



Council Minutes – Special Meeting

March 15, 2022

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Special Meeting of March 15, 2022 at 5:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Interim Law Director Benjamin Albrecht, 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 Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wiltrout	P

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

OPEN PLANNING COMMISSION POSITION CANDIDATE INTERVIEWS:

Mayor Spalding explained that they had a number of qualified candidates for the Planning Commission (PC) position, and that council chose to do structured interviews with some of them. Council Member Kist lead the interviews. Council asked varied questions based on the candidates answers and background.

Clerk’s note: each interview was timed at 10 minutes.

Tiana Samuels

Regarding Ms. Samuels’ interest, she stated being energized by her time on the IDEA Committee - giving back, meeting people, and participating in shaping to the community. She recognized she was not a traditional applicant and felt this was a strength. At her work, she was part subject matter expert and part project manager. Regarding recent PC decisions, she recalled a March zoning conversation in March that went into the details of what it took to bring a business into the community. Regarding a difficult situation at work, she described giving a superior that they needed level-check and to be clearer in communication. Regarding a multi-factor approach to a problem, she described working with varied populations and working as a liaison to many different departments to create polices and resources that enhanced the lives of people they served.

Regarding her work, she described the creation, research, and designing of respite rooms - finding out at the end there wasn’t financial support for them. Regarding the role of the PC, it seemed it’s scope was to make sure projects followed the strategic plan through to implementation. Regarding a vision of the future

March 15, 2022

of New Albany, she was excited for Rose Run as an example of “blue zones” which help people move naturally, connect, and created a sense of belonging and openness in shared spaces. She did not envision conflicts with her employer. She would consider other opportunities if not given the PC position. Her biggest strength was connecting with people. When there was conflict, she went back to everyone’s “why” which was usually the same.

Kirk Smith

Regarding Mr. Smith’s interest, he felt he was uniquely qualified due to his technical and practical experience, his time on the Board of Zoning Appeals, his involvement in cases before council, his status as conflict-free, and his residency north of SR 161. Regarding recent PC decisions, he discussed the NONA project, the PC’s support of that project, and the density issue. Regarding a difficult situation at work, he described his role working as a national account manager and with other firms and making things mutually beneficial. Regarding a multi-factor approach to a problem, he described working with a particular firm with a request he couldn’t make happen, taking all factors into consider, and finding the best path for both parties. Regarding Intel, he thought it was a great opportunity for the community. He anticipated explosive growth which would need to be managed appropriately and with the community’s “north stars” in mind.

Regarding a notable BZA decision, he recalled considering the unique situation of a swimming pool in the Farms and coming up with a winning solution. Regarding the role of the PC, he felt it was to oversee responsible growth. Regarding his available time to commit to this position, he stated, pre-COVID - three years ago, he traveled 40 weeks a year. Post-COVID, he expected to travel about 12 weeks a year and could schedule around set dates.

Wolfgang Teran

Regarding his interest, Mr. Teran stated he was in city and regional planning and his background, he worked in affordable housing in Ohio and several states, he was part of this community, he was interested in where it was going, and wanted to give back with his knowledge and experience. Regarding recent PC decisions, for the most part he agreed and didn’t see anything he’d fully disagreed with. Regarding a difficult situation at work, he described updating code for a Harrison County, Mississippi, presenting new ideas to the county and residents, and delivering the message smartly. Regarding a multi-factor approach to a problem, he described his job doing tax credit indicators – raising funding for affordable housing - at the end of the 15-year period, deciding what to do with those projects. He had to get agreements with the city and other interested parties to figure out what was best for the project for everybody.

Regarding his role in the Harrison County job, he described communicating that his company was there to help and doing a lot of listening. He wrote code, but needed a lot of interaction and input from the community. There were one-on-one meetings, especially with the loudest voices. Regarding the future of New Albany, he was excited and curious about Taylor Farm Park as a gateway to New Albany. Regarding the role of the PC, one of the main objectives was the use of the land and the way that business was conducted – that it aligned with the future city plans, and that changes were made strategically. Regarding the future of New Albany, he described living other places and adapting great things from there to New Albany. Council and Mr. Teran discussed their understanding of the purpose of the PC. If not chosen, Mr. Teran would be interested in other opportunities.

March 15, 2022

Bruce Larsen

Mr. Larsen been interested in the community and lived here for 18 years. He lived in the New Albany Links. He'd seen the community change, grow, and develop thoughtfully – a great approach to planning, the proper mix of commercial and residential development, and the interactions that went in-between. The the PC was important to help continue that vision of what New Albany was, continue to grow what we had all come to love – why we were here. His background was BA in architecture and an MBA – a good balance in the built environment and the common-sense business side. He tried to be open minded, to understand what an applicant wanted, and try to come up with a fair solution that would also be best for the community. He described his past board work on the presenting side.

Regarding a recent PC/Council matter, he described reading and analyzing the guidelines for the proposed NONA project and trying to coming up with ways to make it work. He was thoughtful in his approach to understanding it before expressing his opinion. Regarding a difficult situation at work, he described a collaborative environment with someone who was passionate, being able to lay out the facts - gathering information on the benefits and risks. Regarding Intel, he thought it was good for New Albany, bringing revenue to the city, making it a leading city, attracting more businesses. It fit in with the community in a well-balanced way. Regarding note-worthy projects in New Albany, the hamlet concept and trying to define that would be important. He was interested how Rose Run and Veterans Park were developing, mingling park and open spaces. Regarding the purpose for the PC, he felt it was to fully understand what was in the city codes and to consider exceptions to make major or minor changes. The PC would uphold the integrity of the code or make exceptions that were still in compliance with the vision of the community. That would also mean collaboration with staff and council, and changing code, if needed. Mr. Larsen did not expect any conflicts with his employer.

Ian Kalinosky

Regarding his interest, he felt community service was important, he'd been seeking to do things outside of his career, he led the Chamber of Commerce through 2 COVID years, and PC was an outstanding opportunity to be part of this transformation period in New Albany with Intel. Regarding recent PC decisions, he had been impressed by the collaborative process he had seen, providing opportunities for the community to be part of the conversation with developers and bringing projects forward. Regarding difficult situation at work, he had a situation where they hired a COO which turned into a dynamic of "who is right" versus "what is right." He used communication to diffuse the situation. That individual didn't last long at the company. Regarding a multi-factor approach to a problem, as president of a company, he described doing that every day at large consumer products company always making proactive decisions about capacity. He described the risks involved in those decisions, expanding his company's portfolio, and the conversations with the customer, board, and investors to bring it together.

Regarding the role of the PC, he stated, looking at the charter and how it operated – he understood there were parts of either the development or the implementation of the master plan. Looking at the codes and making sure they were properly implemented for new projects. Working closely with the city staff, BZA, and others to make sure the city was making the right decisions. He did not expect work conflicts as he would be retiring at the end of the year. If there were school board-related issues, he could recuse himself.



Council Minutes – Special Meeting

March 15, 2022

Regarding the future of New Albany, he was interested in the hamlet piece and what it meant. Intel would be a transformational experience as a community. As an employer in New Albany, they didn't always cheer new business, but a rising tide lifted all boats and he saw opportunity in it. Regarding his experience in building specifications, his company's building and expansion were LEED silver. They continued to stay ahead of the regulations and be a good partner in the community. He had experience with building an expansion within China and navigating those regulations. He would be open to other opportunities.

OTHER BUSINESS:

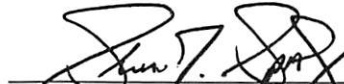

NONE.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Wilttrout seconded to adjourn the March 15, 2022 special council meeting at 6:27 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council

 
Sloan Spalding, Mayor Date