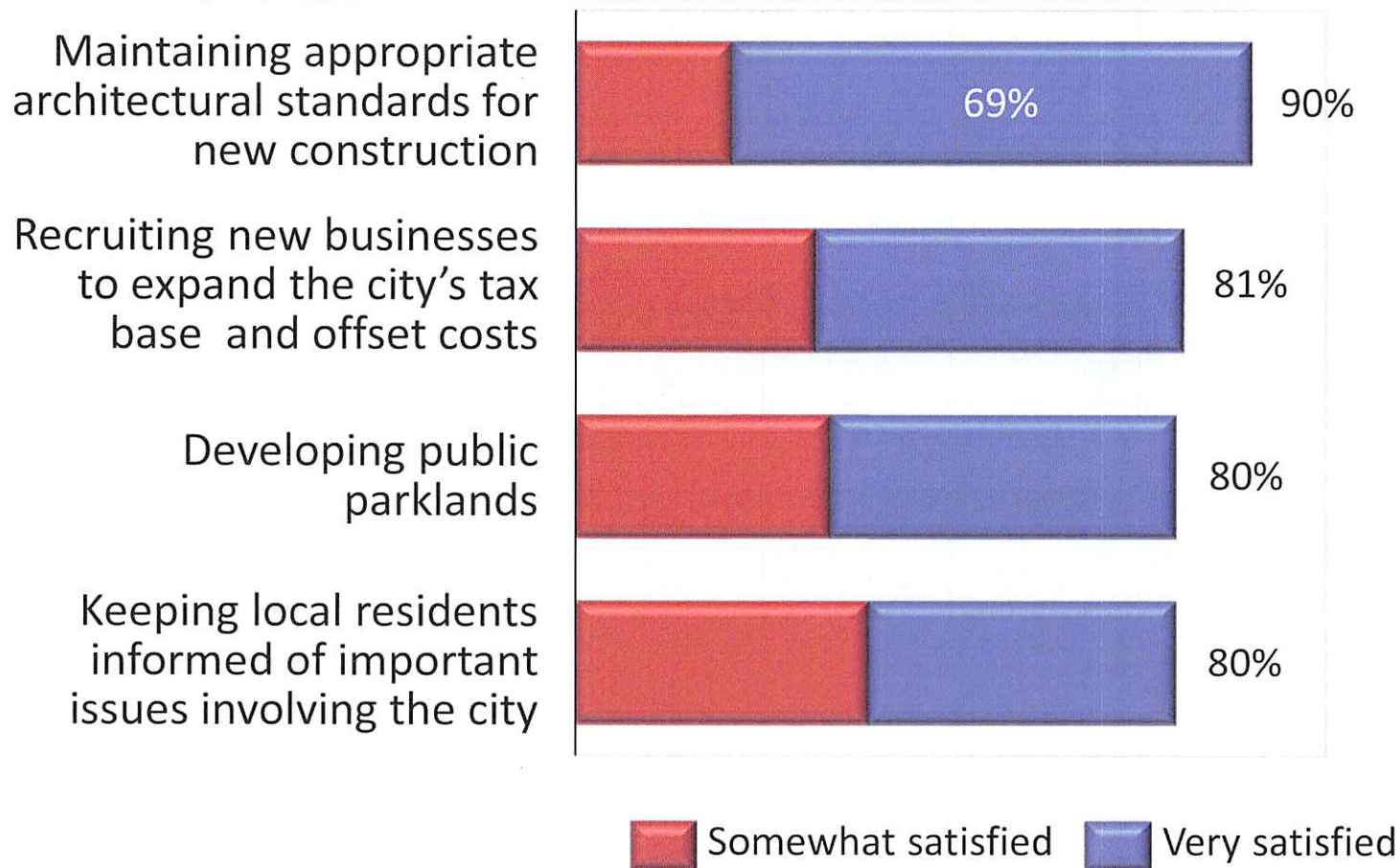




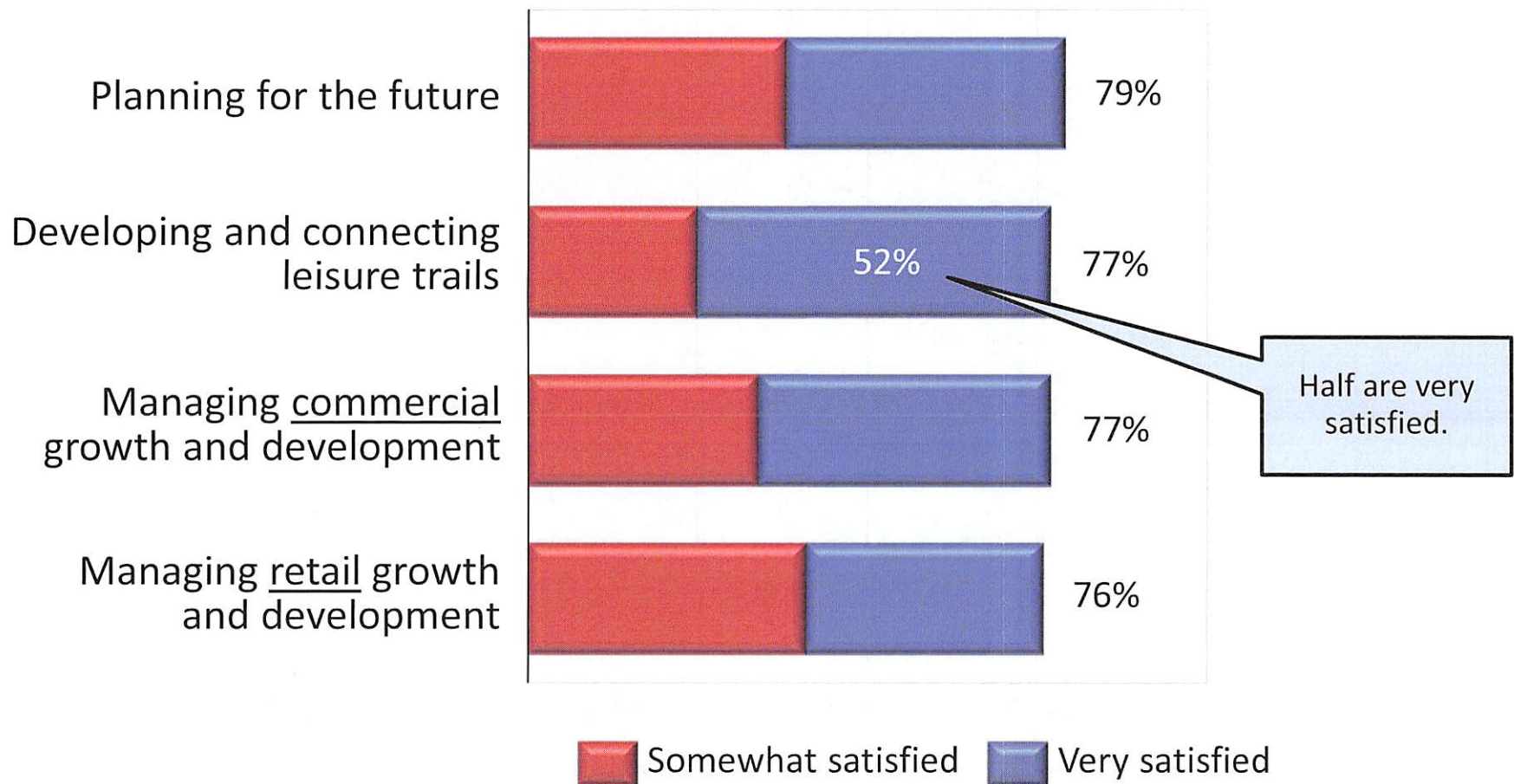
# City Officials

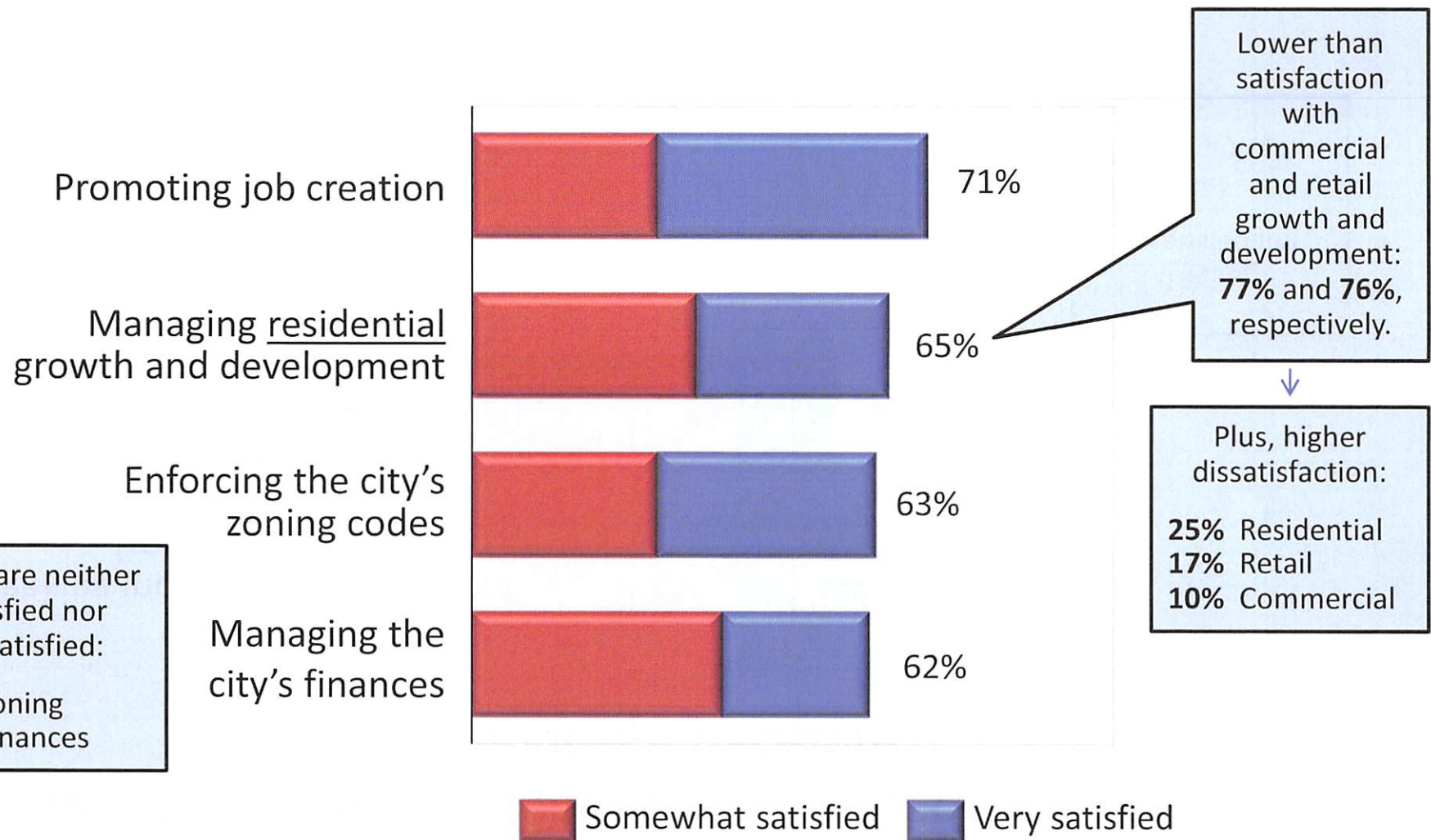


**On every dimension measured, a majority of residents are satisfied with the performance of city officials.**

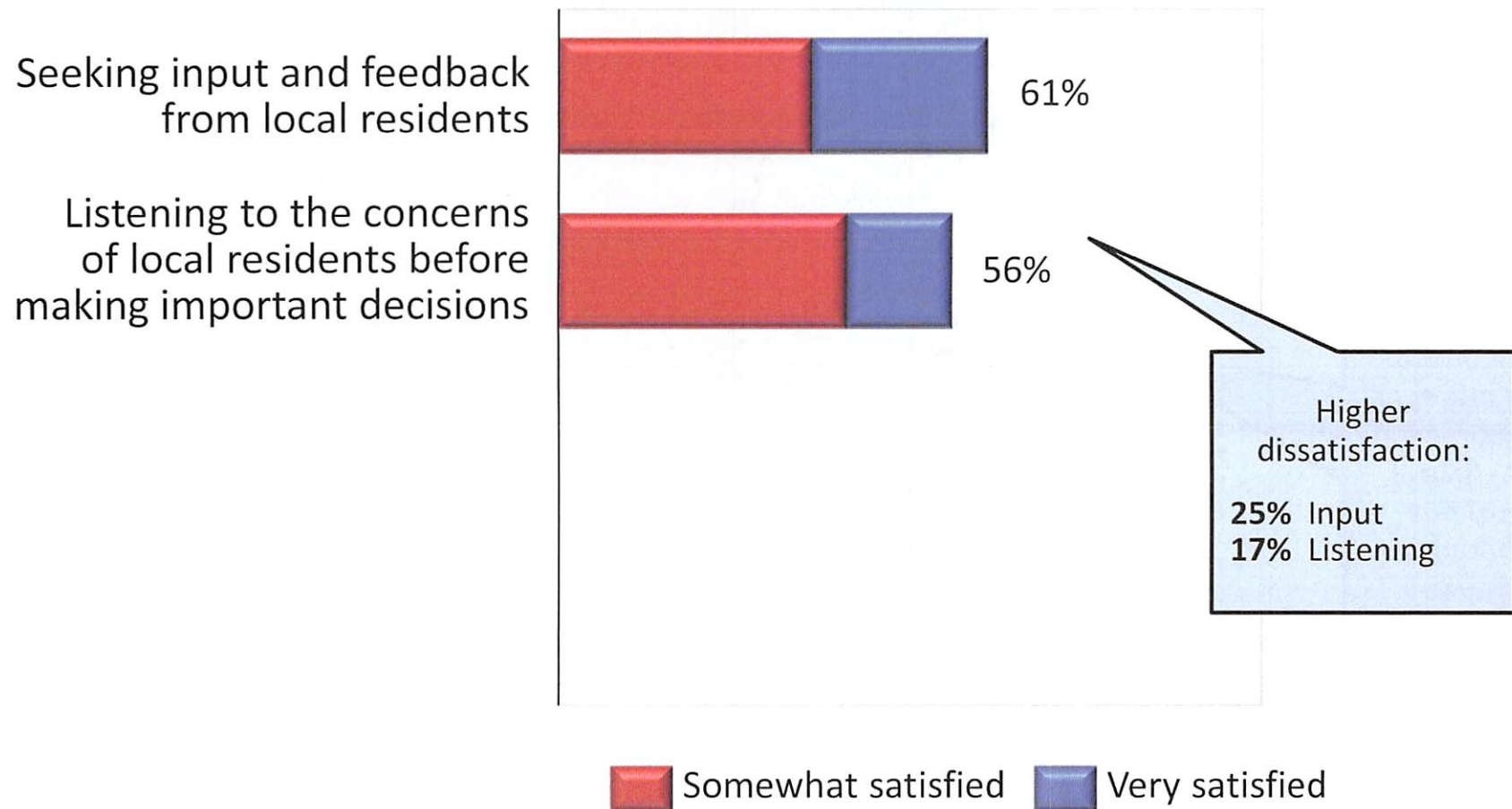








## Fewer residents are satisfied with the efforts of city officials to seek the community's input and feedback prior to making important decisions.

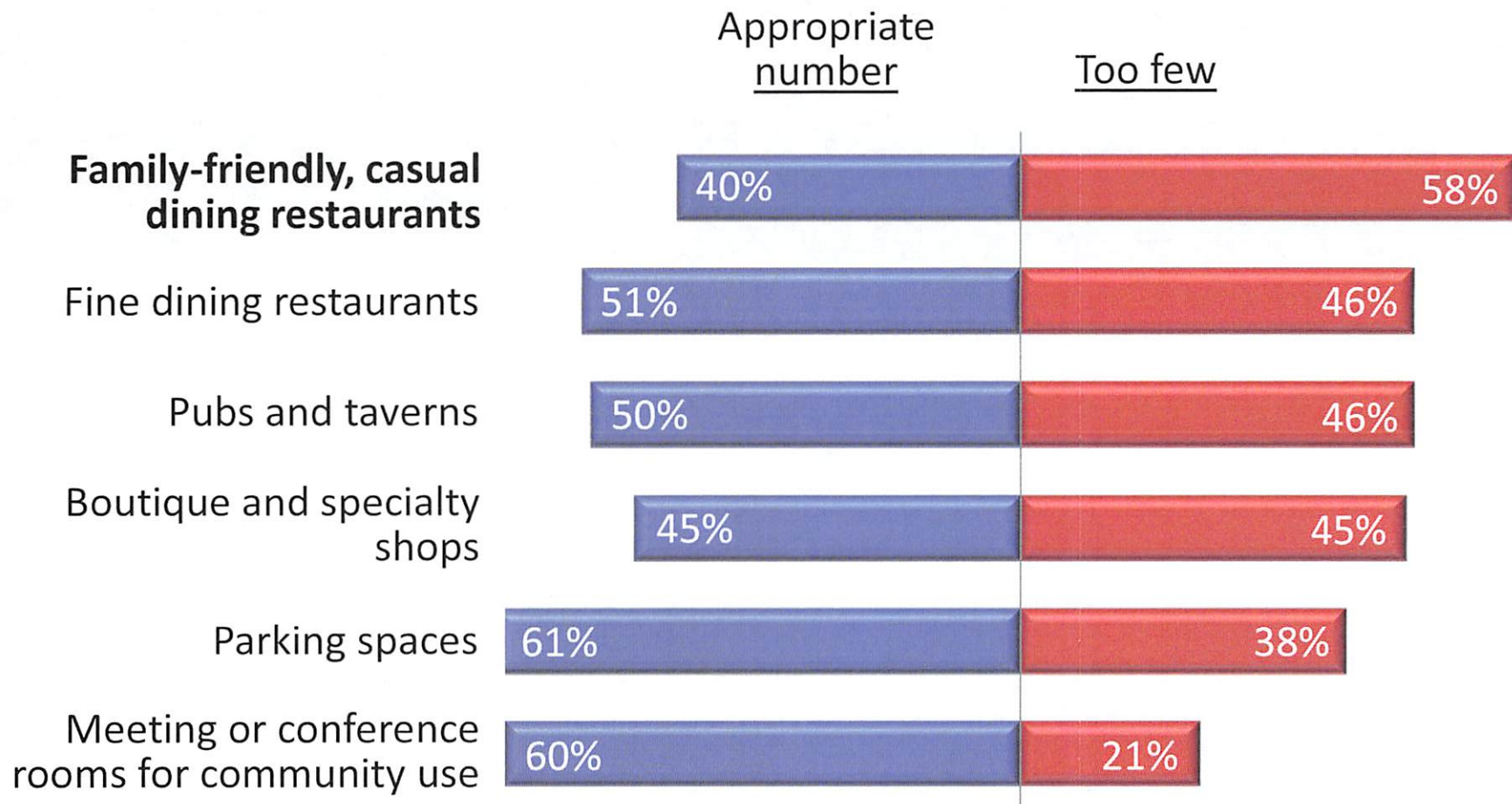




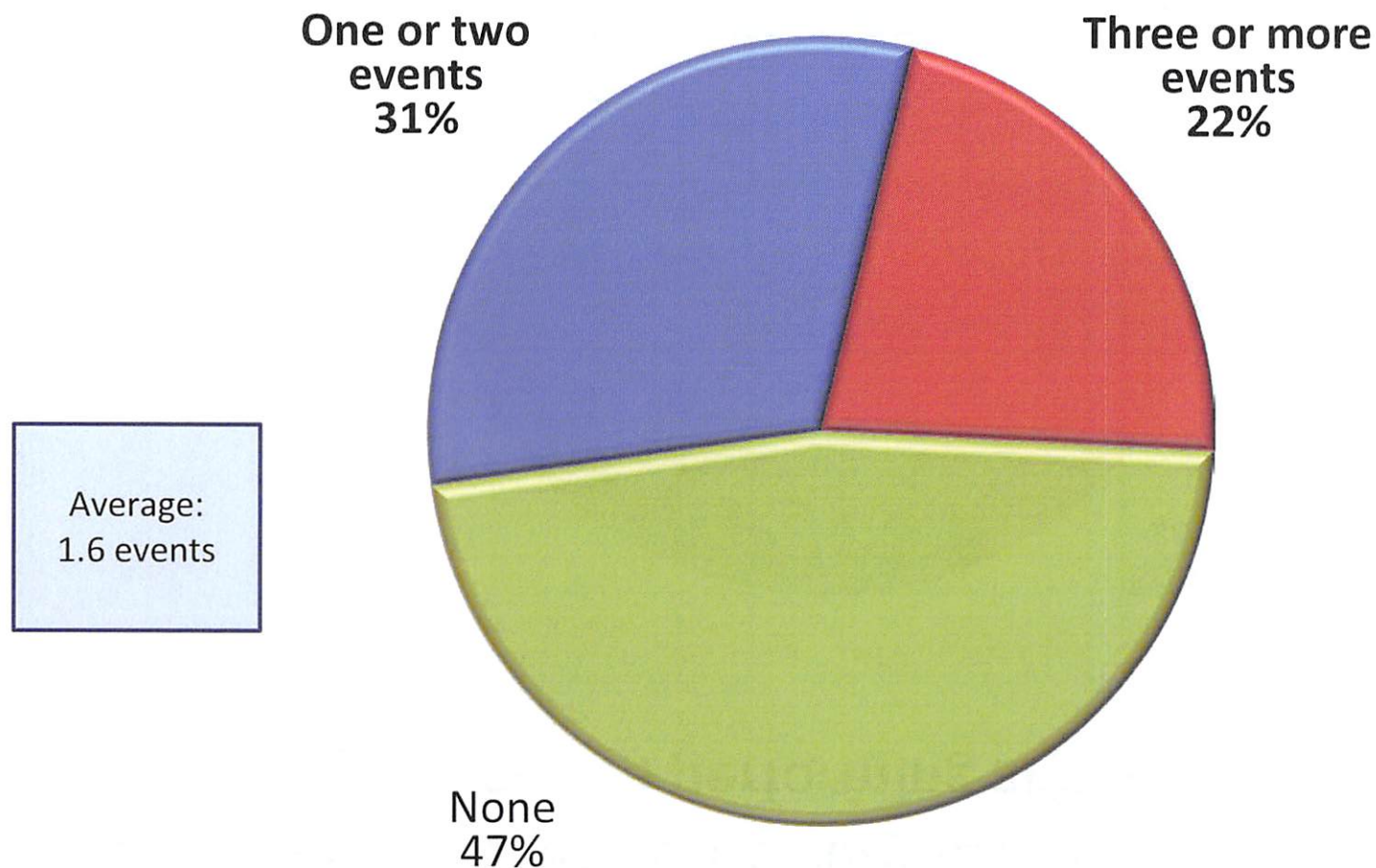
# Market Square / Village Center



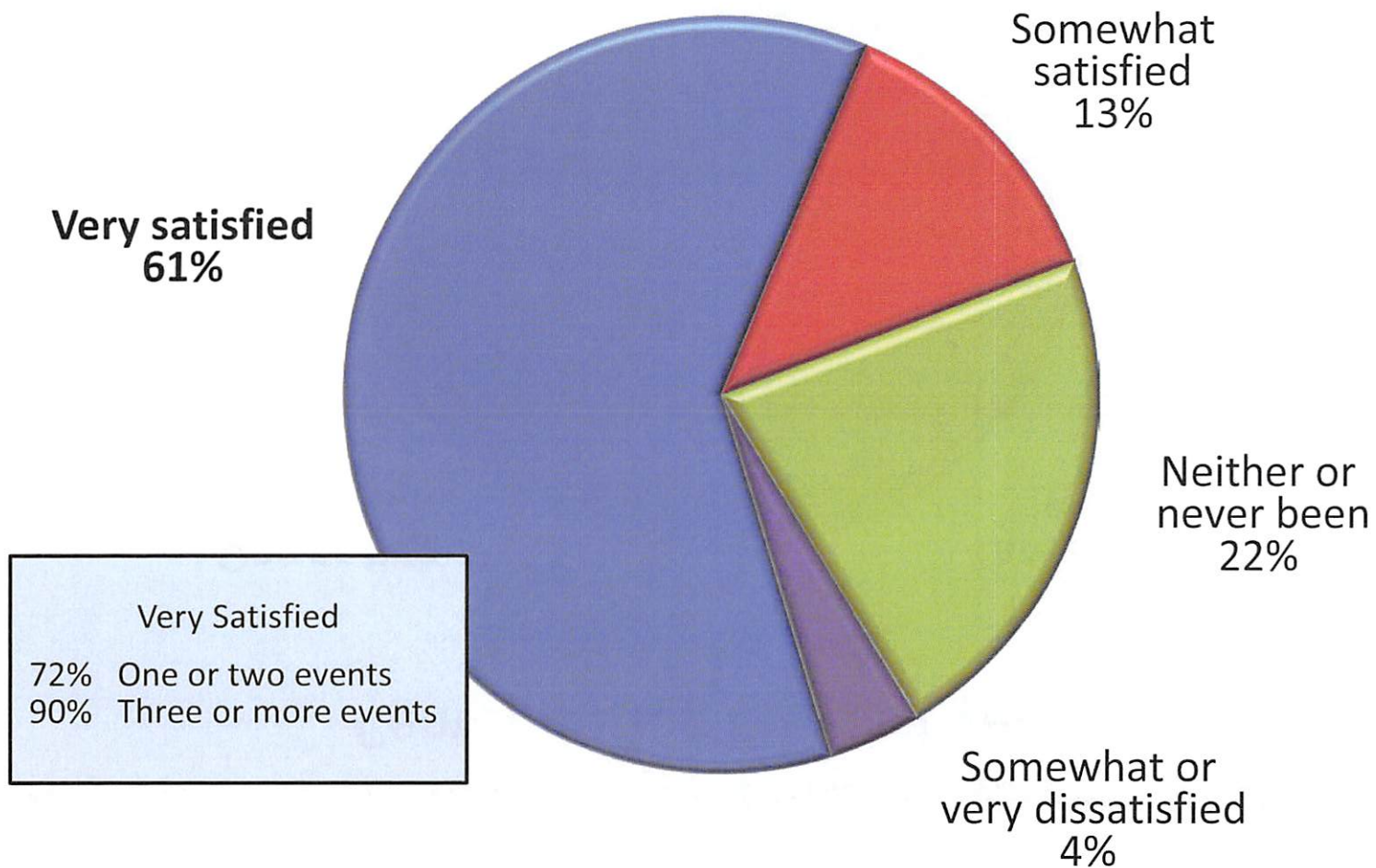
## Nearly six out of ten residents see a need for more family-friendly, casual dining restaurants.



**Slightly more than half the residents have been to the McCoy Center during the past year.**



## Six out of ten residents are very satisfied with the McCoy Center as a performing arts venue.







# Community Initiatives

**Residents were presented with five community initiatives  
and asked for each one: Should the city make it a  
*high, medium, or low* priority?**

**The five include:**

**Acquiring more parkland**

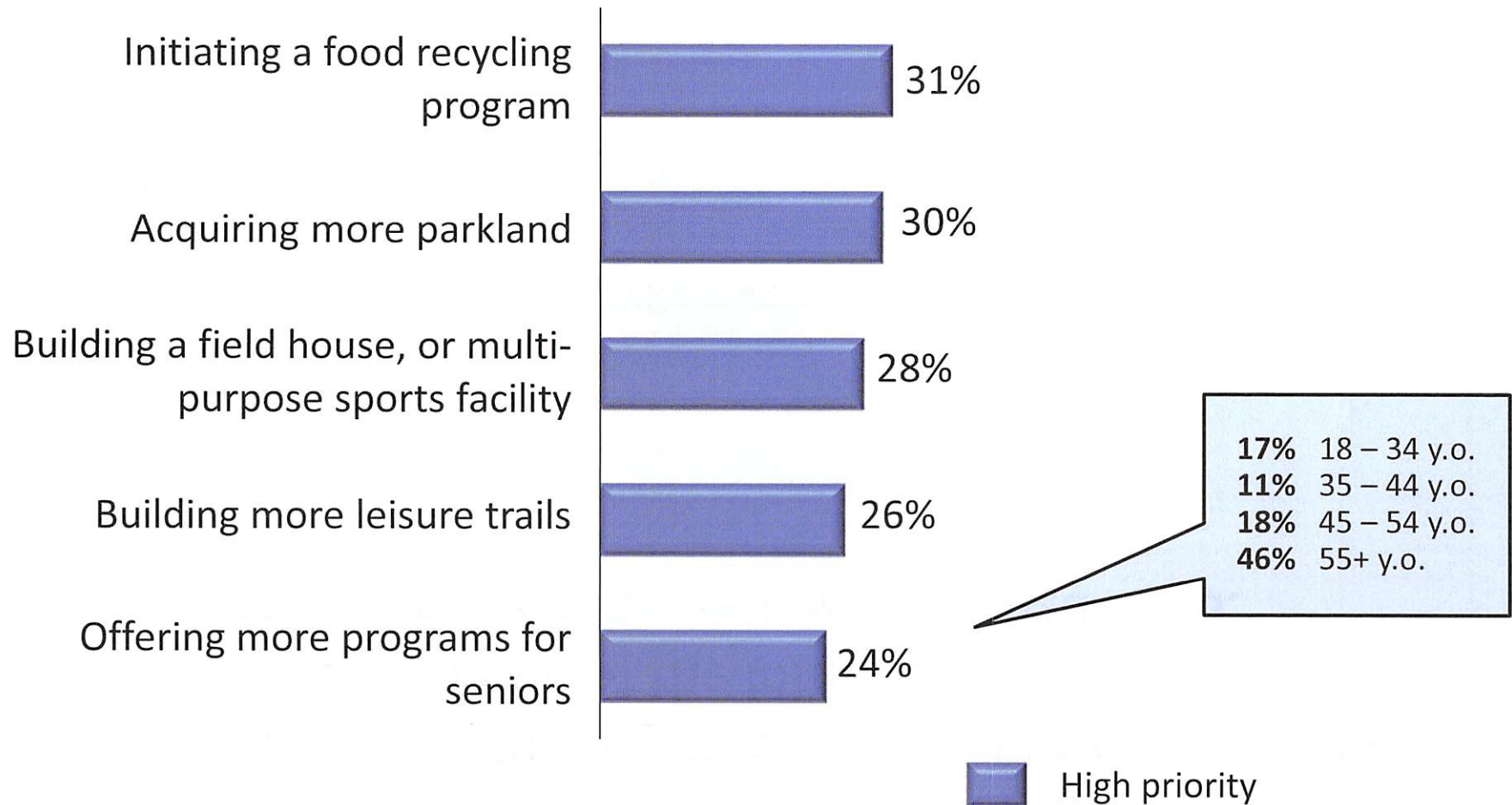
**Building more leisure trails**

**Offering more programs for seniors**

**Initiating a food waste recycling program**

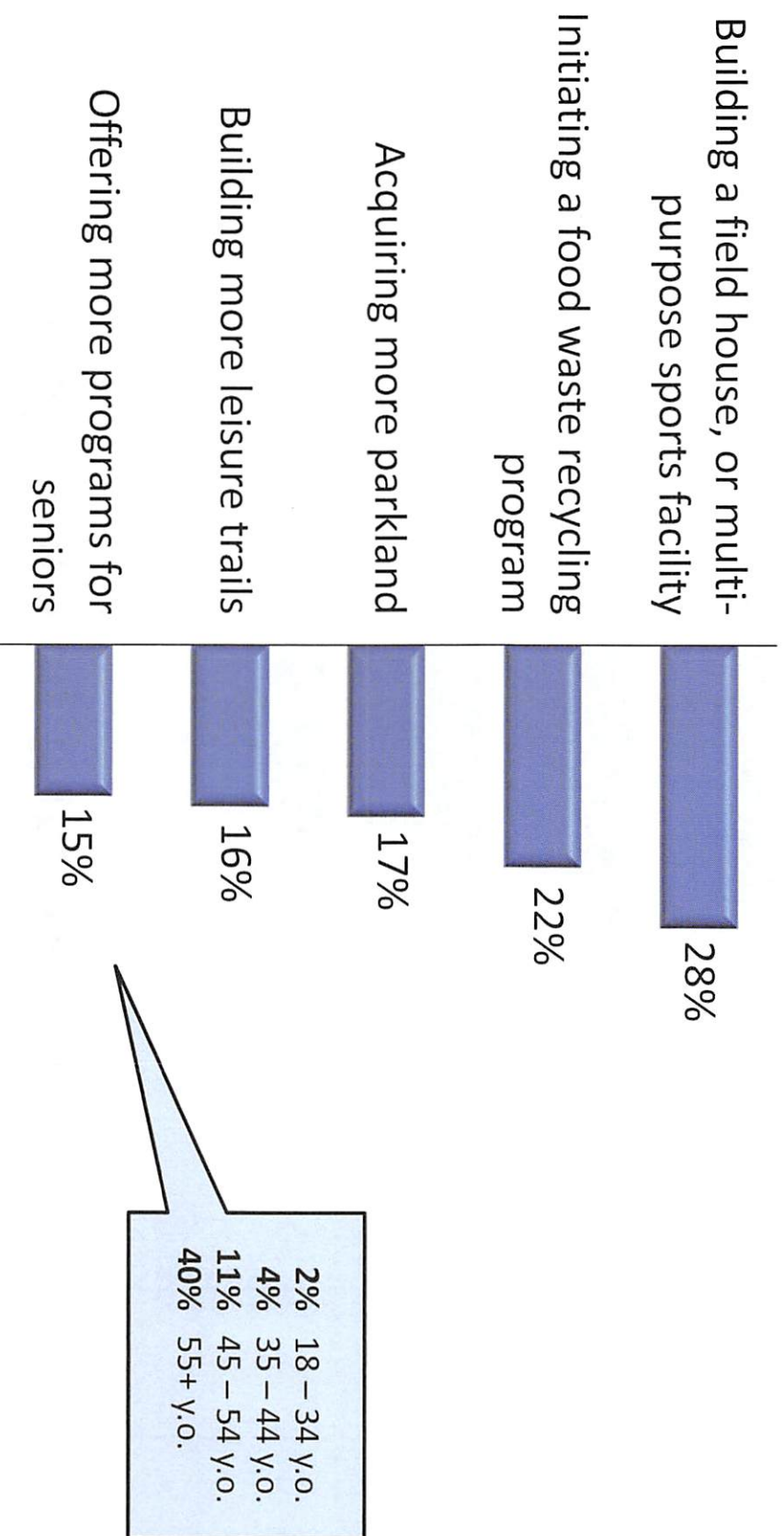
**Building a field house or multi-purpose sports facility**

**Each initiative was deemed a high priority by roughly one resident in four. None was dominant.**





**When residents chose their highest priority, building a field house was the plurality favorite, but not by much. In other words, none of the initiatives tested appears to satisfy a deeply-felt, widespread need.**

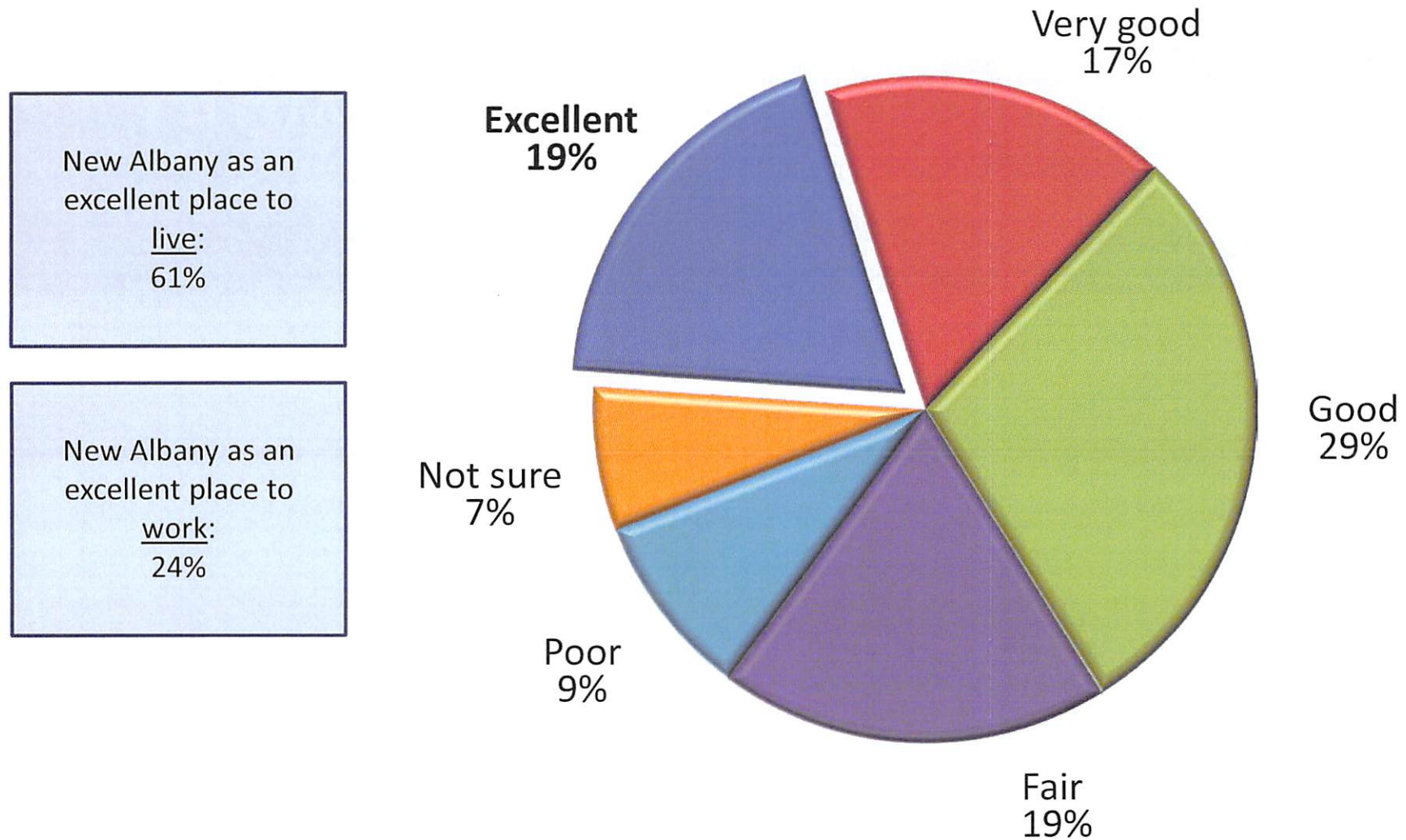


Q25: Which of these five initiatives should the city make its highest priority?



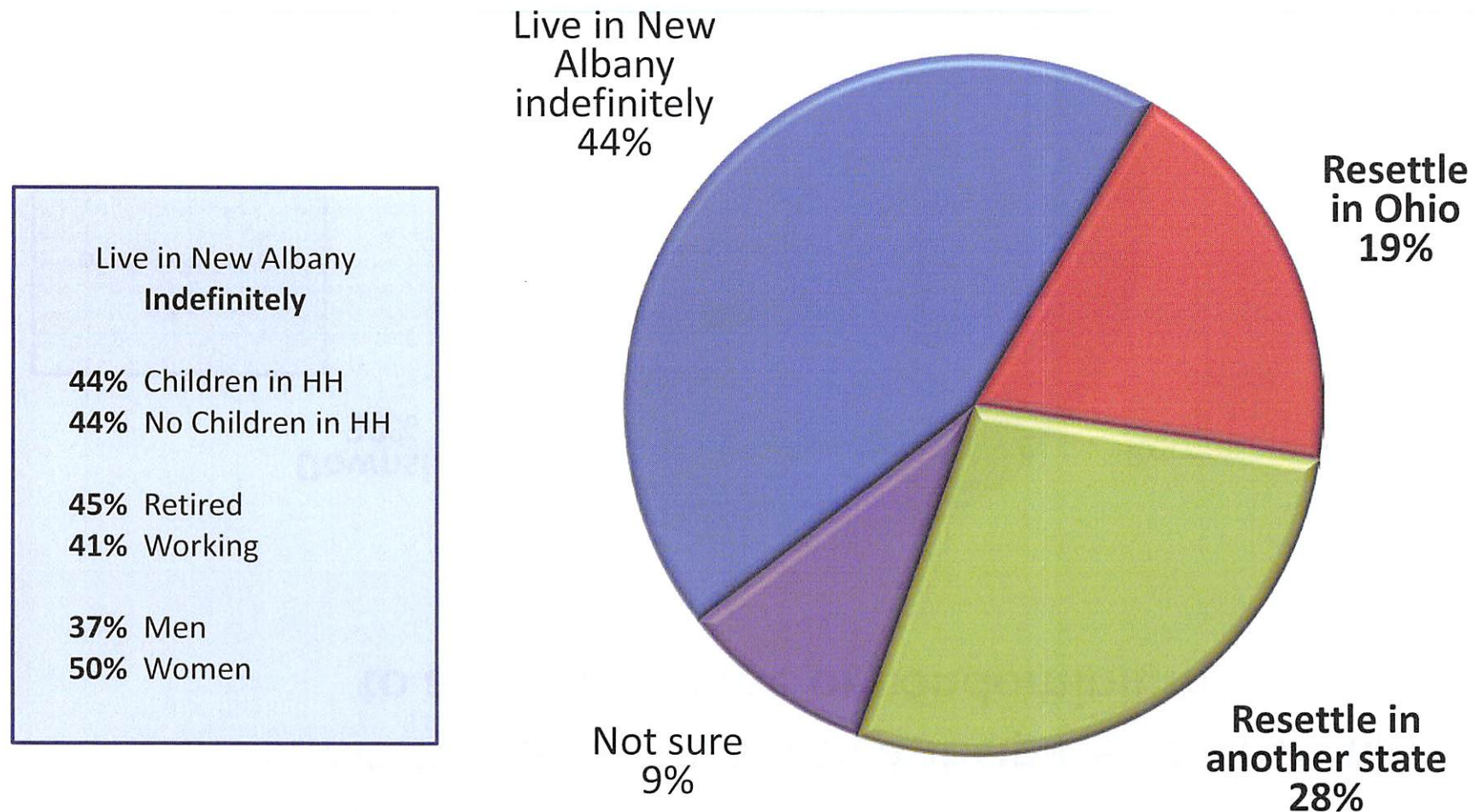
# Growing Older

## Only one resident in five considers New Albany an excellent place to retire.

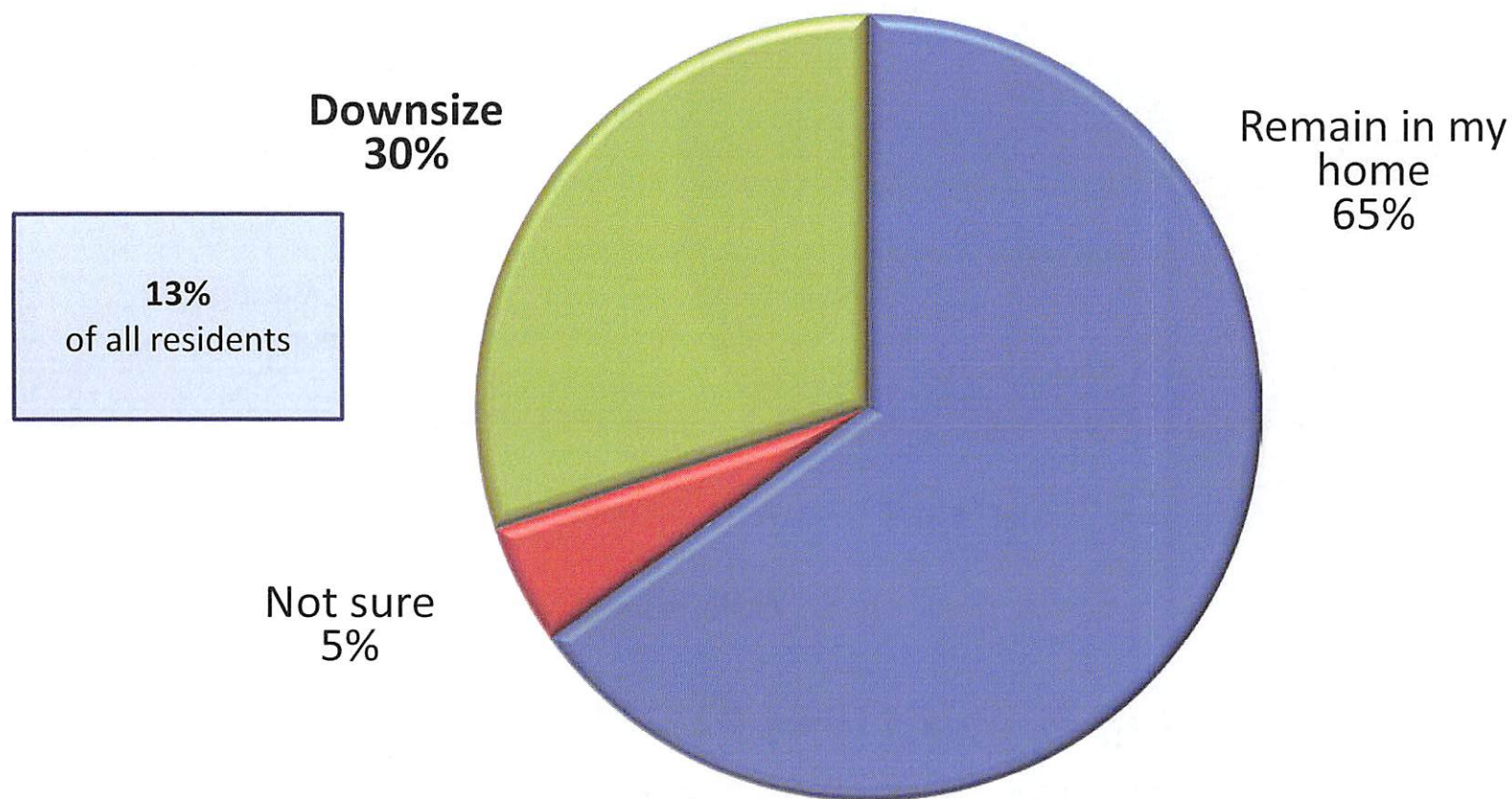




**Nearly half the residents anticipate resettling in another community when they get older. Women are more likely than men to remain indefinitely.**



**Among residents who plan to remain in New Albany indefinitely, three out of ten anticipate downsizing to a smaller home or condominium.**



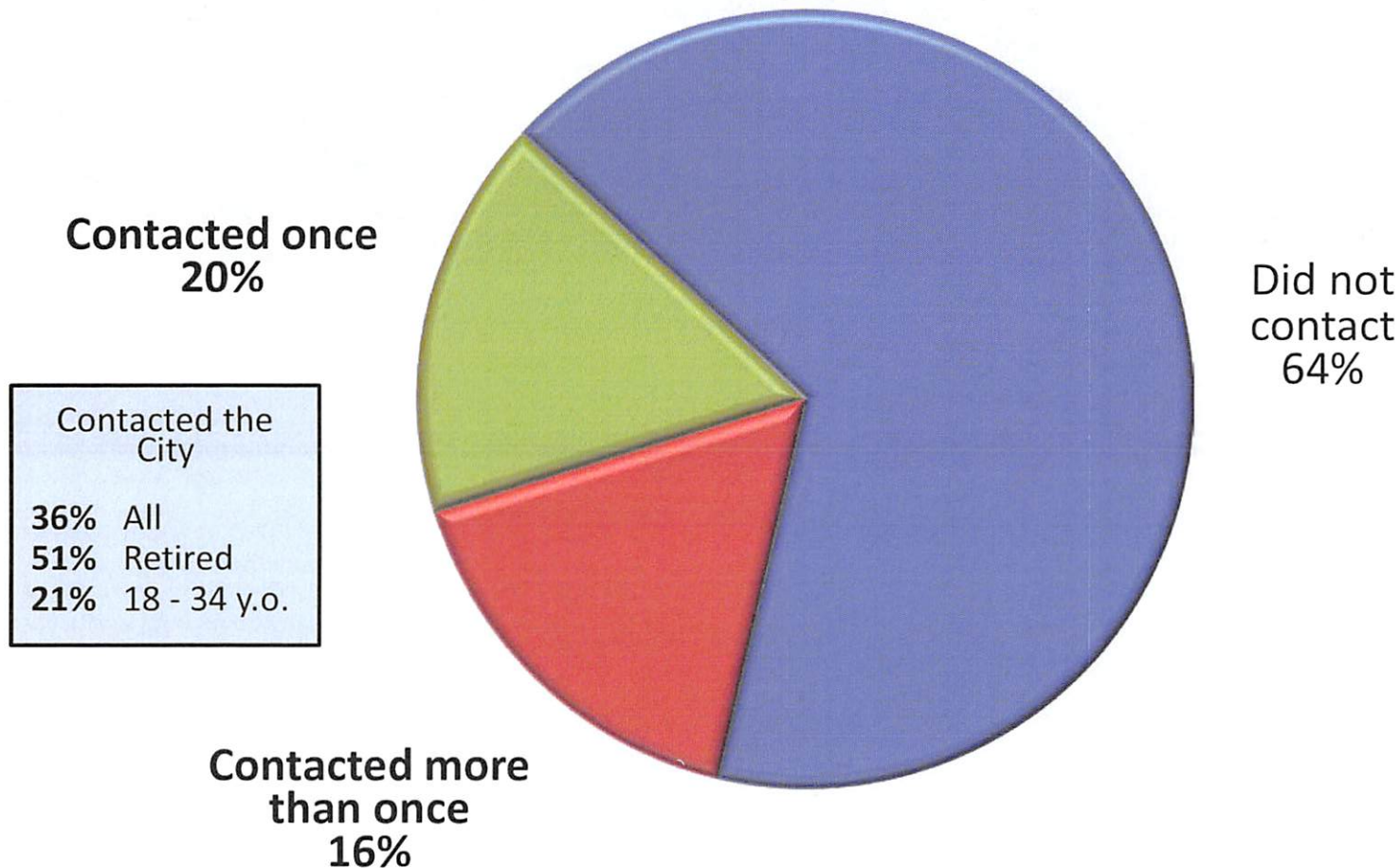




# Contacting the City



**During the past year, more than one resident in three contacted a city office, either once or more than once, to raise an issue, express a concern, or obtain information.**



## Method of Contact

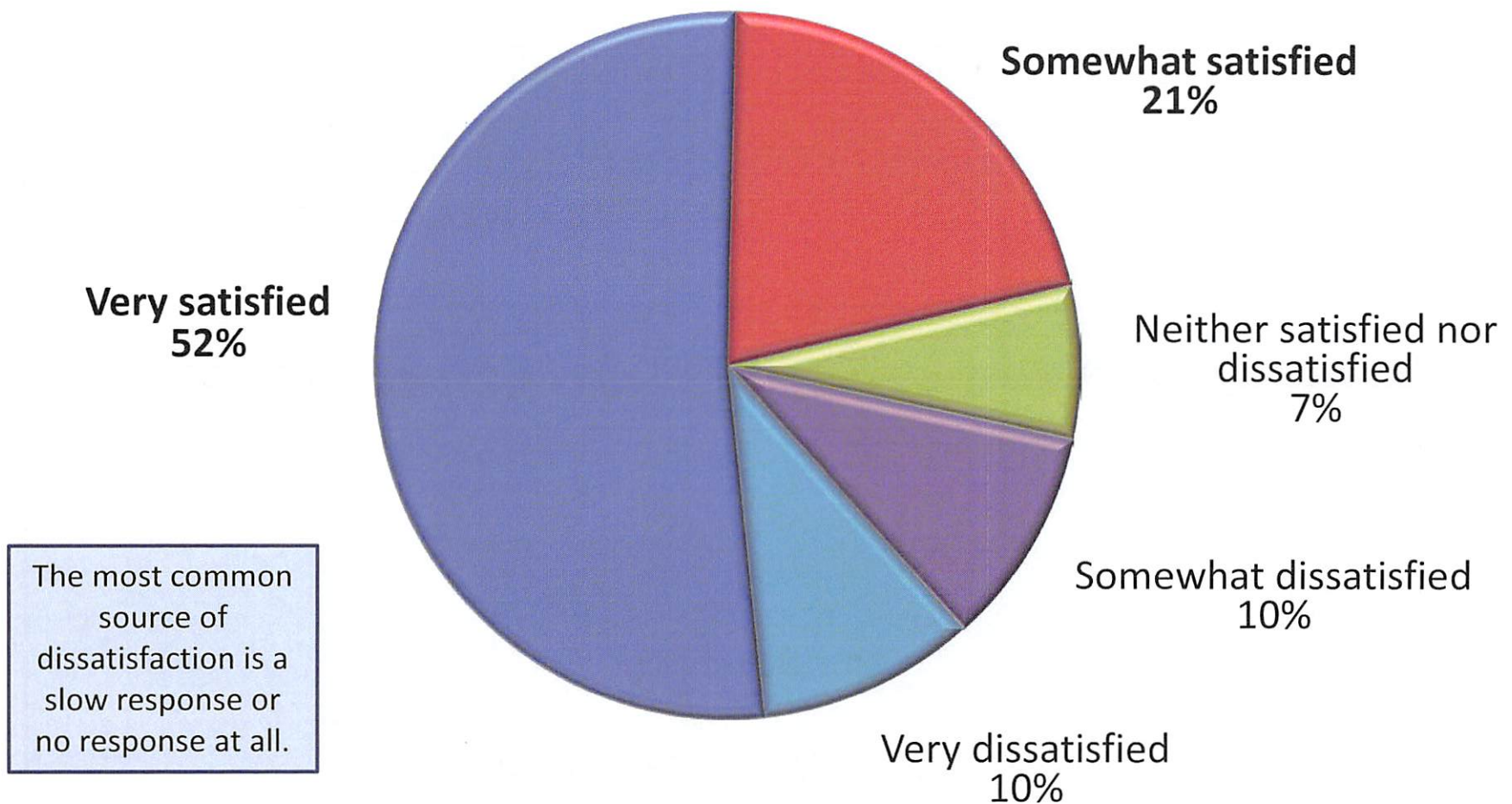
49%	Phone
27%	In person
22%	Email
1%	Letter

## Department Contacted

38%	<b>Community Development</b> (e.g., planning and zoning, parks and recreation)
26%	<b>Public Service</b> (e.g., road maintenance, recycling, leaf collection)
12%	<b>Police</b>
10%	<b>City Officials</b> (e.g., council, mayor)
5%	<b>Finance</b> (e.g., taxes)



**Seven out of ten residents were satisfied with the customer service they received. Half were very satisfied. One out of five residents was not satisfied.**

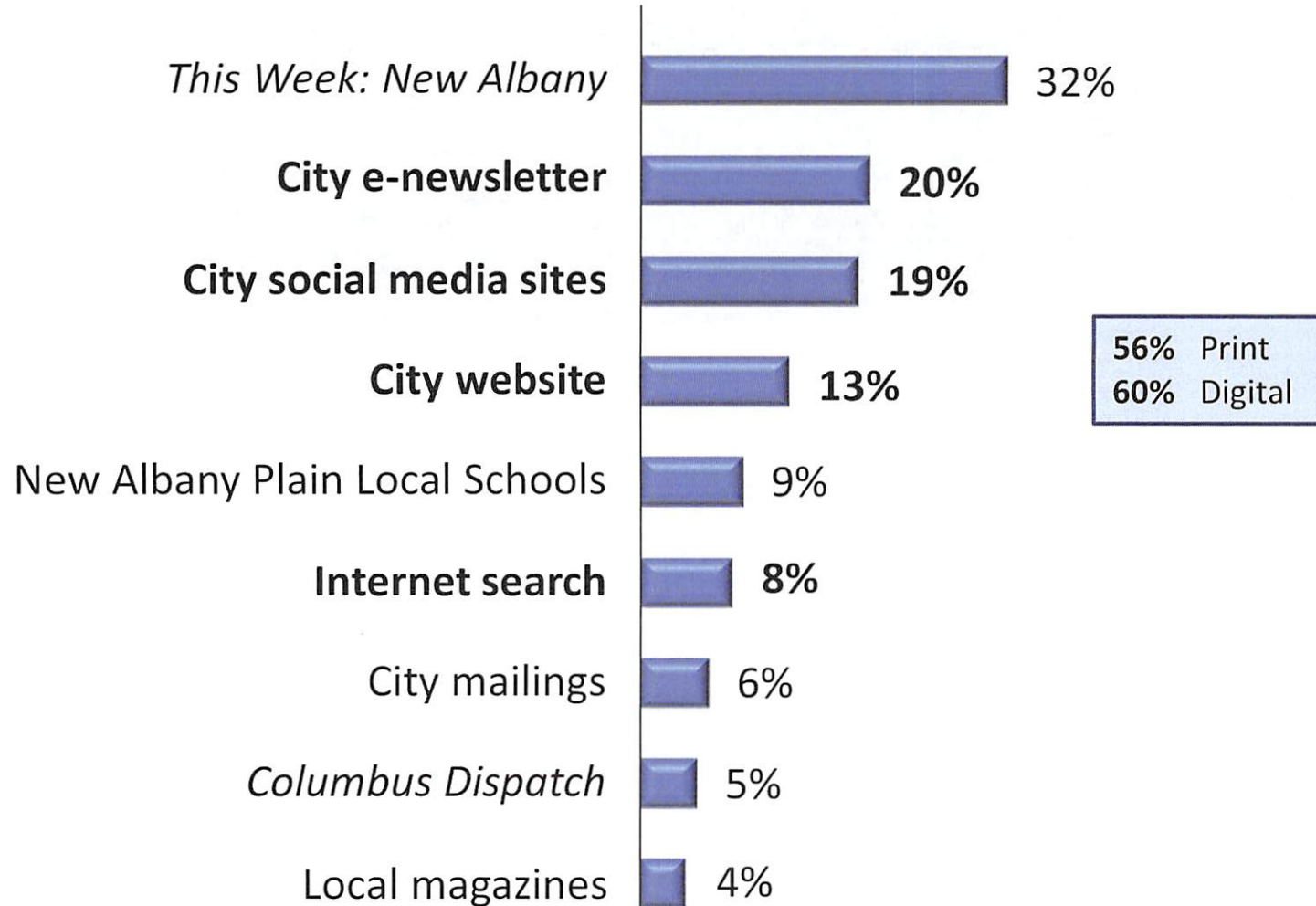






# Communication

***This Week: New Albany* is the most common source of information about New Albany.**



**Nearly half the residents have been to the city's website.  
The most popular content involved community events.  
Most found what they were looking for.  
Not everyone, however, considered the website  
easy to navigate.**

**47%**

Have been to the  
city's website

**19%** Community events/dates

**12%** Zoning, planning, building

**8%** General news

**8%** Parks and recreation

**8%** Trash collection

**88%**

Found what they  
were looking for

**60%**

Consider the  
website easy  
to navigate



**Nearly all residents have internet access.  
Two out of five follow the city on social media.**

**98%**  
Have internet  
access at home

**39%**  
Follow the city  
on social media

**82% Facebook**  
26% Instagram  
25% Twitter  
5% Next Door  
2% LinkedIn

**Residents who follow the city on social media tend to  
follow on Facebook.**



# Summary

- A majority of residents consider New Albany an excellent place to live. In addition, most are optimistic about New Albany's future.
- Residents describe the city as safe, vibrant, and welcoming. They praise New Albany's small-town feel, sense of community, schools, and leisure trails. They are pleased as well with many of the city's basic services, including law enforcement, trash and leaf collection, and snow removal, especially on New Albany's main roads.
- Impressions of city officials, collectively, are mostly positive. Indeed, at least eight out of ten residents are satisfied with the city's performance in maintaining appropriate architectural standards, recruiting new businesses, developing public parklands, planning for the future, and keeping the community informed of important issues involving New Albany.



- Fewer residents, however, are satisfied with official efforts to engage the community – as in seeking input and listening – prior to making important decisions.
- Though impressions of New Albany tend to be positive, more than a few residents voiced concerns. The most common involve high property taxes; traffic; and residential development, which some claimed has caused overcrowded classrooms in New Albany's schools. Other residents argued that the newly-constructed apartments will strain the city's infrastructure and diminish New Albany's unique appeal.
- Many residents agreed that Market Square would benefit from additional eateries, most notably family-friendly, casual dining restaurants. Most also agreed that the McCoy Center is an excellent venue for the performing arts.

- Five community initiatives were tested in this research: acquiring more parkland, building more leisure trails, offering more programs for seniors, initiating a food waste recycling program, and building a field house or multi-purpose sports facility. Though each of these initiatives evoked a modicum of interest, none appears to satisfy a deeply-felt, widespread need.
- Despite New Albany's broad appeal as a place to live, fewer residents consider the city an excellent place to retire. In fact, half the residents anticipate resettling in another community – either in Ohio or elsewhere – when they get older. The other half plans to remain in New Albany indefinitely – and many of them plan to downsize.
- More than a third of New Albany's residents have contacted a city office during the past year, half by phone, the rest in person or by email.

- Two departments account for two-thirds of those contacts: Community Development and Public Service. Satisfaction with those contacts tends to be high. Where it is not high, it is difficult to distinguish between bad service and bad news.
- *This Week: New Albany* is the most common source of information about the community. Notably, digital sources were mentioned more often than print.
- The city's website is popular, attracting nearly half the community over the past six months. Though nearly every visitor was able to locate the desired information, which often involved community events, not everyone considered the site easy to navigate.
- Finally, two out of five residents follow the city on social media, most on Facebook.





# Questions?