



# Council Minutes – Regular Meeting

January 5, 2021

## CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of January 5, 2021 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, Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Deputy Public Service Director Mike Barker, Public Service Director Mark Nemec, and Clerk of Council Jennifer Mason. Staff tele-present were Law Director Mitch Banchefsky, Public Service Director Mark Nemec, Planning Manager Stephen Mayer, Engineer Ed Ferris, and Chief Communications and Marketing Officer Scott McAfee.

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 – Tele-present
CM Marlene Brisk	A
CM Michael Durik	P – Tele-present
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

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

## ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the proposed December 15, 2020 regular meeting minutes and if there were any additions or corrections. Clerk Mason reported a change from Finance Director Staats that clarified her report, but was not substantive. That change was made to the original. Hearing no further changes, Mayor Spalding moved to adopt the December 15, 2020 regular meeting minutes. Council Member Kist seconded and council voted with six yes votes to approve the December 15, 2020 regular meeting minutes.

## ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

## HEARING OF VISITORS:

Proclamation Congratulating MLS Cup Champion Caleb Porter – Coach and New Albany resident Caleb Porter told council about the season and about winning the MLS Cup. He praised the New Albany community. Mayor Spalding read the proclamation and congratulated Mr. Porter and the team on their championship season and wished them well at their new location.

January 5, 2021

Proclamation Congratulating MLS Cup Champion Aidan Morris – Mayor Spalding read the proclamation and congratulated Mr. Morris on the championship. Council Member Kist told council how he knew the Morris family and had occasion to travel with him. He mentioned the volunteering that Mr. Morris did for the soccer team. Mr. Morris thanked council and described giving back to the local kids. Council looked forward to more Columbus Crew games in the coming years.

Dwayne Stradford addressed council about overpasses and underpasses, following up on his January 4, 2021 email. He asked if there was any consideration for placing signage on the overpass bridges of State Route 161, something to indicate what road was passing under the interstate. Other than the exit signs, there was no identification of locations. This would help motorists determine where they were in case of an emergency and give folks a better idea of their location.

City Manager Stefanov explained that the Ohio Department of Transportation (ODOT) was responsible for expressway signage. The city could check with ODOT to see if they would be willing to place identification signage on each of the overpasses. Council, City Manager Stefanov, and Mr. Stradford discussed overpass signage in other municipalities. New Albany was still growing and its boundaries were changing. Harlem Road and New Albany Road East were in Columbus. The US 62/Johnstown Road interchange was in New Albany. The Kitzmiller Road underpass was in New Albany. Beech Road was currently the furthest east interchange, but it's possible that the Mink Road interchange could be added in the future. If the city wanted to establish firm boundaries for the eastern side, it may want to wait a bit longer. State Route 605 was probably the first overpass on the western side.

Council Member Fellows thought it made sense to put a sign at US 62. That was the main interchange for the city. Mr. Stradford suggested signs in the median there. Council Member Fellows stated he spoke to Bill Ebbing, president of the New Albany Company, about their silo that was prominent and visible from the highway. Mr. Ebbing was open to possibly putting the city's logo on the silo.

City Manager Stefanov stated that the city had been talking about gateway projects for years. Because of other priorities, and because the projects were expensive, the city had postponed those ideas. They could be considered in the future and the city could approach ODOT.

Mr. Stradford noticed new streetlights on the east side of Johnstown Road after the Lambton Park traffic circle going into New Albany. He didn't know if there was any consideration for doing that on Reynoldsburg-New Albany Road. It was pretty dark after the Morse Road traffic circle, except for a couple of neighborhood lights. Would there be any exploration of putting street lights on the east side of State Route 605 and lighting that drive up to New Albany?

Public Service Director Mark Nemec responded that typically street lights were installed when an area was developed. Most street lights were put in by the residential and commercial developers. The city put in streetlights when roads were rebuilt. The city was currently working on US 62 up to Smiths Mill Road. If the city were to rebuild Reynoldsburg New Albany Road, at that time, the city would look at putting in lights.

January 5, 2021

Mayor Spalding described the city's plan for streetscapes and rural corridor roads versus urban street designs. Lighting would not be suited for a rural corridor. Director Nemecek stated the city lit intersections at neighborhood entrances to make the intersection safe. There was more lighting in commercial areas.

Administrative Services Director Adrienne Joly confirmed the city's Strategic Plan contained street typologies which called for specific streetscape improvements in designated areas. The more rural corridors wouldn't have as many lights as neighborhoods or the Village Center.

Council Member Shull stated, with the expansion of Market Street, there could be some additional lighting on Reynoldsburg New Albany Road. He didn't expect it to go all the way down to Morse, but there would be additional lighting.

Mr. Stradford brought up past road projects. He listed some large businesses that had moved into the New Albany area. He asked if there had been consideration or exploration of putting out different infrastructure projects that could be sponsored by new corporate partners that had potentially deep pockets to help sponsor a project. Had there been any exploration of putting together a list of projects and costs? With the tax cut in 2017 – he didn't know what other incentives might be out there to sponsor a project – maybe have one of the big corporate neighbors have an opportunity to sponsor something and put their name on it.

City Manager Stefanov replied that, historically the city had stayed away from corporate sponsorship of the city infrastructure which would compete with the New Albany brand. The city tried to stay away from corporate naming, preferring naming for individuals. If an individual in the community bore recognition or made a significant contribution to New Albany, the city provided opportunities. City Manager Stefanov couldn't recall any external corporate naming on city property - sometimes rooms inside buildings, equipment, or amenities – where a business had made a donation and received recognition. City Manager Stefanov could not think of a situation where the city named a facility or a bridge after a corporation.

Mayor Spalding explained that the city used economic incentive tools very proactively on projects to have the corporate partners build some of infrastructure – the roadway improvement or site improvement - and dedicate it back to the city. For example, in the Business Park, the businesses that were using the city infrastructure actually paid for it.

Mr. Stradford could see an incentive to improve areas around where the business was located. If a company said a lot of its employees used a particular road and offered to front the money, the city could do that. It was a win-win for everyone. He didn't know if those possibilities were out there - if a company needed to move a project soon rather than later so that their workers could get in and out better. Mr. Stradford described the Easton interchange on I-270 which he understood Mr. Wexner paid for on his own.

Mayor Spalding noted another branded intersection in the City of Dublin, which had a different approach to some of their economic development opportunities. Dublin put a lot of their own municipal money into that freeway interchange. At some point, the city would have the conversation about the Beech Road/Morse



# Council Minutes – Regular Meeting

January 5, 2021

Road improvement. The city would certainly be talking to the business partners in that area about what that improvement should look like and how it would get paid for.

Mr. Stradford thanked council for their time.

### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** The PC approved a zoning change for 3.35 acres in Hawksmoor where two parcels were being combined. The PC tabled an item. The PC heard an application for variances filed by EMH&T for a commercial building on Innovation Campus Way and Mink Street. All conditions were approved, there was no public comment.

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

**ACHITECHTURAL REVIEW BOARD:** No meeting

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

**ECONOMIC DEVELOPMENT COMMISSION:** No meeting.

**PUBLIC RECORDS COMMISSION:** No meeting.

**INCLUSION DIVERSITY & EQUITY ACTION COMMITTEE:** Mayor Spalding reported the second IDEA meeting would be coming up the following week.

**CEMETERY RESTORATION ADVISORY BOARD:** No meeting.

### **CORRESPONDENCE AND COMMUNICATION:**

NONE.

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

NONE.

### **INTRODUCTION AND FIRST READING OF ORDINANCES**

#### **ORDINANCE O-01-2021**

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 3.35 +/- ACRES OF LAND LOCATED AT 4093 REYNOLDSBURG NEW ALBANY ROAD AND 6 HAWKSMOOR DRIVE FROM ITS CURRENT ZONING OF RESIDENTIAL ESTATE (R-1) AND INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) AS REQUESTED BY D&H HAWKSMOOR PROPERTIES LTD., c/o AARON UNDERHILL, ESQ.

January 5, 2021

Planning Manager Stephen Mayer explained that this legislation was for two parcels that were already zoned to allow for single family residential uses. This rezoning would not change the use. This would make a lot line adjustment, but no new lots were being created. The zoning incorporated the more stringent standards of the Hawksmoor subdivision text. It also placed wider setbacks along Reynoldsburg-New Albany Road and Hawksmoor Drive to match the existing conditions. There were currently tree preservation areas that would be added to along certain boundaries. Since this was Planned Unit Development zoning, the applicant would have to go back to the Planning Commission for review and final plan approval. The zoning was consistent with the surrounding residential zoning and the city’s 2014 Strategic Plan. The Planning Commission recommended approval at their December meeting. The applicant was present to answer questions.

Council Member Briscoe asked and Manager Mayer answered that the lot closest to State Route 605 would have access off of State Route 605. The other lot would have access off of Hawksmoor Drive.

Mayor Spalding set the ordinance for second reading at the January 19, 2021 council meeting.

**ORDINANCE O-02-2021**

Mayor Spalding read by title AN ORDINANCE TO AMEND CODIFIED ORDINANCES OF THE CITY OF NEW ALBANY CHAPTER 113 “COUNCIL”, SPECIFICALLY SECTIONS 113.01 “SALARY OF THE MAYOR” AND 113.02 “SALARY FOR MEMBERS OF COUNCIL.”

Clerk of Council Jennifer Mason reminded council that Section 4.04 of the city’s charter authorized council to annually determine its compensation. Salaries were also contained in the city’s codified ordinances, sections 113.01 to 113.03. This ordinance would increase council’s salary by 1.5%, commensurate with city staff. The increase was in the city’s 2021 budget.

Mayor Spalding told council, historically, there were many years where council didn’t take an increase and then would catch up with large increases to keep pace. In the past few years, council had approved modest increases, matching them to city staff. The increase was done in comparison with wages of other councils in the region.

Mayor Spalding set the ordinance for second reading at the January 19, 2021 council meeting.

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

**RESOLUTION R-01-2021**

Mayor Spalding read by title A RESOLUTION TO CLARIFY CERTAIN SECTIONS OF THE CITY OF NEW ALBANY’S PERSONNEL POLICIES TO DEFINE EARNABLE AND NON-EARNABLE SALARY AS REQUESTED BY THE OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM.

City Manager Joseph Stefanov told council that this legislation was presented each year for the past eight years to meet PERS requirements. This resolution confirmed for PERS that the

January 5, 2021

municipality permitted employees to convert unused sick leave to compensation. PERS would review and determine whether the converted amount was pensionable. This resolution was the same as prior resolutions.

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 Fellows seconded and council voted with six yes votes to approve Resolution R-01-2021.

**RESOLUTION R-02-2021**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE A BID AS PART OF A CONSORTIUM FOR THE ACCEPTANCE OF AND PROCESSING OF RESIDENTIAL RECYCLABLE MATERIALS GENERATED WITHIN THE CITY OF NEW ALBANY, OHIO.

Public Service Director Mark Nemec reminded council that the city was part of a consortium community which together bid out for trash, recycling, and yard waste. The last bid was three years ago and the current contract was due to expire this year. Residents' rates were reduced when the city picked up charges for its buildings. Rumpke was currently the only vendor which processed recycling and that contract was also expiring in 2021. In the current recyclables market, the city could either see a rebate up to \$2 per ton or a charge of up to \$35 per ton. In the first year of the contract, the city covered \$1.05 per resident per month - which came to a charge of about \$25 per ton. It was possible the pandemic could impact the rates in 2020. This resolution approved opening bids for recycling processing. Collection would be bid out to multiple vendors later in the year.

Council Member Fellows asked and Director Nemec confirmed that Rumpke was currently the only company processing recycling in the area. City Manager Stefanov explained this contract meant that Rumpke would accept delivery of recyclables from any other vendor in the market. Director Nemec would come back to council in April with Rumpke's bid and to get authorization to bid the collection piece.

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-02-2021.

**RESOLUTION R-03-2021**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO DESIGN CONTRACTS AND ADVERTISE, BID, AWARD AND

January 5, 2021

EXECUTE ALL CONTRACTS RELATED TO THE CONSTRUCTION OF TAYLOR FARM PHASE 1 IMPROVEMENTS.

Director Joly described the Taylor Farm property and location. It had scenic, historic, and ecological value to the community. A destination park at this location was recommended in the city's comprehensive park plan and study. Phase 1 of park improvements would include a series of trail loops, parking, landscaping, and seating areas. City council included funding for the acquisition of the parkland and the development of Phase 1 in the 2021 capital budget.

The city received a Clean Ohio conservation grant to acquire the majority of the property. The acquisition was anticipated in early 2021. Phase 1 of development would further the grant's passive recreation and natural resource conservation goals. The next step was to engage design and engineer professionals to create construction documents. Construction costs were estimated at \$500,000. This resolution authorized the city manager to enter into the design contracts and, once construction documents were completed, to advertise, bid, and award the project. The city hoped the project would start construction in mid-2021.

Ms. Eleanor Taylor, the former owner of the property, passed away on Sunday, January 2, 2021. It would be fitting to honor Ms. Taylor and her family by making the park something they would be proud of.

Director Joly noted there were a lot of design details to work out and the construction documents would include trail connections. Council Member Shull was looking for a trail connection at the northeast corner of Harlem. City Manager Stefanov and council members discussed existing and planned trail connections.

Council Member Kist asked and Director Joly confirmed that construction was anticipated in 2021. This resolution included the authorization to bid out the contract. The city hoped to get the bid out in the spring, start construction in mid-2021, and complete Phase 1 by the end of 2021.

Mayor Spalding asked and Director Joly responded that the concept plan had about three miles of trails, including different loops that people could explore. Council Member Fellows asked and Director Joly replied she assumed the park would be dog-friendly. Doggie pots would be included. Council and staff discussed the potential for a dedicated dog park. The grant was used to acquire most of the land. City funds were used to acquire the five to six acre homestead site allowing for more flexibility for active uses.

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

Mayor Spalding acknowledged staff for working with the Taylor family and thanked former mayor Nancy Ferguson who always had the vision and worked hard to develop trusting relationships

January 5, 2021

between the city and the Taylors. This would be a phenomenal amenity for New Albany and good for the local schools.

Council Member Kist moved to adopt the resolution. Council Member Durik seconded and council voted with six yes votes to approve Resolution R-03-2021.

**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: No meeting.
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the Joint Parks board met, but there were no issues for the city.
- C. Council Representative to New Albany Plain Local Schools: Mayor Spalding reported that the school had to make classes virtual before the holidays. Many teachers had to quarantine due to close contact. Franklin County Public Health reduced the number of days quarantine was required which could help with staffing. Classes would be hybrid in the coming weeks. Mayor Spalding appreciated the school's efforts and flexibility in offering the best possible education.
- D. Council Representative to Plain Township: Council Member Durik reported the Township trustees mostly worked on administrative matters.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding was ready to start the year on a positive note.

January 5, 2021

- B. Clerk of Council: No report.
- C. Finance Director: No report.
- D. City Manager: City Manager Stefanov acknowledged the Public Service Department employees for the snow removal over the holidays. It snowed heavily on December 24<sup>th</sup> and all of the snow was plowed by the morning of the 25<sup>th</sup>.
- E. City Attorney: Law Director Mitch Banchefsky reported that the Browns were in the playoffs.

**POLL FOR PUBLIC COMMENT:**

NONE.

**POLL FOR COUNCIL COMMENT:**

Council Member Kist thanked Police Chief Greg Jones, the Police Department, and the Plain Township Fire Department, and former Fire Chief Hoovler for making the Santa parade happen. It came together quickly. It was a hit in his neighborhood and well-received in the community. Council Member Shull reported a lot of residents out in the Hempstead neighborhood – as many as July 4<sup>th</sup>. Council Member Fellows suggested expanding and making it an annual event. Council Member Kist suggested putting a GPS device on the lead truck so residents could track the parade. Chief Communications Officer Scott McAfee reported on the location.

Council Member Fellows brought up a long-standing problem in his neighborhood. Packages being mis-delivered due to confusion between Maynard Place and Maynard Place East. The streets had duplicate numbered addresses and the roads created a continuous loop. Council Member Fellows redelivered many, many packages to Maynard Place East. He called for furnace repair and the repair truck went past his house to Maynard Place East. As more packages were delivered on a routine basis, it was becoming a bigger issue, almost every day.

City Manager Stefanov acknowledged the address duplication had been a problem for almost 20 years. The mistake was made by a former city employee back in the late '90s when the streets were platted and addressed. The city had come up with a few different solutions, surveyed the community, and couldn't come up with a plan that was agreeable. He could go back and pull that documentation. Almost any solution would create inconvenience for people - like banking and other services that required address verification. Police Chief Jones recalled that emergency services had to put notes in their systems to make sure they got the location right.

Mayor Spalding asked and City Manager Stefanov replied that the city could change the name of one of the streets. Council Member Fellows noted that the residents of the re-named street would have to go through the process of changing their address which caused more issues. Council Member Shull recalled a similar issue with Ebrington and he recalled no one wanting to change their address. Council discussed other similarly named streets, however, those houses were assigned different numbers.

January 5, 2021

Council Member Fellows asked and City Manager Stefanov agreed that the city could try to improve the signage.

**EXECUTIVE SESSION:**

Mayor Spalding asked and Clerk Mason responded that the executive session was on the agenda to discuss the Community Improvement Corporation appointee and any changes to the board and commission renewals. Mayor Spalding asked if anyone on council had issues with the reappointments. Council indicated they did not. Council did not go into executive session as it was not needed.

**OTHER BUSINESS:**

Mayor Spalding told council that they had failed, after discussing it, to formally appoint Todd Brubaker to the Community Improvement Corporation. Mayor Spalding moved to appoint Todd Brubaker as a representative to the CIC. Council Member Briscoe seconded and council voted with six yes votes to appoint Todd Brubaker to the CIC. Council Member Fellows clarified that Mr. Brubaker was finishing an unexpired term ending 12/31/2021.

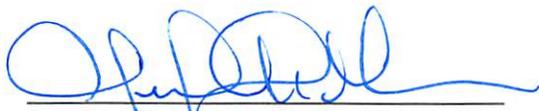
Council Member Fellows recalled City Manager Stefanov’s presentation of his work in 2020 and his goals for 2021. City Manager Stefanov had served as city manager for 21 years. Every day, the city benefitted from his hard work and commitment. It was visible in the businesses, in the employees that came to New Albany to work, in the residents who came for the quality he helped to create. The city benefitted from the great staff that he hired and retained. It was a pleasure to be on council and work with City Manager Stefanov. On behalf of council, Council Member Fellows thanked City Manager Stefanov for his exceptional leadership.

Council Member Fellows moved to provide City Manager Joseph Stefanov with 1.5% annual salary increase, commensurate with the city staff increase, and to award him a \$15,000 bonus. Council Member Shull seconded and council voted with six yes votes to pass the motion.

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Briscoe seconded to adjourn the January 5, 2021 regular council meeting at 8:19 pm.

ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan Spalding, Mayor

19 JAN 2021  
Date