



**NEW ALBANY CITY COUNCIL RETREAT
AND CAPITAL PROJECTS WORKSHOP
MEETING MINUTES**

August 8, 2017

CALL TO ORDER:

Mayor Spalding called to order the Council Retreat and Capital Projects Workshop on August 8, 2017 at 9 a.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, Community Development Director Jennifer Chrysler, Public Service Director Mark Nemec, City Planner Stephen Mayer, Finance Director Bethany Staats, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason. Law Director Mitch Banchefsky arrived at 11:47.

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

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-10-2017

AN ORDINANCE FINDING THAT THE PROPOSED ADDITION AND DELETION OF LAND TO AND FROM THE NEW ALBANY EAST COMMUNITY AUTHORITY WILL BE CONDUCIVE TO THE PUBLIC HEALTH, SAFETY, CONVENIENCE AND WELFARE, AND WILL NOT JEOPARDIZE THE PLAN FOR THE DEVELOPMENT OF ITS "NEW COMMUNITY" AS DEFINED IN SECTION 349.01(A) OF THE OHIO REVISED CODE; REDEFINING THE BOUNDARY OF THE AUTHORITY'S COMMUNITY DISTRICT TO REFLECT THAT ADDITION AND DELETION OF LAND; AND DECLARING AN EMERGENCY

City Manager Joseph Stefanov explained that this ordinance was the second piece of legislation to add and delete land from the New Albany East Community Authority. This would confirm the deletion of 35 acres north of Smith's Mill Road and west of Beech Road and the addition of approximately 142 acres east of Beech Road and South of State Route 161 to the Community Authority map. Council had previously approved a resolution which stated the intent to amend the map and set the public hearing date. This second reading was set to allow for the required amount of public notice. The measure was set as an emergency to waive the 30 days until the effective date, but the ordinance received two readings, with an extended period in between, and was advertised. Greg Stype, attorney with Barnes & Thornburg LLP, was present to answer questions.



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Council Member Briscoe clarified and confirmed with Clerk of Council Jennifer Mason that August 8, 2017 was recorded as the second reading and public hearing date at the time of the first reading. Mr. Stype noted that the public notice of the legislation and public hearing was published for three weeks in the Newark Advocate.

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

Council Member Shull moved to adopt the ordinance. Council Member Durik seconded and council voted with six yes votes to approve Ordinance O-10-2017.

OTHER BUSINESS:

NONE.

PRESENTATIONS BY EMH&T, MKSK, AND STAFF:

Administrative Services Director Adrienne Joly introduced the four categories of projects to consider that would be presented to council – Parks and Open Spaces, Bike and Pedestrian Connections, Roads and Utilities, and Facilities. Finance Director Bethany Staats discussed the capital budgeting categories, revenue sources, and existing debt commitments. Director Joly reviewed the purpose of the Community Authority. That funding was separate from the city's funding. Of the city's revenue that was not shared with the schools and other entities, approximately 3% was spent on park improvements, 12% was spent on capital improvements, and 85% spent on general expenses. There was an estimated \$5.5 million that was not encumbered to spend on capital improvements. Council Member Briscoe asked and City Manager Joseph Stefanov answered that the \$5.5 million did not include amounts for the Rose Run corridor as those monies were expected to come from TIF revenues.

Director Joly gave a brief description of where current capital projects stood. Council discussed the Dublin-Granville to Harlem trail connection which was not on the list. Director Joly and City Manager Stefanov noted that that project had been paid for 4-5 years ago with city monies and an Ohio Department of Transportation (ODOT) Safe Routes to School grant. Council expressed interest in more information on projects that were already funded but still in progress. Council Member Brisk asked and Director Joly answered that 2 of the listed projects had grants, the rest did not. Council and staff discussed the area in front of the Ealy House.

Rose Run Corridor

Chris Hermann, MKSK Principal, Karla Salmans, MKSK Landscape Architect, and Todd Cunningham, EMH&T Director of Development, were present to talk about the status of the plans for the Rose Run corridor.

Mr. Hermann set out a proposed timeline. 30% of the Rose Run design had been completed to date. Around January of 2018, the design and construction documents were expected to be completed. Bidding could begin in the Spring of 2018, with completion of the project to happen in the Fall of 2019.



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Council and staff discussed the New Albany Plain Local School's closure of the middle drop off loop. The closure of the loop was in the school's Master Plan, however, many residents seemed to think it was the city's idea. Council agreed that communications with the public needed to be more effective. City Manager Stefanov offered that a joint message might result in less confusion. Council and staff talked about the effects of the temporary closure, and what the options were if it did not stay closed. Traffic studies would be conducted after the closure.

Mr. Hermann reviewed a history and background of the Rose Run area beginning in 1993. The main goals for Rose Run were to connect the assets in the Village Center, create a central park for all ages, and initiate the New Albany velo loop. Mr. Hermann discussed impacts of the development including on vehicular traffic, Market Square, and the current park. He reviewed current and future traffic studies of the intersections likely to be affected. Council, staff, and the presenters discussed turning left out of the McCoy Center drive. They noted the narrowness of 161 and whether a left turn lane would be possible or wise. They talked about the school's plan to stagger start times. Council went on to discuss the planned realignment of Village Hall Road to improve the walkability of the Heit Center and Market & Main area. The parking lot would also be realigned. City Manager Stefanov added that new Village Hall Road route would bring it closer to the original plan. City Manager Stefanov speculated about possible improvements to the Village Hall Road at the State Route 62 intersection.

Director Joly told council that the landscaping goal for Rose Run park was a high canopy wooded glen. Invasive species were being removed. Trees would be limbed up.

Elements of the Rose Run development design included Dublin-Granville Road improvements and New Albany velo loop, the Rose Run crossing and connection, the New Albany public library garden and Market Square area changes, and the stream corridor and glen improvements. Council, staff, and presenters talked about the planned street elements on Dublin-Granville road including additional crosswalks with ballards, velo loop section, special pavers to make drivers aware of the changes, and tree lawns. Council discussed the velo loop section where it would have to merge with pedestrians near the larger intersections on either end. Director Joly talked about future velo loop connections and how the loop would have to be created incrementally. Council Member Brisk asked about the advantages of investing in the velo loop now versus leaving the land as a tree lawn for future velo loop construction. Council Member Marsh also expressed skepticism about the loop. Mr. Cunningham reiterated that Rose Run could be the velo loop launch point at the city's center, and the rest could be installed in phases.

Ms. Salmans described the Rose Run landing and street crossing. The bridge was designed as 34 ft wide. There was seating, a center lawn panel, signage, walkway pavers, railing, a folly building, and acorn light fixtures. Council discussed a single crossing on Dublin-Granville Road instead of two, branched-out crossings. The engineers noted that, if the pedestrian area was wider, cars were more likely to slow down.



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Mr. Hermann talked about the library garden and Market Square improvements which included a crushed stone "birch walk" which connected the library to the bridge, a small event lawn with a brick wall and fencing, a reading terrace, and a fountain.

Mr. Hermann further described the Rose Run and Glen improvements which included a nature play area with logs and cleaned up boulders, a bike hub with tool station and racks, an overlook, and a gathering place with stream crossing. Council Member Fellows asked about a rinse feature for kids and the engineers said that could be incorporated into a drinking fountain. Mayor Spalding asked and Mr. Hermann and Ms. Salmans answered that water flow and rain water management had been planned for. Council and staff discussed ongoing maintenance of the new areas once constructed. Council Member Marsh told council that he recently walked through the park area and would simply have the Public Service Department pull out some chainsaws and open it up. He would prefer to use city funds to expand other parks. Council finished by talking about additional leisure trail connections.

Other Potential Capital Projects

Parks

Director Joly talked to council about land acquisition and further development of the Rocky Fork Metro Park, including extending trails in to the park. She also presented options regarding a Village Green Commons, updating Byington and/or Ogden Woods playgrounds, creating a new dog park, and construction a James River Pavilion. Council was given sticky notes with project names and used them to express their interest and time frame of that interest, or express disinterest in the various projects. Council and staff further discussed Veteran's Memorial Parks and dog parks. Council Member Marsh favored dog parks in particular as they were popular with residents. Council and staff discussed the benefits and drawbacks to potential dog park locations.

Bike and Pedestrian Connections

Director Joly showed council project options for leisure trail construction including loop closures on certain trails. Council and staff talked about connecting trails to the Village Center. City Manager Joseph Stefanov assured council that trails were consistently a high priority items. Other potential projects included a Harlem Road trail between Dublin-Granville and Greensward and a trail connection on U.S. 62 past State Route 161. Council and staff discussed in detail safety, highway traffic, and other ways to connect the areas in New Albany north and south of S.R. 161. Director Joly and Public Service Director Mark Nemecek presented areas for potential sidewalk repair and replacement. This item still remained the homeowner's responsibility, but council and staff considered areas that needed repair. Council Member Shull asked for a sidewalk map similar to the map Public Service creates to report road surface conditions. Director Joly presented a map of the potential Velo Loop map from 2015 and showed what that might look like at the street level. Finally, she talked about adding to existing mile markers on the leisure trails. Council was given sticky notes with project names and used them to express their interest and time frame of that interest, or express disinterest in the various projects.



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Roads and Utilities

Director Nemeč, City Manager Stefanov, and Community Development Director Jennifer Chrysler presented potential projects including road improvements, street maintenance, update signage, LED lighting, and city "gateway" improvements. Council and staff discussed the current status of roads and various intersections and ways to unify city signage. City Manager Stefanov showed council numbers for the cost and amount of time it would take to recoup and investment in LED lights. Times ranged from under a year to over twelve years depending on if the entire fixture was replaced or just the bulb. Council and staff discussed the interior and exterior "touch points" for the community and whether the City of Columbus had plans to landscape the Hamilton Road or New Albany Road interchanges. Upgrades to the Beech Road interchange would happen with the new development and related grants. Council Member Brisk asked and staff answered that grants were difficult to get when they were not tied to a development project. Council discussed the "five points" intersection, Smiths Mill Road at Forest Drive, Kitzmiller at Smiths Mill Road, Jug Street and the jog at County Line Road, a potential extension of Market Street to Johnstown Road, and the Market and Dublin-Granville intersection. Council Member Fellows favored replacing metal guardrails with wooden ones. Council talked about ways to reduce noise at the 161 exit to Johnstown Road. Getting ODOT to put up a noise reduction wall generally didn't happen unless major construction was already taking place. City Manager Stefanov said the city could look into landscaping and mounding. City Manager Stefanov talked about cabling some medians. Council was given sticky notes with project names and used them to express their interest and time frame of that interest, or express disinterest in the various projects.

Facilities

Public Service Director Nemeč and City Manager Stefanov described to council a potential addition to the Service Complex. The Service Department was currently maxed out on space and some items were stored outdoors. The community had grown since the current complex was built 10 years ago. The Service Department had more staff and equipment. Money had been spent to design an extension to the garage to accommodate more equipment with several more bay doors, one larger than the rest to allow for dump trucks which were stuck in a raised position. Doing the plans now saved money and got ahead of future code changes. Other possible projects included a police carport as the two existing carports were full, the Village Hall parking lot reorientation to accommodate plans for Veteran's Memorial and the New Albany Cemetery, a parking garage, a contribution towards the amphitheater, a Village Center business incubator, a senior center, a field house, cycling facilities at the Heit Center, and an ice skating rink. Council was given sticky notes with project names and used them to express their interest and time frame of that interest, or express disinterest in the various projects.

Village Center Development

City Manager Stefanov introduced Tom Rubey, Development Director for The New Albany Company (NACO), to talk to council about NACO's vision for expansion of the Village Center. Mr. Rubey talked about the great interest in commercial space in the Market Square II building which resulted in NACO having to turn down some interested businesses. He presented to council some concepts for developing the area south of Village Hall Road, North of Market Street, and between Johnstown and Reynoldsburg New Albany Roads. The area could feature office space, retail space, potential residential space, a small hotel, and a



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parking garage. Council, staff, and Mr. Rubey talked about what a parking garage would look like and who it would serve. Council Member Fellows asked and Mr. Rubey answered that he would like to start an office building in the area in 2018. A 5 year timeline for full development was not unrealistic depending on demand and acquisition. Staff and council discussed potential TIF funding for infrastructure and the amount of parking needed for that kind of development. Mr. Hermann noted that surface parking only spread out cars and foiled the "walkability" of Village Center. Director Joly noted that additional parking in the Village Center was part of the Strategic Plan. Council and staff talked about options for extending Market Street to U.S. 62. Mr. Rubey thanked council for their time.

Basketball Court

Mayor Spalding talked to council about refurbishing the city's basketball court. The existing court on James River Road was in poor condition and seldom used. He displayed pictures of active courts in nearby suburbs. Council discussed potential locations and whether residents would welcome an active court near their homes. Director Joly mentioned that might be a good question to add to a survey to residents.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Briscoe moved and Council Member Shull seconded to adjourn the August 8, 2017 Council Retreat and Capital Projects Workshop meeting at 3:05 p.m.

ATTEST:

Jennifer H. Mason, Clerk of Council

Sloan Spalding, Mayor

Glyde A. Marsh,
Acting Mayor

9/5/17
Date