



NEW ALBANY CITY COUNCIL MEETING MINUTES

September 17, 2019

CALL TO ORDER:

Mayor Sloan Spalding called to order the New Albany City Council Meeting of September 17, 2019 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Mitch Banchefsky, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, City Engineer Ed Ferris, Engineer Mike Barker, Community Development Director Jennifer Chrysler, Public Service Director Mark Nemec, Development Services Manager Stephen Mayer, Development Services Coordinator Jackie Russell, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

Clerk Mason told council that Council Member Brisk was absent due to a family matter and asked that she be excused. Council Member Briscoe moved to excuse Council Member Brisk from the meeting. Council Member Durik seconded and council voted with six yes votes to excuse Council Member Brisk from the meeting.

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the proposed September 3, 2019 meeting minutes and asked if they had any additions or corrections. Council and staff did not propose any additions or corrections. Mayor Spalding moved to adopt the September 3, 2019 meeting minutes. Council Member Shull seconded and council voted with five yes votes and one abstention (Briscoe) to approve the September 3, 2019 meeting minutes. Minutes were adopted.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Mayor Spalding moved to include an Executive Session pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest, with no action taken afterward. He also moved to amend the existing executive session pursuant to Ohio Revised



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Code 121.22 (G)(1) to include taking action after the executive session. Council Member Shull seconded and council voted with six yes votes to amend the agenda.

Mayor Spalding moved to amend the agenda to include a presentation from the Community Events Board about Oktoberfest under Hearing of Visitors. Council Member Shull seconded and council voted with six yes votes to amend the agenda.

HEARING OF VISITORS:

Proclamation – National Senior Center Month - Mayor Spalding read the proclamation declaring September as National Senior Center. Mayor Spalding recalled that his father ran for a council seat in Reynoldsburg to protect their senior center. In 2018, Marshall Spalding was inducted into Ohio's Senior Citizen Hall of Fame for his efforts to get the levy passed to support Reynoldsburg's senior center and build a YMCA next door. Mayor Spalding was excited for the beginnings of that support in New Albany.

Mayor Spalding presented the proclamation to Abbey Brooks, Program Manager and Special Events for Healthy New Albany and Gail Calcasola. Mr. Brooks thanked the mayor for the recognition for the Studio 55+ programming and for citizens who were 55 and older. Gail Calcasola, 8003 Scarborough Hall Drive, told council that some examples of the benefits of the 55+ programming were the weekly conversations, the positive connections within the group and community, and the activities and experiences. She thanked council for their support and encouragement, on behalf of the 55+ demographic.

Mayor Spalding acknowledged Dr. Phil Heit, present in Council Chambers, and congratulated him on another successful New Albany Walking Classic.

Swearing in of new Police Department Sergeant and Officers

Sergeant Terry Nemeth – Police Chief Jones introduced Sergeant Nemeth, a marine, and an officer and detective with New Albany since January of 2014. Mayor Spalding swore in Sergeant Nemeth. Sergeant Nemeth's badge was pinned on by his wife, Stacia.

Officer Jacob Steinbrueck, Officer Caleb Conn, Officer Michael Cohrs, Officer Cody Ratliff, and Officer Chase Blankenship – Police Chief Jones introduced and Mayor Spalding swore in the new officers. Officer Conn came to New Albany from the Mason, Ohio Police Department. His badge was pinned on by his wife, Kelsey. Officer Steinbrueck was a marine and recently graduated from the Columbus Police Academy. His badge was pinned on by his father. Officer Cohrs was with the Ohio Army National Guard. He recently graduated from the Columbus Police Academy. His badge was pinned on by his wife, Janessa. Officer Blankenship came from the Ohio Department of Rehabilitation and recently graduated from the Ohio State Highway Patrol Academy. His badge was pinned on by his wife Kaitlyn. Officer Ratliff was with the Air Force and Air National Guard. He recently graduated from the Ohio State Highway Patrol Academy. His badge was pinned on by his mother.



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Mayor Spalding and Police Chief Jones also acknowledged Debra Lowery, Chaplain, Megan Benn, the Police Department's new Administrative Assistant, and Deputy Chief Curtis Baker, now with the Reynoldsburg Police Department.

Community Events Board – Oktoberfest – Hans Schell, President of the Community Events Board, thanked council for their support in bringing Oktoberfest back to New Albany. Oktoberfest would be held on September 27th from 3 pm to 11 pm, and September 28th from noon to 11 pm. There would be a beer garden which would be staffed by the New Albany Rotary Club. There would be bounce houses, live music, a big screen TV to show the football games, food trucks, vendors, and character and face painting. He hoped to bring a high energy, clean event to New Albany. There would be three police officers on site. Signs were going up and flyers were distributed to over 100 local businesses. The event was being marketed on social media platforms. The New Albany Chamber of Commerce was also assisting with marketing.

Market Street, past CVS, would be closed, and they were working out details of water, electric, and sewer to dump graywater. The budget looked good. They had raised roughly \$10,000 from local businesses, some vendors, and the Chamber of Commerce. Currently, the weather looked promising. In subsequent years, they hoped to stage Oktoberfest at Rose Run Park.

Council Member Shull asked and Mr. Schell answered that the Village Hall Road access to parking would be both the ingress and egress from the lot. The Walking Classic used the same lot. Mr. Schell didn't expect a huge influx at any given time, traffic would be spread throughout the day. A police officer and volunteers could assist with traffic. Council Member Fellows asked and Mr. Schell replied that there would be pizza, burritos, BBQ, brats, burgers, and hotdogs served from food trucks. Council Member Fellows asked and Mr. Schell answered that they did not get a beer sponsor, but they teamed up with Heidelberg Distributing and would be buying the beer from them. Drink tickets would be \$5 each. There would be Oktoberfest beer, a German beer, Corona Light, and Labatt's Light.

Council Member Kist asked if there was a back-up plan for parking if it rained, causing the field to be muddy and out of commission. Mr. Schell said there was not a back-up plan. Council, staff, and Mr. Schell discussed other parking in the area, including closer to the school where people would be headed for Homecoming. Council Member Kist and Mr. Schell discussed adjusting the event space further east on Market Street, depending on the crowd size. Council Member Kist asked and Mr. Schell answered that letters would be going out to the neighbors about the event.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Mayor Spalding reported that around 20 members of the public were present at the last PC meeting. The Epcon development, Courtyards at New Albany, Phase II was approved. The Final Development Plan for Barrington School was approved subject to staff review. There were a few questions regarding right-of-way, shared parking, and landscaping. The Conditional Use application from UAS, Inc./Verizon to put in a telecommunications cellular tower at 5980 Johnstown Road was denied. It was a battle of the experts. At the end of the hearing, the members of the PC unanimously voted to deny



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the application relying on the evidence in the record. The city was willing to work with Verizon on other locations, including Thompson Road park, but it appeared Verizon wasn't willing to budge. Law Director Mitch Banchevsky added that the attorney for Verizon thanked the PC for holding a polite hearing.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: Council Member Shull reported that the ARB approved with conditions a Certificate of Appropriateness for the amphitheater. Conditions regarded lighting and the external view of some of the outbuildings. It was an 800 seat capacity facility, 400 of which would be designated VIP. The stage was about the same size as the McCoy Center stage. Council Member Kist asked and Council Member Shull replied that they intended to start construction this year.

BOARD OF ZONING APPEALS: No report.

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported that the CRAB visited Wagner Cemetery on Central College Road. Wagner Cemetery was established prior to the New Albany Cemetery. Mark Smith, from Gravestone Transformations, attended. He counted 140-160 headstones, approximately 90 needed to be reset, 40-50 were broken and needed repair. She displayed several pictures of the cemetery. Mayor Spalding asked and Clerk Mason confirmed that Wagner Cemetery was the city's responsibility. Council Member Fellows observed and Clerk Mason confirmed that a few trees had fallen on the fencing over the years.

CORRESPONDENCE AND COMMUNICATION:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-27-2019

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ACCESSORY STRUCTURE REGULATIONS FOUND IN CHAPTER 1165 "GENERAL DEVELOPMENT STANDARDS", OF THE CITY OF NEW ALBANY, OHIO'S CODIFIED ORDINANCES.

Development Services Manager Stephen Mayer recalled the content from the first reading presentation. Council Member Briscoe and other council members had expressed concerns about coverage area and drainage impact on resident's lots. The statement, "Additional drainage improvements and/or direct



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connections to the storm sewer system may be required, subject to the approval of the City Manager or designee, if more than 50% of the rear yard buildable area is occupied by Recreational Amenities" was added to the ordinance. Staff preferred the language to be broad, allowing staff to determine when this applied. There would be a similar clause in updates to the city's private pool code to ensure the city was accounting for stormwater impacts.

Staff was proposing this update because one-third of all variances heard by the Planning Commission (PC) and Board of Zoning Appeals (BZA) had to do with accessory structures. PC and BZA members asked staff to look into and propose updates to address the number of variances coming through.

Development Services Manager Stephen Mayer reviewed existing code with council. After researching other communities in Central Ohio and around the country, staff determined that the vast majority of municipalities grouped structures together rather than have discrete requirements for each kind. Staff created two main categories. One category was detached structures, including garages, storage buildings, and pool houses, for which there were lot coverage requirements. There was a limit as to the number of large structures per lot and there was a tiered limit based on the size of the lot. The other category was recreational amenities, for which staff created the "sandbox" approach. Within the parameters of the code, the resident could build a variety of structures. This allowed more flexibility, but still set criteria for residents to build in their backyard.

Council Member Kist asked and Manager Mayer confirmed that a resident had a certain amount of space for small recreational amenities, regardless of the type. As long as the structure wasn't vertical, one could fill the majority of their backyard, excepting on easements and setbacks. Mayor Spalding asked and Manager Mayer replied that installing a sand beach or installing artificial turf would go against landscaping code. A putting green probably wouldn't require a permit if it met the description of a "residential playground." A fish pond might fall under pool code under certain circumstances. Engineer Mike Barker added that if the fish pond that was not for the purpose of stormwater management, then the pond would not fall under the city's stormwater code. The pond would also have to be looked at through a zoning perspective.

Manager Mayer acknowledged Development Services Coordinator Russell for doing the bulk of the work on this code change.

Council Member Kist asked and Manager Mayer answered that the vast majority of the applications that came to the PC or BZA for variances under the old code were approved. A handful over the years had been denied. Council Member Shull recalled repetitive cases on the BZA when he was a member. Mayor Spalding recalled the PC seeing a large number of pool-related applications.

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 Shull moved to adopt the ordinance. Council Member Durik seconded and council voted with six yes votes to approve Ordinance O-27-2019.

ORDINANCE O-32-2019

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A 1.803 ACRE TRACT OF LAND ALONG JUG STREET AND A 1.156 ACRE TRACT OF LAND ALONG HARRISON ROAD FROM MBJ HOLDINGS, LLC FOR THE PURPOSE OF PUBLIC RIGHT OF WAY.

Engineer Mike Barker told council this legislation would accept the right-of-way along Harrison Road and Jug Street which were part of recent annexations. The developer was proactive and putting in place the necessary right-of-way and easements in order to accommodate future roadway improvements. This was consistent with the city's 2014 Strategic Plan.

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 ordinance. Council Member Briscoe seconded and council voted with six yes votes to approve Ordinance O-32-2019.

ORDINANCE O-33-2019

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A 51 +/- ACRE CONSERVATION EASEMENT AS REQUESTED BY MBJ HOLDINGS, LLC.

Engineer Mike Barker described the location of the 51 acre easement. As a part of a wetland dedication permitting process with the Ohio EPA which contemplated other impacts on the property, one of the conditions was for an area to be put into a conservation easement to ensure that it was maintained, un-impacted, into perpetuity. The easement had to go to a public entity to ensure it was left in a natural state. There would be no grading or construction activity permitted in the conservation area.

Council Member Kist asked and Engineer Mike Barker replied that he would have to research whether trails could be installed in the easement. Generally speaking, passive uses were permitted. Mr. Roggenkamp offered that trails were not a permitted use in this conservation easement. Council Member Briscoe observed that recreational trails would compact the soil, which was not allowed in the restriction language.

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

Council Member Kist moved to adopt the ordinance. Council Member Shull seconded and council voted with six yes votes to approve Ordinance O-33-2019.



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INTRODUCTION AND FIRST READING OF ORDINANCES

ORDINANCE O-34-2019

Mayor Spalding read by title AN ORDINANCE TO ABOLISH THE BOARD OF CONSTRUCTION APPEALS AND AMEND CODIFIED ORDINANCE CHAPTER 1305 "BUILDING ADMINISTRATION" AND CODIFIED ORDINANCE CHAPTER 1330 "INTERNATIONAL PROPERTY MAINTENANCE CODE" AS REQUESTED BY THE CITY OF NEW ALBANY.

Development Services Manager Stephen Mayer told council that this ordinance abolished the Board of Construction Appeals (BCA) which was established in Chapter 1300 of the city's Building Administration Code. The BCA was being deleted from that section. The BCA heard appeals to the Residential Code of Ohio and appeals to the Property Maintenance Code. Staff proposed that Residential Code appeals be heard by the Architectural Review Board (ARB) as the ARB had the recommended building professionals already on its board. Staff proposed that the Property Maintenance Code appeals be heard by the Board of Zoning Appeals which already heard residential variances and appeals.

The BCA last met on a matter in 2010. They gathered annually for the organizational meeting. In March of 2019, they passed a motion to abolish the BCA and asked staff to go through the above described process. Manager Mayer acknowledged Development Services Coordinator Russell who had done most of the research on this matter.

Mayor Spalding asked and Manager Mayer answered Ralph Fallon, Mac Quillin, Lloyd Welker, Jack Schmidt, Karl Billisits. Council Member Kist was council's liaison.

Mayor Spalding set the ordinance for second reading at the October 1, 2019 council meeting.

ORDINANCE O-35-2019

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A 0.923 ACRE TRACT OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF JUG STREET AND BEECH ROAD FROM MJB HOLDINGS, LLC, TO SERVE AS THE FUTURE LOCATION OF A WATER BOOSTER STATION.

Engineer Mike Barker described the location of the property. This legislation authorized the city to accept a donation of land where a water booster station would be constructed. Currently, the entire city was on a single water pressure district called the "New Albany Pressure District." Land elevations were higher to the east, where the city had been expanding. The city had reached the boundary of the New Albany Pressure District. To support continued growth, the city needed to establish the "Mink Pressure District." Staff had developed plans to introduce sufficient water flow and pressure to support development in the area. The water main along Innovation Campus way showed a lower pressure as it approached its eastern terminus. A water booster station would solve that problem and would provide robust support to a new system. Engineering plans were complete and staff anticipated bidding the project later this fall, with construction



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follow in 2020. These projects were accounted for in the capital improvement budget for 2019. Future legislation would be coming to council for approval.

Council Member Fellows asked and City Manager Joseph Stefanov answered that the booster station building would be similar to the one on Morse Road. There would be a building around the equipment. Engineer Mike Barker stated the structure would meet all of the city's design standards. There was a 20 inch water main which ran up Beech Road. The proposed booster station would be located near the water tower. It made sense to keep the booster station close to the water supply to maximize the area that could be on the Mink Water Pressure District. Council Member Fellows asked and Engineer Barker answered that staff anticipated a full landscaping package around the building. City Manager Stefanov described the future path of the waterline and where it would complete a loop at Innovation Campus Way. Engineer Barker showed where the city would likely need to introduce a PRV or PSV, a valve that would allow the city to maintain a higher pressure one side and maintain the two pressure districts.

Mayor Spalding asked and Engineer Mike Barker answered that the Jug Booster Station would not add pressure to the New Albany Pressure District, however, when the PRV or PSV went in, there would be an opportunity for the upper district to back-feed into the lower district during periods of peak demand. The Jug Booster Station was a not a solution to pressure in the New Albany Pressure District, but it would allow pressure and capacity to remain in the lower district instead of pushing further east. City Manager Stefanov noted the large new waterline being built along Morse Road would feed the water tower, and that would provide a lot of additional capacity.

Mayor Spalding set the ordinance for second reading at the October 1, 2019 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS

RESOLUTION R-42-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, AWARD BIDS AND EXECUTE A CONTRACT FOR THE HARLEM ROAD AND DUBLIN-GRANVILLE ROAD LEISURE TRAIL IMPROVEMENT PROJECTS.

Public Service Director Mark Nemec described the location of the projects. Along Dublin-Granville Road there would be an asphalt path, no guardrail, and it would connect Brooksvue Drive to Mead Way. A temporary crossing would be left in place. Along Harlem Road, parts of the path would be asphalt and parts would be concrete. The path would be five feet wide with wood guardrail in portions. The estimated cost of the Harlem Road project was \$300,000 due to all of the extra materials needed. The cost estimate for the Dublin-Granville trail was \$50,000. The projects would be bid together, probably around the beginning of October. The Dublin-Granville path could be completed in 2019, depending on the weather.

Council Member Fellows recommended the wood guardrail utilized by the Metroparks. Council Member Kist asked and Director Nemec confirmed that the guardrail would be a similar size as the guardrail used on



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Thompson Road. Director Nemec told Council Member Fellows that staff could look at the Metroparks' guardrail and compare it to the city's provider.

City Manager Joseph Stefanov told council that he had been in touch with Diana Rife and Peter Horvath about the Harlem Road trail. He hoped to meet with Mr. Horvath on Friday, he was waiting on a response from Ms. Rife and hoped to meet with her in early October.

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 Briscoe seconded and council voted with six yes votes to approve Resolution R-42-2019.

RESOLUTION R-43-2019

Mayor Spalding read by title A RESOLUTION TO WAIVE THE COMPETITIVE BIDDING REQUIREMENT AS SET FORTH IN SECTION 9.04(C) OF THE NEW ALBANY CHARTER AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH AMERICAN ELECTRIC POWER (AEP) TO COMPLETE FIBER OPTIC CONNECTIONS FOR THE NEW ALBANY TRAFFIC SIGNAL INTERCONNECT PROJECT AT A COST NOT TO EXCEED \$70,000.

Public Service Director Mark Nemec told council that the city partnered with AEP in 2007 to install fiber optic cable in the city. The agreement between the city and AEP called for future development, improvement, or maintenance of the fiber network to be handled through AEP. The city had grown the fiber optic network to the business park, along Central College, to the school, and to the Public Service facility. AEP had done that work cost-effectively, and the availability of the network had brought a lot of business to the city.

Currently, the city was interconnecting its traffic signals using the city's fiber. A contractor was installing the conduit. Based on the prior agreement, AEP would be the sole company to perform the work of connecting 14 additional points. Director Nemec stated that AEP quoted \$70,000 to do the work, which was \$5,000 per location. Public Service Director Mark Nemec spoke with the project inspector and the engineer who designed the project, and both agreed that the quote was good. AEP provided high quality work and materials. City Manager Joseph Stefanov told council that the city had been using AEP since the fiber optic network had been put in. This was a relatively large project given the number of connections.

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

Council Member Kist moved to adopt the resolution. Council Member Durik seconded and council voted with six yes votes to approve Resolution R-43-2019.



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RESOLUTION R-44-2019

Mayor Spalding read by title A RESOLUTION TO WAIVE THE COMPETITIVE BIDDING REQUIREMENT AS SET FORTH IN SECTION 9.04(C) OF THE NEW ALBANY CHARTER AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH REXEL USA INC DBA GEXPRO FOR THE PURCHASE OF REPLACEMENT STREETLIGHT FIXTURES FOR A PRICE NOT TO EXCEED \$350,000.00.

Public Service Director Mark Nemec told council about the three year program to change the city's street lights to LED. The city budgeted \$130,000 per year for the project. The city had 1,273 street lights that needed conversion. To date, 896 had been converted by changing out the bulb. 377 more complicated lights needed to be changed out. Director Nemec described the structure of the light, most of which were in the Business Park. The heads would have to be replaced, making the project more costly, however the new heads were better designed. The old heads required annual maintenance because they were letting in moisture. Graybar had provided a \$333,423 quote for the work. Gexpro was willing to do the project for \$7,000 less. To use Gexpro's services, the city would have to waive competitive bidding. Approval of this legislation would allow the city to buy the materials this year and complete the project next year.

Council Member Fellows asked and Director Nemec answered that the return on investment (ROI) on the bulb-only swaps was one to two years. The ROI on the light head swaps was 14 years. Council Member Fellows asked and Director Nemec replied that the LED bulbs would be replaced every 10-15 years. The city was receiving around \$15,000-\$20,000 in rebates from AEP for this project. Council Member Briscoe asked and Director Nemec stated that he was satisfied the Gexpro was providing the same service as Graybar.

Council Member Fellows asked and Director Nemec answered that the amount requested in the legislation would cover the remaining 377 lights that needed replacing. Council Member Briscoe asked and Director Nemec clarified that he set the amount at \$350,000 in the resolution in case the project moved into next year and the price of the product went up. The city was buying half of the lights in 2019 and half in 2020. City Manager Stefanov added that if Gexpro's price went up to a point that exceeded Graybar's price point in the cooperative purchasing program, the city would switch over. Director Nemec stated that Gexpro stated it would honor the same discount.

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 Briscoe seconded and council voted with six yes votes to approve Resolution R-44-2019.



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RESOLUTION R-45-2019

Mayor Spalding read by title A RESOLUTION TO WAIVE THE COMPETITIVE BIDDING REQUIREMENT FOR THE PURCHASE OF AN ELECTRIC BUS AND TO AUTHORIZE THE CITY MANAGER TO ENTER INTO ALL NECESSARY CONTRACTS WITH PUBLIC AND PRIVATE ENTITIES FOR ITS PURCHASE.

City Manager Joseph Stefanov told council that this legislation took a broad approach. The city was competitively bidding the electric bus purchase, however, it was using COTA's competitive bidding process. Since New Albany was not doing the bidding, he wanted to make sure that documentation of the process was in place for the auditors.

COTA was purchasing 11 electric buses and had developed a set of bid documents, approximately 200 very detailed pages long, Law Director Mitch Banchefsky had reviewed those documents. City Manager Stefanov was finishing his review. The city's fleet manager had reviewed the vehicle specs in COTA's bid document. The city making sure everything in those specs met New Albany's requirements. If there were bid requirements that COTA included that didn't apply to New Albany, and those specs would unnecessarily drive up the price of a bus, city staff would ask COTA to modify the bid specs for New Albany's bus.

This legislation was written to give New Albany maximum flexibility. One option was to purchase the bus directly from the manufacturer with the lowest and best price. Another option would be to purchase the bus from COTA after it purchased the vehicle. A third option, if the city ran into issues with COTA's specs, was for New Albany to bid the bus on its own. If the third option became necessary, City Manager Stefanov recommended using COTA's bid documents with some minor changes. This was the least preferred option due to the sophistication of the bid specs, federal grant involvement, and the reporting requirements with which COTA had much more experience.

Council Member Fellows asked and City Manager Stefanov answered that the city was purchasing a 40 foot long, full-size bus. Before the city finalized a purchase agreement, staff wanted to make sure the full size bus was appropriate. The city's current shuttles held 15-16 passengers. The bus would hold 40 passengers. During peak times, the city had to run two shuttles on the same routes. Going to a 40 passenger vehicle would cover the high demand times and have room for growth. The city could downsize to a 35 foot vehicle, but the grant application covered the more expensive 40 foot vehicle. Council Member Fellows asked and City Manager Stefanov answered that the bid specs called for the buses to last for 500,000 miles or 12 years. City Manager Stefanov hoped to get 12-15 years out of the vehicles. Council Member Fellows asked and City Manager Stefanov answered that the buses would be kept out at the Public Service Department where the charging station would be located. Council Member Fellows asked and City Manager Stefanov stated the buses would probably not be sheltered. Staff could look at that again once the Public Service Department's addition was built. Council Member Fellows felt that, for the investment, the buses should be covered. City Manager Stefanov stated that the drivers were not city employees, so it would be necessary that the drivers have access to the bus in a way that ensured that access to the city's facilities was also considered. Council Member Fellows asked and City Manager Stefanov confirmed that the bus would have the city's logo on it.

Council Member Kist asked and City Manager Stefanov answered that New Albany's bus could be exactly the same as COTA's buses. It would depend on the comprehensive review of COTA's bid specs. Council Member



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Kist assumed COTA would get the bus with the highest capacity battery whereas New Albany would not need its bus to run all day. Council Member Kist thought a middle-sized battery could cut the cost of a bus for New Albany. Council Member Kist clarified and City Manager Stefanov confirmed that passing this legislation allowed New Albany to have different specs or go out for bid using the city's traditional process.

Council Member Fellows asked about the status of bus stop shelters. Director Chrysler stated staff had not worked on shelters in 2019. That was a project that would likely roll into 2020. Staff had been working with Abercrombie & Fitch (A&F) who wanted to partner with the city to install a shelter on Innovation Campus Way West. Council Member Fellows thought shelters should be a priority. He drove by people standing in grass along the curb. Director Chrysler stated that staff met with AETNA regarding employee retention and AETNA gave overwhelming positive response to the shuttle program and how it was one of their biggest selling points to attract employees. They also shared that the biggest complaint from employees was standing outside in inclement weather. Council Member Briscoe stated, since the city was asking the businesses to start taking over some of the expense of the busing program, shelters could become a more viable project. The city had been paying 100% of the shuttle cost.

Council Member Kist asked and Director Chrysler replied that the shuttles made two loops starting from the SmartRide facility and stopping at every business. Ridership was down two years ago, up last year. There were around 24,000 rides in 2018, breaking down to about 12,000 round trips.

Council Member Shull asked if this project would qualify for points in the AEP Savers program to buy an electric vehicle. Council Member Kist asked that the grant could go towards the bus charging station. The disposition of the grant monies was still to be determined.

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

Council Member Kist moved to adopt the resolution. Council Member Shull seconded and council voted with six yes votes to approve Resolution R-45-2019.

RESOLUTION R-46-2019

Mayor Spalding read by title A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE FRANKLIN COUNTY AUDITOR.

City Manager Joseph Stefanov stated that this resolution and R-47-2019 were housekeeping in nature. Each year the city had to request inside millage from the county and each year the county designated the millage. Then the city had to pass follow-up legislation accepting the county award. The purpose of this resolution was to accept the rate determined by the Franklin County Auditor's Office. The next resolution would accept the rate determined by the Licking County Auditor's Office.



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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 Durik seconded and council voted with six yes votes to approve Resolution R-46-2019.

RESOLUTION R-47-2019

Mayor Spalding read by title A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE LICKING COUNTY AUDITOR.

City Manager Joseph Stefanov referred to his presentation of Resolution R-46-2019.

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 Shull seconded and council voted with six yes votes to approve Resolution R-47-2019.

RESOLUTION R-48-2019

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

Community Development Director Jennifer Chrysler told council that this resolution related to Blue Scope LLC's expansion. Alene Candles was part of a joint partnership with the Daimler Group. Todd Sloan, Executive Vice President with the Daimler Group, was present to answer questions. Alene Candles was one of the first businesses to move into the first multi-tenant facility. They would continue operations at their current location, however, they had outgrown that space. They did a search throughout the region and found that the best place to continue to grow their business was in New Albany. At the end of 2018, they reported 169 jobs in the community with an annual payroll of \$7.2 million. As part of the expansion project, they would build a new 280,000 square foot multi-tenant facility with the Daimler Group where Alene Candles would be the anchor. The investment included a \$2.5 million cost for land, \$5.4 million in property investment, and \$2.8 million machine and equipment investment. For this specific CRA agreement for the new building, Alene Candles would move 90 employees from the existing location into the new facility and retain about a \$3.8 million payroll. That would be their retained benchmark for the Tax Incentive Review Council. Director Chrysler noted that the remaining 79 employees, out of the 169 in the original building, would stay in place and continue to run operations there. Alene Candles could continue to grow at both locations.

In addition to the retained jobs and payroll, the partnership agreed to create 50 new employment positions, 38 of which would be new positions in the new building. They would be actively marketing the remaining space in the new building for a new tenant which would roughly make up 20 additional jobs. The aggregate annual payroll



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would be a minimum of \$2.5 million per year. Director Chrysler noted that some of the employees would be coming from Columbus, but none of that payroll would count towards the company's benchmark due to the non-compete agreement between New Albany and the City of Columbus. The minimum job retention and creation benchmark would qualify the partnership for a seven year 100% tax abatement if they built an ECOS baseline green building. If they built an advanced ECOS green building, they could qualify for a ten year 100% tax abatement. Director Chrysler stated that this project fell under the New Albany East Community Authority and would be subject to the 9.75 mil development charge.

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 six yes votes to approve Resolution R-48-2019.

Mr. Sloan thanked council and expressed his excitement for the expansion.

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 Joseph Stefanov reported that MORPC would be producing an Executive Director's Report and he would forward that to council.
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that they recapped the Miracle League fundraising event on August 16th. He understood they would be going forward with Phase I of development which included the field and backstop, but not the playground or the stands. The JPD started their strategic planning meetings that day.



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Mayor Spalding reported speaking with Dr. Klingele. The Miracle League's desire was to do Phase I and II because they were staging for construction, but they didn't want to overextend their fundraising capabilities. They were hoping to gain some momentum to meet the goal of doing both phases together. Council Member Fellows asked and Council Member Shull confirmed they would be starting construction this fall.

- C. Council Representative to New Albany Plain Local Schools: Mayor Spalding reported that the schools had achieved an "A" rating for the second consecutive year and finished in the top 3% of Ohio Schools. He congratulated the Superintendent, staff, and school board on their efforts. Council Member Kist added that the teachers would get a bonus for improving two places per their contract.

D. Council Representative to Plain Township: Council Member Durik reported that the community pool was closed and they were reconciling all the numbers. It appeared that it was a record year for attendance, memberships, and classes. Council Member Shull asked and Council Member Durik replied that the township officials thought the increased attendance might result in a positive cash flow, but they were still doing the accounting. The township discussed the continuing increased runs for the EMT squads. One of the three ambulances was older and that would become an issue down the road.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported receiving positive feedback regarding the New Albany Walking Classic. It was well attended, well run, and the weather was perfect. He congratulated those who participated.
- B. Clerk of Council: No report.
- C. Finance Director: City Manager Joseph Stefanov told council he hoped to have a report to them next week. The Finance Department was closing out the month of August.
- D. City Manager: City Manager Joseph Stefanov told council he should have a written report to them by Monday of the following week. He requested to take some vacation days. Council agreed. Mayor Spalding asked and City Manager Stefanov anticipated Public Service Director Mark Nemec would be the acting city manager while he was gone.
- E. City Attorney: No report. Mayor Spalding thanked Law Director Mitch Banchefsky for assisting with the Verizon cell tower application and retaining the city's expert to provide some clarity on the issues.



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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) to consider appointment, employment, promotion or compensation, discipline, demotion or dismissal of a public official or employee and pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. Mayor Spalding reserved the right to take action afterwards. Council Member Briscoe seconded and council voted with six yes votes to go into executive session at 8:27 pm.

Council Member Briscoe moved that council come out of executive session and resume the regular meeting. Council Member Durik seconded and council voted with six yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:23.


OTHER BUSINESS:

Council Member Fellows moved to appoint Bill Carleton to the Cemetery Restoration Advisory Board to complete the unexpired term ending 12/31/2019. Council Member Kist seconded and council voted with six yes votes to appoint Mr. Carleton to the CRAB to complete the unexpired term.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Durik seconded to adjourn the September 17, 2019 Regular Council meeting at 9:24 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council
Sloan Spalding, Mayor
Colleen H. Briscoe,
President Pro Tem

10/1/19
Date