



Council Minutes – Regular Meeting

February 1, 2022

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of February 1, 2022 at 6:35 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; Deputy Finance Director Drew Turner, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Public Service Director Mark Nemece, Development Director Jennifer Chrysler, Deputy Public Service Director Mike Barker; Chief Communications and Marketing 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:

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|----------------------|---|
| Mayor Sloan Spalding | P |
| CM Marlene Brisk | P |
| CM Michael Durik | A |
| CM Chip Fellows | P |
| CM Kasey Kist | P |
| CM Matt Shull | P |
| CM Andrea Wiltrout | P |

Clerk of Council Jennifer Mason told council that Council Member Durik was traveling and requested to be excused. Mayor Spalding moved to excuse Council Member Durik from the council meeting. Council Member Fellows seconded and council voted with 6 yes votes to excuse Council Member Durik from the meeting.

ACTION ON MINUTES:

Clerk Mason reported that, after distribution of the drafted minutes, Director Staats contacted about a line in R-08-2022 about appropriation which was stated, but inaccurate. Clerk Mason agreed to the removal since it was not a factor council relied upon to make its decision. Council adopted the January 18, 2022 meeting minutes by consensus

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

HEARING OF VISITORS:

NONE.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Shull reported that the PC approved with conditions a final plan for Horizon Court. Some residents present expressed concern about water disbursement.



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Residents would be meeting with The New Albany Company and the applicant. Emergency vehicles would have 3 ways to enter. The variance for the cul-de-sac was approved.

The PC approved a Final Development Plan for a 9,200 square foot office building on Forest Drive by Canini & Associates. There were plans for several offices, including an optometry clinic, and also space available for lease. One of the conditions was to work with the COTA Park & Ride to install an adjacent drive. Finally, the PC approved planning and zoning code changes to city codified ordinances Chapter 11 - Technology and Manufacturing District which were updated to ensure clarity.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No report.

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported that the CRAB met with Public Information Officer Josh Poland and discussed materials and information to go on the city’s website for the New Albany Cemetery. Council Member Fellows asked and Clerk Mason confirmed that the open position on the CRAB was being advertised.

CORRESPONDENCE AND COMMUNICATION:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

NONE.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-03-2022

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTERS 1105, 1143, 1144, AND 1153 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY, OHIO’S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Steve Mayer stated this ordinance updated several zoning districts within the city’s business park, including office, office campus, and general employment district, which made up the majority of the business park. The proposed language would add secondary and higher education uses as a conditional use to the referenced chapters, including junior high, middle school, high school, college, community college, and technical school. The institutional use excluded dorms and housing for students, but allowed other typical ancillary uses. Building under this code would still get secondary



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review by the Planning Commission since it was a conditional use. This would encourage links between educational and employment uses, boost workforce development, and provide additional diversification to the business park. The code would be reviewed by the Planning Commission on February 7.

Mayor Spalding set the ordinance for second reading at the next council meeting.

ORDINANCE O-04-2022

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTERS 521, 1105, 1107, 1125, 1127, 1157 AND 1160 OF THE CITY OF NEW ALBANY, OHIO'S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Steve Mayer stated this language updated the city's codified ordinances to supplement and provide consistency across the rest of city code. There were no proposed changes to any regulations or development standards. For Chapter 521 - Hours of Work, there no changes to the regulations. It was amended to provide a process for the city to require a Memorandum of Understanding and put additional restrictions on after-work hours. The proposed changes were recommended for approval by the Planning Commission.

Mayor Spalding set the ordinance for second reading at the next council meeting.

ORDINANCE O-05-2022

Mayor Spalding read by title AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY, ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS, AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS.

Economic Development Manager Michael Loges stated this ordinance was supporting continuing growth of the business park. New parcels were added to a Tax Increment Financing (TIF) fund so as to capture the incremental value increase. This was a non-school TIF, Johnstown-Monroe and C-TEC schools would continue to receive their millage uninterrupted. This did not authorize any specific TIF agreement, it simply added the parcels to the city's existing TIF area.

Mayor Spalding set the ordinance for second reading at the next council meeting.

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READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION O-09-2022

Mayor Spalding read by title A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 109.59 +/- ACRES TO THAT AREA, CONFIRMING THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCILS, AND TO EXPAND THE OAK GROVE II ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA.

Economic Development Manager Michael Loges stated this was for the same property as referenced in Ordinance O-05-2022. This resolution authorized the city to petition the State of Ohio to amend the boundaries of the existing Oak Grove II CRA which would allow for future incentive agreements. This legislation did not authorize any specific agreements for development in that area.

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 Kist seconded and council voted with 6 yes votes to approve Resolution R-09-2022.

REPORTS OF STANDING COMMITTEES:

- A. Safety Committee: No report.
- B. Public Utilities: No report.
- C. Service and Public Facilities Committee: No report.
- D. Planning and Economic Development Committee: No report.
- E. Administration Committee: No report.
- F. 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 meeting.

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- C. Council Representative to New Albany Plain Local Schools: Council Member Kist reported that the board gave a State of the Schools presentation. Staff and student COVID cases were trending down. New Albany Schools Superintendent Michael Sawyers reviewed the proposed improvement budget. Council Member Kist believed a request for funds would be on a future ballot. A lengthy PowerPoint presentation was available with the details, including building maintenance and a new turf field at the high school. Mayor Spalding recalled that the Booster Club raised sufficient funds for a second round of turf. Mayor Spalding understood, and Council Member Kist agreed, that the old turf could not be repurposed.
- D. Council Representative to Plain Township: No report.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported that Kenny McDonald, President of One Columbus, would be talking about the Intel project at the COMMA meeting later that week. Mayor Spalding and City Manager Stefanov would update council at the next meeting.
- B. Clerk of Council: Clerk Mason credited Public Information Officer Josh Poland and Mark Morehead at Pentella for the new city logo lapel pins.
- C. Finance Director: Director Staats referred to the December year-end monthly report. 2021 was an outlier year for increased income tax revenue. City staff would continue monitoring revenue and potential requests for refunds. Expenses were virtually the same as 2020 with the city spending about 80% of its budgeted operating costs. Reviewing investments, interest rates were low, but coming up slightly. The city hoped to deploy some additional cash into short term investments. The city received direction stating that it had the ability to move money out of its reserves in STAR Ohio. Mayor Spalding asked about increased revenue, and Director Staats answered that 2021 was better than projected for manufacturing, plus there was construction worker withholding due to new developments.

Director Staats reminded council she would be out for a few months and Deputy Finance Director Turner would be reporting to council.

- D. City Manager: No report.
- E. City Attorney: Interim Law Director Albrecht reported there was movement afoot at the state level to allow for public official virtual participation at meetings. He anticipated it would move quickly. Mayor Spalding commented on Ohio Municipal League's participation and agreed there was traction for that legislation.

POLL FOR PUBLIC COMMENT:

NONE.

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POLL FOR COUNCIL COMMENT:

Mayor Spalding thanked staff for the long hours it took to land the Intel development. It was a fantastic opportunity accomplished on a short time line. This was a great reflection on the professionalism of city staff. As the deal came to fruition, a lot more staff got involved. Mayor Spalding further thanked Team Ohio - everyone's collaboration, partnerships. He thanked the City of Columbus for being supportive – expanding sewer and water opportunities to serve New Albany's business campus. He thanked city council for standing together, asking good questions. He thanked the New Albany community for empowering the city to be proactive with economic development. Every deal was closed with a focus on how it would benefit the community. He knew everyone was committed to maintaining New Albany's small town feel while being an economic juggernaut. It would be a tough balance and we'd get through it together.

The city was starting www.NewAlbanySiliconeHeartland.com which would contain information and answers to Frequently Asked Questions. The State of Ohio, ODOT, Ohio Department of Development, as information became available, the city would share it with residents, community, and business partners. Information was also available on NewAlbanyOhio.org – just search for “Intel.”

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment and/or dismissal of public officials, specifically the city's boards and commissions. Council anticipated taking action afterwards. Council Member Wiltout seconded and council voted with 6 yes votes to go into executive session. Council went into executive session at 6:59 pm.

Staff present in executive session: City Manager Stefanov, Interim Law Director Albrecht, Economic Development Manager Loges, and Clerk Mason.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded. Council voted with 6 yes votes to come out of executive session and resume the regular meeting at 7:34 pm.

OTHER BUSINESS:

Mayor Spalding moved to appoint Colleen Briscoe as a community representative to the Community Improvement Corporation. Council Member Kist seconded and council voted with 6 yes votes to appoint Colleen Briscoe as a community representative to Community Improvement Corporation. *Clerk's note – Ms. Briscoe was filling an open position which term would expire on 12/31/2024.*

Council Member Brisk stated that she appointed Council Member Shull as her designee to the Community Improvement Corporation.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Wiltout seconded to adjourn the February 1, 2022 regular council meeting at 7:36 pm.



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ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan Spalding, Mayor



Date