



## NEW ALBANY CITY COUNCIL MEETING MINUTES

June 4, 2019

### **CALL TO ORDER:**

Mayor Spalding called to order the New Albany City Council Meeting of June 4, 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, Finance Director Bethany Staats, 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, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

### **ROLL CALL:**

The following Mayor/Council Members answered Roll Call:

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

Clerk of Council Jennifer Mason told council that Council Member Shull was traveling and requested to be excused. Mayor Spalding moved to excuse Council Member Shull from the council meeting. Council Member Kist seconded and council voted with six yes votes to excuse Council Member Shull from the meeting.

### **ACTION ON MINUTES:**

Mayor Spalding asked if council had reviewed the proposed May 21, 2019 regular meeting minutes and if they had any additions or corrections. Hearing none, Mayor Spalding moved to adopt the May 21, 2019 regular meeting minutes. Council Member Durik seconded and council voted with six yes votes to approve the meeting minutes.

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

Clerk Mason requested to amend the agenda to reflect a change in the title of Ordinance O-15-2019. The sanitary sewer easement needed to read "0.330" acres instead of "0.020." She had distributed a revised version of the ordinance to council with that correction. Mayor Spalding moved to amend the agenda to correct the title to Ordinance O-15-2019 as recommended by Clerk Mason. Council Member Brisk seconded and council voted with six yes votes to amend the title of O-15-2019 on the agenda.

### **HEARING OF VISITORS:**

The Antidote FIRST Tech Challenge Team - update



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The First Tech Challenge Robotic Team #14320, also known as "The Antidote," thanked council for their time. The Antidote members Aditya Chittari, Varun Chitiveli, Mann Arora, Shobhit Pradhan, Pranav Chitiveli, and Atman Singh reviewed their history and accomplishments from their debut in 2018 to the present. They were comprised of New Albany middle and high school students. They built robots, fundraised for their team, spread the *FIRST* message, designed their website, and volunteered at community events. They described the origins of the *FIRST* program and competitions they participated in. They gave a PowerPoint presentation to council detailing their journey and awards.

After the slide presentation, The Antidote demonstrated their current competition robot and helped Council Member Kist to take a turn at operating it. They presented a commemorative plaque to council to thank them for their support.

### **BOARDS AND COMMISSIONS:**

PLANNING COMMISSION: Mayor Spalding reported that the PC held an informal meeting to hear a presentation on the Leisure Trail Master Plan.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: No report.

BOARD OF ZONING APPEALS: Council Member Brisk reported that the BZA approved a variance application for a residence at 4661 Goodheart Court for a walkway around a pool. Both the applicant and a neighbor had legal counsel at the BZA meeting and they were able to work out an agreement.

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CHARTER REVIEW COMMISSION: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

### **CORRESPONDENCE AND COMMUNICATION:**

Council Member Brisk told council that she attended the Healthy New Albany's (HNA) Studio 55+ party which coincidentally fell on her birthday. She passed around her new ID card. New Albany residents could participate for free, non-residents paid \$15 for the year. Members could take advantage of discounts for other HNA programs. She'd heard a lot of great feedback and understood the HNA was seeing around 40 attendees at events which took place every Thursday from 10am-noon. She was pleased with the Studio 55+ programs and HNA's efforts.



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### SECOND READING AND PUBLIC HEARING OF ORDINANCES:

#### **ORDINANCE O-15-2019**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT TWO LEISURE PATH EASEMENTS OF 0.014 ACRES AND 0.046 ACRES, A SANITARY EASEMENT OF 0.020 ACRES, A DRAINAGE EASEMENT OF 1.460 ACRES, AND RIGHT OF WAY DEDICATION OF 0.184 ACRES AS REQUESTED BY CANINE COMPANIONS FOR INDEPENDENCE, INC.

Engineer Mike Barker described the location of the Canine Companions LLC site. As a part of their development, easements were required for leisure trail, sanitary sewer, and drainage. This ordinance represented the city's formal acceptance of those easements as indicated in the engineering plan.

Council Member Fellows asked and Engineer Barker clarified the location. Mayor Spalding asked and Engineer Barker confirmed that PharmForce Inc. was required to build leisure trail along New Albany Road East and State Route 605 which would stop short of a stream. Mayor Spalding asked and Engineer Barker confirmed that there would be some gaps in the trail until a connection was made. Council Member Fellows asked and Engineer Barker agreed that the ultimate goal on New Albany Road East was to have leisure trail on both sides, and this easement acceptance would move the city closer to bringing people north to the Metropark area.

Council Member Brisk moved to adopt the ordinance. Council Member Durik seconded and council voted with six yes votes to approve Ordinance O-15-2019.

### INTRODUCTION AND FIRST READING OF ORDINANCES

#### **ORDINANCE O-16-2019**

Mayor Spalding read by title AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORATE OF AMENDMENTS TO THE 2010 NEW ALBANY REVISED CHARTER ON NOVEMBER 5, 2019.

Law Director Mitch Banchevsky told council that the Charter Review Commission (CRC) met around ten times. The meetings were well attended. Charter revisions would be submitted to the Franklin and Licking County Boards of Election by a set date in August. The Ohio Secretary of State would certify the ballot language. The city had received guidance from the Franklin County Prosecutor's office. This ordinance required two readings and would be effective immediately upon passage.

CRC members present, Debra Lowery, Bill Carleton, and Johnna Evans, introduced themselves. Clerk Mason credited CRC Members, Chair Andy Cooke, Vice Chair Patrick Weyers, Secretary Debra Lowery, Bill Carleton, Johnna Evans, Mary Fee, and Glenn Redick, along with Law Director Banchevsky. Law Director Banchevsky further recognized city staff's valuable input, including Clerk Mason.

Law Director Banchevsky explained that the proposed ordinance contained a summary of the changes and a full, redlined version of the revisions was attached. Law Director Banchevsky reminded council that he sent out a separate memorandum with a more extensive summary of the changes. Council Member Fellows asked and Law



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Director Banchevsky replied that the proposed ballot language was contained in Section 4 of the ordinance and read that section to council. The full charter would be posted in each of the polling places. Council Member Kist asked and Law Director Banchevsky confirmed that the entire charter would be also published for two consecutive weeks in a paper of general circulation and a hard copy of the redlined charter would also be mailed to every resident elector. Council Member Fellows asked and Law Director Banchevsky answered that city staff would write the cover letter explaining what was being sent to the electors.

Law Director Banchevsky reviewed with council the summary of the charter changes as spelled out in the ordinance. Finance Director Bethany Staats clarified for council that, when the city did a financial policy review, the one of the charter changes would allow for council to decide which types of purchases would require a Purchase Order. Council thanked the members of the CRC for their participation.

Mayor Spalding set the ordinance for second reading at the June 18<sup>th</sup> council meeting.

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

#### **RESOLUTION R-30-2019**

Mayor Spalding read by title A RESOLUTION TO REORGANIZE THE MEMBERSHIP OF THE CEMETERY RESTORATION ADVISORY BOARD TO ELIMINATE NON-VOTING MEMBERS AND MAKE ALL SEVEN MEMBERS VOTING MEMBERS.

Clerk of Council Jennifer Mason told council that the Cemetery Restoration Advisory Board (CRAB) had been operating for three and a half years and had been assisting council in restoring the New Albany Cemetery. The CRAB historically had trouble gathering a quorum because, although it had seven members, only four were voting members. If two of the four voting members were unable to attend, all seven members of the CRAB could not meet. Currently, all CRAB members were residents of New Albany and the board was requesting to reorganize the board to have seven voting positions.

Council Member Durik asked and Clerk Mason answered that, when the CRAB was originally created, some volunteers for the board were Plain Township residents. The board was expanded to include them as non-voting members. Mayor Spalding noted that any future non-residents who wanted to participate could still attend meetings and contribute. Clerk Mason told council that was already happening.

Mayor Spalding moved to adopt the resolution. Council Member Fellows seconded and council voted with six yes votes to approve Resolution R-30-2019.

#### **STANDING COMMITTEE REPORTS:**

A. Finance Committee: No report.

B. Safety Committee: No report.

C. Public Utilities: No report.



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- 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: No meeting.
- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany Plain Local Schools: No meeting.
- D. Council Representative to Plain Township: Council Member Durik reported that he would be attending the meeting the next day and tax collection was on the agenda.

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

- A. Mayor: Mayor Spalding reported that he would be out-of-town the following week, but would be available by phone.
- B. Clerk of Council: Clerk of Council Mason polled council and Council Member Shull, Council Member Briscoe, and Council Member Fellows would be walking with the hired horse and wagon in the July 4<sup>th</sup> parade.
- C. Finance Director: Finance Director Bethany Staats distributed the April Report to council. The city had seen a 12.8% increase in revenue and a 10.9% increase in expenditure compared to 2018 from the General Fund. This report compared numbers generated by the city's MUNIS program for 2018 and 2019 since the program went live on April 1, 2018. The back of the report contained the investment updates. The city continued to spend bond money. City Manager Stefanov told council that spending the bond money was a good thing as it meant the sewer and water lines were being built.

Mayor Spalding asked and Director Staats answered that the city's income tax revenue collected by the Ohio Business Gateway (OBG) was trickling in. She recently received a report from OBG for the April 2019 collections. She was also notified that OBG was conducting training on how to view taxpayer information. Mayor Spalding asked Director Staats to keep council informed.



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D. City Manager:

*Clerk's note: Underlined titles are included below for easier reading.*

City Branding

Public Information Officer Scott McAfee described the process of choosing a new tagline. The new proposed tagline was "Community Connect Us." Information Officer McAfee liked that the tagline put community first, still resonated with both residents and businesses, was consistent with the city's pillars and values, reinforced the new logo, and even contained a nod to the "ColumbUS" tagline.

Mayor Spalding noted that many community members participated as stakeholders in these branding conversations. In reviewing what they thought was most important, "community" kept rising to the top. Council Member Durik added that the Branding Committee reviewed several alternatives, but this one got universally positive reaction.

Council Member Brisk moved to adopt the tagline "Community Connects Us." Council Member Briscoe seconded and council voted with six yes votes to adopt the tagline "Community Connects Us."

Leisure Trail Master Plan Update:

City Manager Joseph Stefanov told council that MKSK representatives were unable to attend this council meeting, so the presentation was being postponed to the June 18, 2019 council meeting.

Sidewalk Replacement Program at Sudbrook Square

City Manager Stefanov told council that the road and sidewalk improvement bids came in under budget. It possible to finish the sidewalk replacement on Upper Fenway and still have available funds. Staff believed Sudbrook Square could be added to be project and the necessary sidewalk repairs could be completed for \$53,312.91 which was below the \$69,000 engineer's estimate. Including the street improvement, the total amount come in below the \$1.2 million originally appropriated by council.

Council Member Briscoe moved to modify the Street and Sidewalk Paving Program to include Sudbrook Square sidewalk repair. Council Member Durik seconded and council voted with six yes votes to approve the motion.

Harlem Road Leisure Path

City Manager Stefanov said this topic was being brought to council for general direction. The city had not been successful trying to obtain easements from the Tensweep residents to construct the leisure trail on Harlem Road with the optimal amount of separation between Harlem Road and the trail.

Staff was now proposing a three stage trail construction. Starting at the south end of Harlem Road near Greensward, a sidewalk could be installed. The area where the Tensweep lots backed up to Harlem would get a trail in the city's existing right-of-way with a wood or metal guardrail up against the edge of the pavement. City Manager Stefanov assumed council would prefer wood. There could be a small gravel shoulder between the pavement and the leisure trail. The guardrail was the most expensive





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scenario, but would provide safe passage for residents. After the Tensweep properties, the trail could be moved away from the road and be placed in the yards where Harlem Road residents had agreed to grant easements for that purpose.

Council Member Kist asked and City Manager Stefanov answered that, at the corner of Harlem and Greensward, the sidewalk would stop short. The city could work with the utility companies to bury the existing mechanical boxes in an underground vault, remove the plant material, extend the trail around the curve onto Greensward, and provide a pedestrian crossing at that intersection. That would be a separate project and would be fairly costly if the city wanted to have those utility boxes buried. In the meantime, the trail could be stubbed at a safe point. Council Member Kist asked and City Manager Stefanov replied that the ultimate plan was to connect to the leisure trail across from Greensward by installing a crosswalk and another trail connection to span the grassy area between Greensward and the trail to the south.

Council and staff discussed screening the new path or sidewalk from residents. Council Member Kist asked if a retaining wall would be installed. City Manager Stefanov answered that a retaining wall or a cut in the slope were both options. All of the work could be performed within the city's right-of-way. The guardrail portion would start just north of the Horvath property. The city would have to do some grading and tree removal there. Some trees were already not in good condition. Staff could replant trees if appropriate. North of the Tensweep properties, the city would create more separation between the trail and the pavement using the easements provided by the homeowners. Owner Kevin Hoffman was the last remaining hold out on Harlem Road. If the city was not successful in obtaining an easement from Mr. Hoffman, the city could angle the trail back towards the street into existing right-of-way and put in another section of guardrail between the path and Harlem Road.

Mayor Spalding asked and City Manager Stefanov answered that city's right-of-way spanned 11' away from the edge of the pavement. Council commented that the multiple design changes along the path would make it look bad. Council Member Brisk compared this plan to the path on Thompson Road. She stated this design was a pain and would cost more money than it should, but it was probably the best solution. Mayor Spalding observed that the speeds and width of the pavement on Thomson Road were a lot different than Harlem Road. The goal was to provide a safe way for people to walk down Harlem Road. He asked if the guardrail was necessary and how far a trail had to be separated from the roadway to not require a barrier.

Council Member Kist asked if the city would be relocating the storm sewer currently on the west side of Harlem Road. Engineer Mike Barker answered that the city would do some grading on the back side of the sewer lines and the path could go over top of the sewer grates. For each trail option, there were obstacles. Council Member Briscoe asked and Engineer Barker replied that the wooden guardrails were about 1 ½ feet in width including the vertical posts. Council Member Briscoe asked and City Manager Stefanov answered that having a wood guardrail versus a metal guardrail added about \$60,000 to the cost. Council Member Brisk stated that another option was eminent domain.



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Council Member Kist asked and City Manager Stefanov answered that installing concrete curb up to where a standard leisure trail path could start would likely be more expensive. Adding a curb meant adding drainage grates and changing the grade behind the curb. Council Member Fellows speculated that if Mr. Hoffman considered that a leisure trail was coming through no matter what, and his choices were either easement or guardrail, he would likely allow the easement. Mayor Spalding added the cost differential was also significant and Mr. Hoffman should appreciate the reasons why the city would prefer not to install a guardrail.

City Manager Stefanov told council a motion wasn't necessary to proceed. He would reach out to the remaining property owners. The city had been working on a Harlem leisure trail for the better part of 15 years. Residents had come and gone and plans just kept getting recycled. Council Member Fellows asked if the message to residents was, "This is coming. So here's what it's going to be." City Manager Stefanov agreed that was the message, assuming that was council's direction to him at this meeting. City Manager Stefanov told council there were three options, (1) do nothing, (2) do a modified, multiple material trail, and (3) take what the city needed by eminent domain on Tensweep and anyone else on the street who wasn't willing to work with the city. Council Member Kist asked and Engineer Barker could not recall the cost of purchasing the property using eminent domain. Council Member Briscoe reminded council to include the cost of legal fees. City Manager Stefanov offered to email that information out to council.

Council Member Briscoe stated she did not like the idea of eminent domain. However, the current plan would result in a weird looking path up a pretty road. Council Member Brisk asked if council should further talk about eminent domain. Council Member Kist asked Engineer Barker to pull numbers together for an eminent domain-enabled purchase price. Council Member Fellows did not like taking people's property. Council Member Brisk did not like spending \$60,000 more on the wrong product. Council Member Durik speculated that the city could still end up paying legal fees if someone objected to guardrails, even if the city had legal rights to install it. City Manager Stefanov cautioned that the eminent domain process could add another year on to the project.

Council Member Kist asked about authorizing City Manager Stefanov to move forward with the current design, having the city approach impacted residents with the plan, explaining the city's preference, and emphasizing that a path was coming. Council Member Brisk questioned whether the city was able to get its message across when the project had been pending for 15 years. City Manager Stefanov told council that only two or three out of six Tensweep residents were agreeable to a leisure trail easement. The remaining three had refused to engage. Council Member Fellows noted that the city had tried all reasonable means to communicate and work with residents. He felt now was time to move forward. Tell residents this was how the path would look. If they wanted it look a different way, they would have to be in agreement. Council Member Briscoe expressed that other design options should be open.

Council and staff talked about the area that was designed as sidewalk. City Manager Stefanov stated it would be a skinnier version of what was installed in front of Village Hall. Mayor Spalding requested an estimate for all of Harlem Road to have the sidewalk treatment. Council and staff discussed having





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curb all along the road. Mayor Spalding didn't like the idea of several different treatments along the road. Mayor Spalding asked if there was any discussion about Harlem Road being changed to one-way. City Manager Stefanov said residents had not been approached about that possibility. Some challenges related to adding a curb to one side of Harlem Road included having to remove the crown of the road and making grade changes.

Council Member Briscoe suggested installing a smaller asphalt path all along the road. Engineer Barker responded that the city's standard leisure trail width was 8'. In consideration of encroachment into resident's property, the current Harlem Road plan narrowed the pavement down to 5' wide. Council Member Kist asked and Engineer Barker stated the suggested width of sidewalk was 4' plus adding another ½ foot for curb. City Manager Stefanov told council that if they liked the idea of curbing that side of Harlem Road and putting in a sidewalk and curb, staff could work up an estimate. That project would include drainage pipe along the west side of the road. The city would have to come up with a plan for the mailboxes on that side and would want to talk to the Post Office about moving them to the east side of the street. Fire hydrants would have to be considered as well. The full sidewalk option would be more consistent throughout and have a more suburban aesthetic.

Council Member Kist observed that the kids on Harlem Road had no other option to access the rest of the leisure paths other than using their street. This was dangerous. Council Member Briscoe and Council Member Durik pointed out that the kids would still have to cross Greensward Road to get to the path.

City Manager Stefanov stated that the proposed path through the back of the Tensweep properties was past their back fence line. The path would cause no change to their privacy. City staff offered Tensweep residents additional screening and landscaping. Mayor Spalding speculated that the Tensweep owners were supporting their neighbor. Council Member Brisk stated she was still in favor of eminent domain. She saw council as sending City Manager Stefanov back with "plan #55 and plan #75." He needed authority. Mayor Spalding asked and City Manager Stefanov answered that, moving forward with the present plan, the city could conceivably get the project done with the Prairie House. Engineer Barker stated that the Prairie House trail would likely be part of the fall 2019 construction schedule.

Council Member Fellows asked if there was a way to design a nicer transition from leisure trail to sidewalk. Mayor Spalding asked and council members answered that the current curbing was an extension of the City of Columbus' design on Tensweep. Council Member Fellows suggested running the whole length of Harlem with blacktop leisure trail. Council Member Briscoe agreed that that would be better than adjoining it to sidewalk. Council Member Kist asked if curb could be run for the full length of the road and council members responded that that would be expensive. City Manager Stefanov offered to get an estimate to curb of that entire side of Harlem. He stated the main cost factor of the curb would be the storm sewer that would have to be built with it. The city would also have to deal with the relocation of the mailboxes, but that wouldn't add much to the cost. City Manager Stefanov said the city could put a path between the hydrants and the curb. Council Member Briscoe observed that relocating the mailboxes would be a big deal to the residents who had to cross the street to get to their



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mail. City Manager Stefanov noted that there were more houses on the east side of Harlem than on the west side. Council Member Briscoe, Council Member Durik, and Council Member Brisk stated that the residents on the east side who ended up with the west side resident's mailboxes wouldn't be happy either.

Council Member Kist stated that he was not in favor of eminent domain since there was currently an option for a path. He thought the city could come up with a good enough design. It wouldn't be ideal, but it would be better than the existing condition on Harlem Road. Council Member Fellows asked and Engineer Barker answered that, if the city installed 5' leisure trail, it would have to be narrowed down to 4' in next to the Horvath residence. Council Member Fellows asked if the city could do the whole path at 4' wide, similar to a sidewalk. Council Member Briscoe agreed that a 4' path would still provide residents with a safe place to walk or ride their bikes. She asked and City Manager Stefanov answered that it was likely, even with a 4' wide path, given its vicinity to the road, the city would probably want to curb some areas - something to prevent a car from inadvertently going off the road. City Manager Stefanov recalled that the Ohio traffic manual required some type of vertical separation.

Council and staff discussed putting in curb and sidewalk through the Tensweep properties, then transitioning to asphalt with a greater setback without a curb and potentially widened out to 5'. Council Member Fellows and Council Member Briscoe favored leaving the width consistent at 4'. Council Member Kist asked and Engineer Barker answered that there was 5-6' of greenspace available in the city's right-of-way, and that was primarily the ditch section next to the road. Council Member Briscoe preferred a narrower path than snaking a wider path around obstacles. City Manager Stefanov told council that if Mr. Hoffman agreed to that plan, the city would not have to install guardrail. Council Member Fellows reiterated the above plan for clarity. Community Development Director Jennifer Chrysler told council that staff could work up that design and get it priced out. From an aesthetic standpoint, the transition from asphalt to concrete would be noticeable, but keeping the width consistent would help.

Council Member Fellows asked if there would be a crosswalk at the Harlem Road/Greensward intersection. City Manager Stefanov and council observed that there was no current place to land pedestrians. If council wanted to put off this project, that would give the city a chance to work with the utility companies to bury the mechanical boxes. Council Member Fellows preferred to go forward with Phase I so residents at least had a sidewalk and dealing with the utilities and crosswalk next year. Council Member Fellows reviewed the plan with 4' wide blacktop past the sidewalk all the way north. Council Member Durik was fine with that proposal, understanding guardrail may come it to play in front of the Hoffman property.

Council Member Briscoe expressed concerned about the cost of curbing. Council Member Fellows asked and City Manager Stefanov replied that there had to be a curb or guardrail going north from the Horvath property because there wasn't enough distance from the road. Council Member Fellows was agreeable with a curb or guardrail, whichever was cheaper. Council Member Brisk maintained that



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eminent domain was still cheaper than curb. She understood it would greatly reduce the expense to be able to keep the path straight past the Hoffman property.

Council reviewed the proposed plan again using Google Maps. Council Member Brisk asked and City Manager Stefanov confirmed that select Tensweep homeowners were not responding. City Manager Stefanov noted that Engineer Barker attempted contact and the city hired a specialized consultant to connect with the residents. Council Member Durik asked the distance between the Tensweep backyard fencing and the road. Engineer Barker told council that the curb would need to be extended a little over 800 linear feet to accommodate a path in the right-of-way. Council Member Briscoe asked and Engineer Barker answered that Harlem Road had 40' of right-of-way, 18' was pavement. In theory, there was 11' of unpaved right-of-way on either side of Harlem. Within that 11' were drainage ditches, power poles, fire hydrants, mailboxes, and other constraints which would need to be worked through. Staff was trying to minimize the cost of dealing with the obstacles.

Mayor Spalding asked and City Manager Stefanov replied that, with the usual easements from homeowners, the leisure trail would be built 6' from the edge of the pavement. Engineer Barker described the first 2' of the city's right-of-way next to the road as containing the drainage ditch with upward grading. Therefore, this proposed path on Harlem would be 3' away from the edge of the pavement. The path would be higher than the ditch which would continue to handle storm water. Council Member Kist stated, and Director Chrysler confirmed, that the further the city built away from the edge of road, within its right-of-way, the more obstacles it ran into.

Council Member Brisk asked for the cost difference between building through the Hoffman property with an easement versus diverting to the edge of the roadway. She believed council had that number at some point.

Director Chrysler told council that staff originally approached this project by trying to get easements from all of the residents to build the path avoiding all of the obstacles and conflicts. The storm water ditch would stay intact and that was a considerable cost savings. As staff drew up designs within the city's 11' of right-of-way, they had to deal with construction constraints that expanded the cost of the project, particularly when comparing the length of the road and the number of residents it served to other city projects. When this project was last discussed about a year ago, staff's goal was to figure out how to most cost-effectively, and with the least disturbance, try to snake a path down Harlem Road. That focus resulted in the current staff proposal. Staff could go back and revisit what the expense would be to deal with the existing construction constraints in the right-of-way and do a cost comparison.

Council Member Fellows wanted to do a 4' path from Greensward Road, extending the curb or installing guardrail as needed through the back of the Tensweep properties. From that point on, he wanted 4' path all of the way up the street with no constraints, once Mr. Hoffman made his decision. Council Member Brisk believed enough council members were in favor of eminent domain if Mr. Hoffman didn't agree, and she felt a vote should be taken on that matter. Council Member Fellows preferred to see what Mr. Hoffman's stance was based on the above proposal, knowing a path would



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be built one way or the other. City Manager Stefanov told council that this matter did not need to be decided at this meeting. Mayor Spalding told council that he knew when the Horvaths learned that the city was considering eminent domain they were upset to learn it, and their neighbors no longer cooperated with the city. Those were some implications of having that type of conversation. He didn't know what level of cooperation was necessary at this point to get the project completed.

City Manager Stefanov told council he thought he had the direction he needed from them.

Council Member Fellows solicited Law Director Mitch Banchefsky's opinion as he lived on Harlem Road. Law Director Banchefsky told council that all he could say was that his kids were in town over the weekend. His kids went running on Harlem Road and came back and told him that it was as bad as it ever had been. They thought they were brushed by cars, because the traffic right now was dramatically heavier due to the nearby road closure. Law Director Banchefsky knew that the Police Department was out there working the speed limit, but Harlem was a drag strip of a narrow road alongside people walking and biking. Council Member Durik asked and Law Director Banchefsky answered that 4' of path was better than nothing. Anything was better than nothing. It was purely a safety issue.

### Pavement Condition on Portion of Central College Road

City Manager Stefanov reminded council of the Road Maintenance Agreement resolution approved at the prior council meeting. He subsequently drove to the site of concern. Franklin County had repaved that section of Central College Road. It was in relatively good condition. There was one small section entering the "S" curve where the pavement edges were starting to fray. That could be repaired fairly easily. There was no significant capital outlay necessary to upgrade that portion of Central College. Drainage was still an issue, but that would be the county's responsibility.

### Expansion of Public Service Garage

City Manager Stefanov reported to council that Public Service Director Mark Nemec had worked with a consulting architect on the possible addition to the Service Department garage. City Manager Stefanov passed around an elevation and floor plan to council. Council authorized the appropriation of \$1 million for this project. Due to labor and material costs, and the number of construction projects already on the market, the city couldn't get a bid close to the \$1 million.

Director Nemec and his team stripped out some items and they were able to get the project cost down to roughly \$1.5 million. Director Nemec described the existing garage. The addition would expand the garage by 6 bays, just short of doubling the amount of enclosed garage square footage. The addition was only for garage space to store vehicles and equipment. Currently, a lot of the city's equipment was sitting outside. A small part of the proposed project would take an existing tool room and convert it to a lunch room. The current lunch room was often utilized for training, pre-construction meetings, and other city functions, so Public Service employees were getting pushed out of that space for their lunch. That piece was a very small percentage of the overall cost.





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Director Nemec told council that a mezzanine was in the original expansion design, but was pulled out for cost consideration. The purpose of the mezzanine was for more storage. Council Member Fellows asked and Director Nemec replied that the proposed expansion project should serve the city for at least 15 years, but it would depend on how much more the city grew. The Public Service Department served both residents and businesses in New Albany, and the commercial sector had grown a lot. Council Member Fellows asked and Director Nemec answered that the mezzanine was included previously to store smaller parts. The main goal was to store equipment inside. Council Member Fellows did not want the city to regret not building the mezzanine at this time and needing it a few short years later. Director Nemec stated the mezzanine could be built a different way. If the Public Service Department needed the extra space down the road, the mezzanine could be constructed out of metal instead of concrete. Pre-formed components were available for purchase.

Council Member Kist understood that the additional space was not critical at this point. Director Nemec stated that the purpose of the expansion was to prolong the life of the city's equipment. Equipment degraded sitting in a parking lot all year long, particularly during the winter. Director Nemec said the garage was not critical to the operation of the Public Service Department, but it was critical to the longevity to of the equipment the city owned or purchased in the future.

Council Member Kist commented on the busy status of the construction industry. He wondered if it made sense to wait until after the peak of the demand for projects like this. He didn't know how long that would be. City Manager Stefanov told council that the current design was grandfathered in under older code provisions, so if the city waited too long, it would have to go back and redesign the building according to the new requirements and that could impact the cost. Director Nemec explained that the current cost estimate was conservative and from construction companies after a detailed review of the plans and a few changes. The \$1.5-1.6 million estimate was a buildable number. The code changes were to the energy section. While the garage was a metal building, it was not typical in that it had a concrete foundation, the paneling had detail, there were cupolas, and the roof was highly pitched for extra space. The details came with a cost. The design could be changed to be cheaper, and go back through the Architectural Review Board, but this aesthetic was consistent with the rest of the city and the current garage.

City Manager Stefanov told council that the city could park vehicles outside. More sensitive and higher value pieces of equipment could go indoors. Pickup trucks and smaller vehicles could be moved outside. Leaving them out could take away some of their useful life, but the city had been in that position before. If council thought, in the next two to three years, that the cost of construction would come back down, the city could wait until that point. Council Member Durik asked and City Manager Stefanov answered that, in the last ten years, the city had added a lot of road miles, but that would be tapering off. He expected the city would build some additional roadway to the northeast and around the Winding Hollow area, but almost everything to the southeast had been built out. The city could add a few more trucks, but he didn't expect the exponential growth the city had been experiencing for the previous 10 years. City Manager Stefanov said that the city was currently sharing its cold storage





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building with Franklin County in the winter time. The city could restructure that deal with the county to reclaim more space in the winter.

Council Member Fellows asked how much the inflation in the construction market was adding to the cost of the garage expansion project. Neither City Manager Stefanov nor Director Nemec could answer that question. Council Member Durik stated he had never seen construction costs go down. Council Member Brisk concurred. City Manager Stefanov noted that the construction of the current Public Service garage was delayed about a year and the price of steel rose exponentially during that time. Council Member Brisk said that if City Manager Stefanov thought this was the appropriate time and the cost was within a budget he thought reasonable - it would be a gamble to wait and see what would happen a year from now. City Manager Stefanov replied that his opinion was that it would smarter to do now or wait three to four years. He didn't think the market would change much within a year. Staff could make either scenario work.

Council Member Durik said he would proceed now if it was within the city's budget. City Manager Stefanov told council he would bring council a resolution to bid and award the project at the next council meeting.

### MORPC Affordable Housing

City Manager Stefanov reported to council that the Mid-Ohio Regional Planning Commission (MORPC) had sent out a letter soliciting donations from its members and local partners. There was a shortage of affordable housing in the region and MORPC was projecting population growth of 1 million by 2050. MORPC was trying to get ahead of the other fast-growing regions where housing became out of reach for people with moderate incomes. MORPC was proposing to undertake a \$300,000 study. They were asking for local governments to help to fund around one-half of the cost, and MORPC was asking for New Albany to consider contributing \$10,000. Other suburban communities were also asked to participate. City Manager Stefanov reported that MORPC had not come up with donation thresholds based on municipal population. City Manager Stefanov opined that MORPC would be happy with whatever participation New Albany could offer. New Albany was a small community relative to Dublin, Worthington, and other suburbs.

MORPC was planning on establishing a steering committee for its study. Anyone who was involved in paying for the study would have an opportunity to sit in on the steering committee.

Mayor Spalding asked and City Manager Stefanov answered that MORPC didn't have a formula for participation based on population side for this program. MORPC did use a formula for membership. Mayor Spalding supported making an appropriate contribution on behalf of the city to address the issue of regional housing. City Manager Stefanov said if council was comfortable with the original request or if council wanted to do less, he would take care of that. Council Member Fellows was good with the recommended amount. Mayor Spalding encouraged participated and figuring out what the appropriate amount was for a community of New Albany's size.



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E. City Attorney: No report.

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

NONE.

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

*Clerk's note: Underlined titles are included below for easier reading.*

#### Neighborhood Meetings:

Council Member Brisk told council that there would be a neighborhood meeting on June 12<sup>th</sup> at 6:30 pm at the White residence. Council Member Brisk would be attending and they could use one or two more council members. Council Member Briscoe volunteered to attend. Council Member Brisk said there would be one to two more neighborhood meetings in July or August. If council knew a resident who wanted to host a meeting, please let someone know.

#### Engage New Albany Strategic Plan

Director Chrysler directed council's attention to the Engage New Albany brochure which spelled out the process by which the city would be soliciting feedback for updates to the Strategic Plan. The city would be hosting an Open House, tentatively on July 23<sup>rd</sup>, at the Heit Center from 6-8 pm. The city would also be launching a website and had help creating a "meeting in a box" to enable residents to host their own meeting without public officials present. The box had a step-by-step guide and a series of questions to answer. The results could be packaged up and delivered to the city with the resident's input. For additional feedback, the city had secured a booth at the Farmer's Market and would host activities there.

Mayor Spalding asked if anything more had been done about setting up a chair at the Farmer's Market as a memorial to Dr. Glyde Marsh. It would be nice to have by the city's booth.

Council Member Brisk asked and Administrative Services Director Adrienne Joly responded that the Engage New Albany brochure was a resource for council, city staff, and the Strategic Plan Steering Committee members. The planned engagement with citizens was a broader outreach effort that staff had ever undertaken for a Strategic Plan. The brochure outlined all the different types of engagement available. It gave details surrounding the purpose of the outreach and what the city hoping to receive. It was a good resource to have a broad understanding about the planning process and what to expect in the next twelve months.

Council Member Durik asked and Director Joly answered that the Strategic Plan Steering Committee was made up of a cross-section of residents, business members, city board and commission members, school representatives, activity clubs, and other groups that organized in New Albany. Director Chrysler added that, in addition to the Steering Committee, staff had organized five focus group sessions which would take place in a few weeks. There were about six people in each focus group who would discuss the Village Center, sustainability, transportation, programs, and amenities and services. The idea was for the focus



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groups to have a well-rounded cross-section of participants, balancing men and women, young people with families and empty nesters, and so forth.

Director Joly told council that the Open House in July would be more interactive than meetings in the past. Every piece of engagement was meant to be fun and get people involved. She asked council to promote the Open House and all the other levels of engagement so the city could gather broad input from the community.

Council Member Durik asked and Director Chrysler answered that staff would have a list of specific dates soon. They were still finalizing some dates and venues for the other events which would also be on the Engage New Albany Strategic Plan website. Director Chrysler said it was important to note that the city was also working with consultants on traffic analysis. As staff went through this three-month information gathering process with the public, there was also enough time to gather data and crunch numbers so that staff could make informed recommendations to the Steering Committee.

Council Member Brisk asked and Director Joly answered that council should attend the Open House and other public meetings. The focus groups only involved limited staff, hopefully encouraging people to speak more freely about the proposed topics. Consultants recommend that meeting-in-a-box participants should be the public only. Having staff or council present could result in the meeting turning into a question and answer session and might not provide unbiased results. Council Member Brisk asked and Director Chrysler answered that Mayor Spalding was council's official representative on the Steering Committee, however, those meetings were open to the public, including council members. Director Chrysler noted that the original plan was for 20 Steering Committee members, but they had expanded that considerably due to enthusiastic response. Council Member Brisk asked and Director Joly answered that the focus groups slots were mostly filled.

### Division I Girl's Lacrosse State Championship Game

Council Member Kist reported that he attended the Division I Girl's Lacrosse State Championship. New Albany lost a close game to Upper Arlington. Council Member Brisk's daughter was the First Team All-OCC goalie for the New Albany team. New Albany played well and had a fantastic season.

### OTHER BUSINESS:

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 employee. Council Member Briscoe seconded and council voted with six yes votes to go into executive session at 8:50 pm.

Council Member Briscoe moved that council come out of executive session and resume the regular



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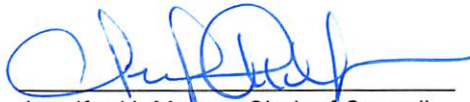
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meeting. Council Member Durik seconded and council voted with six yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:04pm.

### ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Briscoe moved and Council Member Fellows seconded to adjourn the June 4, 2019 Regular Council meeting at 9:04 pm.

### ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan Spalding, Mayor

18 Jun 19

Date