



# Council Minutes – Regular Meeting

April 18, 2023

## CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of April 18, 2023 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 Benjamin Albrecht, Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Public Service Director Mike Barker, Development Director Jennifer Chrysler, Planning Manager Steve Mayer, Economic Development Manager Sara Ziegler, Clerk of Council Jennifer Mason, and Chief Marketing Officer Josh Poland.

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	A
CM Matt Shull	P
CM Andrea Wiltrout	P

Clerk Mason reported that Council Member Kist could not attend due to work and requested to be excused. Mayor Spalding moved to excuse Council Member Kist from the council meeting. Council Member Wiltrout seconded and council voted with 6 yes votes to excuse Council Member Kist from the council meeting.

## ACTION ON MINUTES:

Council adopted the 4/4/2023 regular meeting minutes by consensus.

## ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

## HEARING OF VISITORS:

2023 Franklin County Property Reappraisal Program - Beth Fairman Kinney, Director of Community Outreach, Franklin County Auditor’s Office, presented the attached slides. *Clerk’s note: this presentation is represented in the slides. These minutes reflect council comments and discussion.*

Mayor Spalding asked and Ms. Fairman Kinney answered that she didn’t know if the property valuation reviews would be done in the community. She would share the location information when she had it, including any virtual option. Scheduling instructions would be on their website. The Auditor

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wanted the meetings to be accessible. Mayor Spalding complimented the Auditor and GIS team for the great data and tools available on the website.

Council Member Brisk asked and Ms. Fairman Kinney answered that she believed the auditor’s notices went to the billing address. New assessments would go into effect for the 2024 tax year.

**BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Council Member Brisk reported that the PC approved Wendy’s restaurant application for an electronic sign variance, effectively revoking their earlier request for larger drive-thru sign. The PC asked if council would consider a change of city code to allow electronic signs. The nearby Dairy Queen owner was present and wanted the same variance, if everyone else was getting it. Council Member Wiltrout recalled a similar discussion during a Dunkin Donuts application.

Council Members discussed the common conditions present when an electronic sign was approved. Mayor Spalding asked and Planning Manager Steve Mayer answered that, typically, electronic signs were requested in retail areas around interchanges. Entitlements were in place for drive-thru restaurants at Beech and Smiths Mill Road, and Mink and Innovation Campus Way. Those, plus US 62 were the primary location for drive-thrus. Mayor Spalding asked for staff work with the PC and council would consider a proposal. Existing auto-oriented retail users could also have the opportunity to switch to electronic. With pixels now being downcast, the light pollution was not as bad as it used to be. Council Member Brisk added that LED signs were often smaller, like the Wendy’s sign.

Council Member Brisk reported that the PC approved the dedication of right-of-way for a connecting road from Horizon Court past Harrison Road to Clover Valley Road. Council Member Brisk passed around the plat to council members. Mayor Spalding asked and Manager Mayer responded that the intersection at Harrison Road would be a 4-way intersection, not a roundabout. PC approved the preliminary plat which set alignments and widths. The final plat would go back to PC and then to council for approval.

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

**ARCHITECTURAL REVIEW BOARD:** Council Member Wiltrout reported the ARB approved a 5,700 square foot expansion for the Noah’s Event Center building, now owned by a church. The expansion extended over the footprint of the existing patio. The changes reduced non-conforming aspects of property. There was still sufficient parking.

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

**SUSTAINABILITY ADVISORY BOARD:** Administrative Services Director Adrienne Joly reported that the regular SAB meeting was canceled. The SAB toured the Vertix recycling facility. She described the stages of the recycling process. The facility was built with a catwalk for group tours. The facility was running 1 shift and was looking to expand to 2<sup>nd</sup> and 3<sup>rd</sup> shifts soon. Council expressed interest in tour.

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IDEA IMPLEMENTATION PANEL: Council Member Wilttrout reported that IDEA Panel organized Open Houses were a July 12 “Appy Hour” at the Heit Center patio and October 5 at Taylor Farm. She asked for council member’s participation as the goal was get the community to be involved with city leaders, give them a sense of what was going on in the city, and get them excited about connecting. The planned multi-cultural festival date ran into conflicts. The IDEA was now planning 3 celebrations highlighting select holidays. June 19 would be a Juneteenth community supper. There would be a Miracle Field Family Day with bounce houses. There would be a fall Diwali celebration with fireworks. The IDEA Panel supported the change in plans. The Panel wanted a larger, centralized festival, perhaps in the spring when space was available. The IDEA task force needed more members. Mayor Spalding and Law Director Benjamin Albrecht discussed needing a to pass a motion to allow fireworks and coordinating with the fire department, depending on the specifics of the Ohio Revised Code and city code. Mayor Spalding looked forward to highlighting diversity in the community.

CEMETERY RESTORATION ADVISORY BOARD: No meeting. Mayor Spalding asked and City Manager Stefanov confirmed that staff would be replacing the old chain link with horse fence at Wagner.

PUBLIC RECORDS COMMISSION: No meeting.

**CORRESPONDENCE AND COMMUNICATION:**

NONE

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

**RESOLUTION R-21-2023**

Mayor Spalding read by title A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 605.15 +/- 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 Manger Sara Ziegler stated this resolution amended the Oak Grove II Community Reinvestment Area to include 605+/- acres recently annexed and zoned. The consolidated acreage was located in Licking County. This program allowed local communities to offer real property tax abatement for qualifying projects. The creation of the area did not automatically entitle a property owner to a CRA Agreement. Each CRA Agreement granting a real property tax abatement had to be approved by city council.

Mayor Spalding asked and Manager Ziegler confirmed that this area conformed with the zoning changes.

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



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Council Member Shull moved to adopt the resolution. Council Member Durik seconded and council voted with 6 yes votes to approve Resolution R-21-2023.

### **RESOLUTION R-22-2023**

Mayor Spalding read by title A RESOLUTION DECLARING INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, IMPROVING OR CONSTRUCTING MINK STREET AS EXTENDED TO JOIN WITH INTERSECTING ROADS WHICH ARE AND SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE.

Development Director Jennifer Chrysler stated this segment of Mink Street was a local unimproved roadway running north to south between Green Chapel Road and Worthington Road. The roadway was annexed to the centerline and was contiguous to the 900+/- acre Intel campus. The planned roadway improvements would accommodate traffic flow in the area. This resolution only declared the intent to appropriate the fee simple interests and easements to the properties along this roadway corridor. Per the Ohio Revised Code, the next step was that the property owner would be served with notification of this resolution along with a good faith estimate coming from 2 unique appraisal firms hired by the city to ensure an accurate amount. There was a 30-day period in which the land acquisition consultants would reach out to the owners and negotiate an offer. If the negotiation failed to reach an agreement, then the city would come back with an appropriation ordinance.

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

Council Member Fellows moved to adopt the resolution. Council Member Brisk seconded and council voted with 6 yes votes to approve Resolution R-22-2023

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

#### **ORDINANCE O-17-2023**

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 26.2+/- ACRES OF LAND LOCATED ON A PORTION OF 13312 JUG STREET ROAD, ADJACENT TO HARRISON ROAD NW AND GENERALLY TO THE NORTH OF JUG STREET, FROM LIMITED GENERAL EMPLOYMENT (L-GE) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS “HARRISON ROAD TRIANGLE ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL .

Planning Manager Steve Mayer stated, after this property was rezoned a few years ago, the applicant had purchased all the abutting properties to the north. This rezoning would change some of the uses and building heights in district. Currently, the entire triangle had a 45-foot maximum building height, no permitted manufacturing uses, and warehouse and distribution were accessory uses. The rezoning created a new subarea which kept the same uses within 400 feet of the Bermuda subdivision. Further

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south, the rezoning would allow a 65-foot maximum building height and warehouse and distribution uses. The new area was consistent with the surrounding L-GE zoning texts to the west, east, and south. No changes were made to the mounding and buffering requirements along the Bermuda subdivision. The proposed text also added setbacks for a contemplated new road. The zoning text exceeded the development standards and the uses matched the city’s strategic plan. The Planning Commission recommended approval at their earlier April 2023 meeting.

Mayor Spalding and Manager Mayer discussed an AEP utility easement. A bend in the proposed road showed where it crossed the easement.

Council Member Fellows asked and Manager Mayer confirmed that the abutting properties immediately to the north had been purchased. Tom Rubey, Director of Planning, The New Albany Company, stated that the applicant owned 7 homes and they were being rented. There were no plans or expectations for those.

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

Mayor Spalding moved to adopt the ordinance. Council Member Wiltrout seconded and council voted with 6 yes votes to approve Ordinance O-17-2023.

**ORDINANCE O-57-2023**

Mayor Spalding AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 4.0+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

City Manager Stefanov stated the subject parcels were located at 6644 and 6710 Morse Road. He described the surrounding corporation limits. The parcels were contiguous to the New Albany corporate limits. The city entered into an annexation agreement with Plain Township on February 26, 2008. No road maintenance agreement was required because the parcels were in Franklin County. This was an Expedited Type I annexation which had all of the same terms and conditions of a traditional annexation. The Franklin County Commissioners approved the annexation petition on January 30, 2023 and the 60-day waiting period had lapsed.

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

Council Member Durik moved to adopt the ordinance. Council Member Shull seconded and council voted with 6 yes votes to approve Ordinance O-57-2023.

Mayor Spalding set the ordinance for second reading at the April 18, 2023 council meeting.

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**ORDINANCE O-58-2023**

AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION OF 0.1685+/- ACRES ALONG THIRD STREET AND 3.02+/- ACRES BETWEEN EAST GRANVILLE STREET AND SOUTH HIGH STREET FOR THE MARKET STREET EAST EXTENSION AS REQUESTED BY THE CITY OF NEW ALBANY

Public Service Director Mike Barker stated this legislation would accept the right-of-way necessary to complete the Market Street Extension Project. The project included a roundabout at Market Street and Reynoldsburg–New Albany Road. A through road would be constructed up to Dublin–Granville Road and connected US 62. The north-south movement of the roadway would be continuous. Dublin–Granville Road in the east- and west-bound direction would have a stop sign. Third Street would be reconstructed, reconfiguring a portion of US 62 - making the new connection the primary north to south movement for this traffic. The intersection at US 62 and Third Street would be signalized and there would be pedestrian facilities.

Council Member Fellows asked and City Manager Stefanov answered that the church at the corner of Third Street and US 62 was supportive of the entire extension being called Market Street.

Council Member Shull asked and City Manager Stefanov confirmed, if the city ended up not doing the Market Street extension for some reason, it was still okay to pass this ordinance.

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

Council Member Durik moved to adopt the ordinance. Council Member Fellows seconded and council voted with 6 yes votes to approve Ordinance O-58-2023.

*Group C - Appropriation of Property and Easements Ordinances*

Mayor Spalding stated, for ordinances O-59-2023 to O-69-2023, Group C, council would declare an emergency to waive the 30-day referendum period. These ordinances received their first reading on April 4, 2023. Staff requested to table ordinances O-64, O-65, and O-68, to allow additional time to fulfill all Ohio Revised Code requirements.

Mayor Spalding moved to table ordinances O-65-2023 and O-68-2023 to the May 2 regular council meeting. Council Member Shull seconded and council voted with 6 yes votes to table O-65-2023 and O-68-2023 to the May 2 regular council meeting.

Mayor Spalding moved to table ordinance O-64-2023 to the May 16 regular council meeting. Council Member Shull seconded and council voted with 6 yes votes to table the O-64-2023 to the May 16 regular council meeting.

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After waiving council rules, Mayor Spalding stated he would read O-59-2023 in full. The clerk would read the subsequent ordinance number, property owner, address, and parcel numbers of the remaining ordinances, except the ones previously tabled. If there was any particular ordinance a council member wanted to consider a separately, council was asked to indicate that before council waived the rules. Council members did not indicate they wished to consider any ordinances separately.

Mayor Spalding moved, pursuant to Council Rule 1(A)(1.), to waive council rules for Ordinances O-59-2023 through O-63-2023, O-66-2023, O-67-2023, and O-69-2023 such that the title of each ordinance did not have to be read in full and council would vote on them as a group. Council Member Wilttrout seconded. Council voted with 6 yes votes to waive the council rules. Motion passed.

**ORDINANCE O-59-2023**

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, KAY C. CURRENS, OF THE PROPERTY LOCATED AT 3412 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Clerk Mason read the following additional ordinance numbers, property owners, addresses, and parcel numbers associated as set forth below.

O-60-2023	Kern, Branden	2710 Mink Street	037-112602-00.000
O-61-2023	Vucich, Robert & Sheryl.	12600 Green Chapel Road	052-173490-00.001
O-62-2023	Decenzo, Victor & Tina	12550 Green Chapel Road	052-173490-00.005
O-63-2023	Franz, Adam & Beth	11934 Green Chapel Road	052-173646-00.005
O-66-2023	Music, Ronald & Euine	11718 Green Chapel Road	052-172710-00.001
O-67-2023	Music, Ronald & Euine	11718 Green Chapel Road	052-172710-02.000
O-69-2023	Green Chapel Properties, LLC	4438 Mink Street NW	037-112032-00.000

Community Development Director Jennifer Chrysler stated this group of ordinances authorized the next step in the right-of-way acquisition and appropriation process in accordance with the Ohio Revised Code. Each ordinance was aligned with the specific details of the property. The city obtained 2 appraisals from 2 independent firms to fully comply with state law and have additional verification of the values assigned to each property on a per-acre basis. All of the property owners in this group had been notified. The city’s property acquisition consultant would negotiate with the property owners for purchase of right-of-way and easements until the scheduled deadline for filing the appropriation. Passing the ordinance now did not mean the city would not continue to negotiation with the owners on a mutually acceptable price. This group of ordinances included emergency language to waive the 30-day referendum period. In February, the city received bids for the construction of Mink Street, Green Chapel Road, and Clover Valley Road. It was

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necessary to have the right-of-way completed to award the construction contracts and remain on time for these projects.

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

Beth Franz, 11934 Green Chapel Road, stated that she wanted council to know they, the residents, were real people that lived on the other side of this project. She found the way that this was spoken of to be offensive, and the way they had been treated was horrible. They came to a meeting and were told the city would not be acquiring their property. That was a lie. She asked what the deadline was.

Director Chrysler answered that each section of the roadway, depending on construction, had different deadlines for which the city had to acquire right-of-way. The city could negotiate with her outside of this meeting to determine where exactly her property was, and what the associated court deadline was if a negotiated agreement couldn't be reached.

Ms. Franz stated she didn't respond because they were in a legally binding contract. She felt like she was forced into it. Her realtor told her not to respond, it was legally binding, she couldn't accept this offer. That's why they hadn't responded. Director Chrysler offered to connect with Ms. Franz and talk about the timing on her contract and what that meant. Ms. Franz stated they would be closing soon, so the new owner would have to deal with that. Also, Mr. Franz stated she would expect to be compensated – and what they were closing for. The amount that was being offered was laughable. She felt like the township residents meant nothing to the city. Township trustees told them this was going to be commercial eventually. So, they should be getting fair market value. Director Chrysler stated that the value offered was beyond the fair market value for commercial properties in the area. The offers were based on the amount of right-of-way needed. If the city didn't need a big amount of right-of-way, then the offer may look small. The actual basis of the offer was based on an appraisal, most of which had come in 3-4 times higher than what was originally anticipated and 6 times higher than appraisals a year and a half prior.

Mr. Franz stated The New Albany Company had purchased 2.3 acres for \$975,000. Director Chrysler responded that the city had to follow the Ohio Revised Code (ORC). The city was required commission certified appraisals, New Albany hired 2 certified appraisers, to make sure the city was appraising each property it was acquiring right-of-way from and determining the fair market value. Those all had to be reconciled. The offers on some properties would be higher because the city needed larger amounts of right-of-way. For some, the city needed a small amount. The per acre formula was applying the higher standard and was higher than most commercial property values.

Mr. Franz stated, in the beginning of this, she wrote the New Albany Police Department and Intel and someone else, because there were unmarked security who would back up their car and stare at her children - when they were waiting for the bus. She didn't get a response from anyone. She felt like no one cared. It was disgusting. She had planned on living there forever and now she would have her country road turned into 5 lanes. Ms. Franz stated she could talk to Ms. Chrysler. Mr. Franz reiterated she had been going under





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advisement of realtor. Ms. Chrysler offered to step outside the meeting and figure out how to best work through this.

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

Mayor Spalding moved to adopt ordinances O-59-2023 to O-63-2023, O-66-2023, O-67-2023, and O-69-2023. Council Member Brisk seconded and council voted with 6 yes votes to approve the ordinances specified.

### **ORDINANCE O-60-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNER, BRANDEN KERN, OF THE PROPERTY LOCATED AT 2710 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

### **ORDINANCE O-61-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY FROM THE OWNERS, ROBERT T. VUCICH AND SHERYL L. VUCICH, OF THE PROPERTY LOCATED AT 12600 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

### **ORDINANCE O-62-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, VICTOR R. DECENZO AND TINA L. DECENZO, OF THE PROPERTY LOCATED AT 12550 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

### **ORDINANCE O-63-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, ADAM FRANZ AND BETH A. FRANZ, OF THE PROPERTY LOCATED AT 11934 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD

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PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

**ORDINANCE O-66-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, RONALD MUSIC AND EUINE MUSIC, OF THE PROPERTY LOCATED AT 11718 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

**ORDINANCE O-67-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, RONALD D. MUSIC AND EUINE F. MUSIC, OF THE PROPERTY LOCATED AT 11718 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

**ORDINANCE O-69-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, GREEN CHAPEL PROPERTIES, LLC, OF THE PROPERTY LOCATED AT 4438 MINK STREET NW IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

*See presentation and combined vote under Ordinance O-59-2023.*

**INTRODUCTION AND FIRST READING OF ORDINANCES:**

**ORDINANCE O-70-2023**

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

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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 Sara Ziegler stated ordinance amended the Oak Grove II Tax Increment Financing (TIF) district to include approximately 605.15+/- acres recently annexed and zoned. The 6 properties were in Licking County. This was a non-school TIF, it did not negatively impact the Johnstown-Monroe or CTEC schools. The city entered into supplement agreements with Jersey Township regarding the funding of fire and EMS services.

Mayor Spalding set the ordinance for second reading at the May 2, 2023 council meeting.

**ORDINANCE O-71-2023**

AN ORDINANCE TO ACCEPT A 7.512 ACRE CONSERVATION EASEMENT AS REQUESTED BY THE NEW ALBANY COMPANY, LLC

Planning Manager Steve Mayer stated this property included some of the Blacklick Creek watercourse which was under the regulatory jurisdiction of the OEPA. This legislation was the required next step in the OEPA permitting process. The permit required that the creek and buffer areas to be protected by recording this easement. This easement contained restrictions to preserve and protect the creek in perpetuity by prohibiting construction. This easement allowed for permeable pavement for future trails and seating within certain portions. Similar to other conservation easements, the acceptance of the easement did not make the city legally responsible for violations by the owner or third parties.

Council Member Fellows and Manager Mayer answered that commercial development was now pending in this section of Blacklick Creek. Another section was being diverted for roadway improvements. On the east side of Clover Valley Road, the creek extended outside of the city limits. Additional conservation easements could be added later as the city grew.

Mayor Spalding asked and Manager Mayer replied that the creek was on a farm field. It was an identified blue-line stream. Part of conservation easement would allow it to become naturalized and the city may include it in potential future beautification projects.

Mayor Spalding set the ordinance for second reading at the May 2, 2023 council meeting.

*Group D - Appropriation of Property and Easements Ordinances*

Mayor Spalding stated the Group D ordinances declared an emergency to waive the 30-day referendum period only.



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Mayor Spalding moved, pursuant to Council Rule 1(A)(1.), to waive council rules for Ordinances O-72-2023 through O-74-2023 such that the title of each ordinance did not have to be read in full and council would vote on them as a group. Council Member Shull seconded. Council voted with 6 yes votes to waive the council rules. Motion passed.

Clerk Mason read the following additional ordinance numbers, property owners, addresses, and parcel numbers associated as set forth below.

O-73-2023	Jackson, Patrick & Barbara	4780 Mink Street	052-173874-00.004
O-74-2023	Tukaye, Deepali Rajneesh, Kiran	11673 Jug Street	037-112302-00.000

### **ORDINANCE O-72-2023**

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, JUSTIN J. PRICE AND JENNIFER M. PRICE, OF THE PROPERTY LOCATED AT 11980 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Mayor Spalding set the ordinance for second reading at the May 2, 2023 council meeting and public hearing.

### **ORDINANCE O-73-2023**

AN ORDINANCE TO APPROPRIATE AN EASEMENT FROM THE OWNERS, R. PATRICK JACKSON AND BARBARA D. JACKSON, OF THE PROPERTY LOCATED AT 4780 MINK STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

Mayor Spalding set the ordinance for second reading at the May 2, 2023 council meeting and public hearing.

### **ORDINANCE O-74-2023**

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENT FROM THE OWNERS, DEEPALI TUKAYE AND KIRAN RAJNEESH, OF THE PROPERTY LOCATED AT 11673 JUG STREET IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY

Mayor Spalding set the ordinance for second reading at the May 2, 2023 council meeting and public hearing.

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**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: City Manager Stefanov reported the Housing Task Force report was being finalized and should be ready soon. The Federal Rail Administration grant request was submitted. The next Connected Community Survey would focus on housing and would be open to the public in the next week or so.
- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany Plain Local Schools: No report.
- D. Council Representative to Plain Township: No meeting. Council Member Durik stated there would be a special meeting scheduled on April 20 at 6 pm, with a pinning ceremony for newly promoted officers after.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding reported that he attended the City of Columbus' and regional partners' housing summit focusing on efforts to increase housing stock. A data analytics expert from United Way of Central Ohio presented on area growth. New Albany had almost doubled in population over 10 years. New Albany got high marks for its community diversity. There was still a lot of development pressure on the region for additional housing - all kinds of housing at all price points. The Central Ohio Mayors and Managers Association (COMMA) visited Whitehall. After 10 years, home values there were up 48%. They were well-positioned and exploring mixed-use projects. Franklin County Emergency Management Agency spoke about rail safety, among other topics. Many hazardous transportation events happened in Franklin County every week. Multiple trains carrying hazardous materials traveled through central Ohio, mostly going north-south. These were monitored on a regular basis.

April 18, 2023

- B. Clerk of Council: Clerk Mason reminded council about filing their Ohio Ethics Commission elected official Financial Disclosure forms by May 15. She confirmed with council members that the Tuesday, July 4 regular council meeting would be rescheduled to Wednesday, July 5.
- C. Finance Director: No report.
- D. City Manager: Director Barker presented the attached slides regarding shade option over the pickleball rest areas and/or courts

Option 1: a nylon/vinyl-type material shade “sail” only covering rest areas was \$300,000. Adding shade over playing areas was \$710,000, on top of the \$300,000.

Option 2: covered the full court and rest areas. It was open-air concept, with a fabric similar to the amphitheater, stretched over the courts and rest areas costing \$1.7 million. A metal roof would cost an additional \$300,000. The cover included rollable sides. The price included lighting.

Council Member Durik asked and Director Barker answered that the courts alone cost \$1.5-\$1.6 million. Council budgeted \$2 million, leaving around \$450,000 to spend. Option 1, rest areas only, brought the total price up to ~\$1.8 million. Option 1 covering all areas cost ~\$2.5 total. Option 2, the translucent roof, would bring the cost to ~\$3.2 million total, \$1.2 million over the budget. More for the hard roof.

Option 3: a fully-enclosed and insulated building with liftable garage-style doors, electric lighting, HVAC, and likely fire suppression cost \$2.6 million, \$300,000 of which was lighting and HVAC.

Mayor Spalding asked and Director Barker answered that option 3 would last the longest - exceeding 30 years. Option 2 had a 15-year life expectancy. Option 1 had a 5-year life expectancy.

Council discussed the various options. Director Barker confirmed that, once a structure was in place, the city could just replace the top. Council and staff discussed wind tolerance. Options 2 and 3 would require building permit reviews and would have to meet code requirements, including wind load.

Council Member Brisk could not see investing \$1 million in Option 1 for coverage lasting 5 years. She would prefer the \$300,000 option between courts and to revisit in a year or two after assessing the demand. If the courts were popular, council could consider a more substantial investment in making the facility year-round.

Council Member Shull stated wind is an issue at Bevelhymer Park. Whatever the city did, now or in future, it would need to address wind. He believed that the city could start low-end this year and see what was needed in the future.

April 18, 2023

Council Member Durik liked the design with the pavilion which would protect from sun and rain. He believed people would show up. He agreed that wind was a factor. The fences would have canvas. He was leaning towards just blue covers over the rest areas to get up and running. Many competition courts were not covered.

Council Member Shull stated that most knew Bevelhymer Park was windy, and always colder. He hoped the city could do enough to ensure high quality play. He asked and City Manager Stefanov answered that, if council chose an option that went over budget, the city could do a mid-year appropriation and encumber additional funds for 2023. The more substantial the project, the earlier the city would want to start construction.

Council Member Fellows suggested putting courts in this year, then determining based on play what was needed. He would rather have a nice facility and not spend twice for shelter.

Council Member Wiltout preferred to save the \$300,000 from Option 1 on a future expansion - do more later. She asked and council members answered that the in-between shade was to cover players waiting to use the courts.

Council members discussed 1 shade tent in the middle, going through the first summer without shade, preferring a 15-year product over a 5-year product, potential placements of single tents, the distance between rest areas and the courts and how players indicated with paddles they were next, people bringing their own shade amenities, planned tables and seating already budgeted for, and whether temporary shade structures were stable enough for wind/storms.

City Manager Stefanov offered to look into temporary shade structures.

Council Member Durik asked Council Member Shull answered that most communities didn't have covered courts, but the courts were surrounded by trees and houses. Council further discussed shade and wind impacts. Council discussed other products and the great expense of pavilions.

Council Member Brisk stated she was torn between \$300,000, \$100,000, or nothing now and looking to next year. Council Member Shull recommended finishing the courts, not doing shade structures or getting some temporary pop-ups, and saving the money for next year.

Council Member Brisk asked and Director Barker replied that temporary tents, similar to those at Healthy New Albany, were an option and estimated \$20,000 per tent. These could be anchored between the courts.

Council members indicated favoring these temporary tents. City Manager Stefanov confirmed this was sufficient direction from council.

E. City Attorney: No report.



# Council Minutes – Regular Meeting

April 18, 2023

**POLL FOR PUBLIC COMMENT:**

Mayor Spalding called on Justin Price who filled out a Speaker Card. Manager Zeigler checked outside of council chambers and reported he was no longer in the building.

**POLL FOR COUNCIL COMMENT:**

Council Members discussed the successful Popeyes Grand Opening.

**EXECUTIVE SESSION:**

Mayor Spalding moved that council go into executive session pursuant to pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding employment and compensation of council’s public employee. Council Member Brisk seconded and council voted with 6 yes votes to go into executive session at 8:23 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Wiltrout seconded and council voted with 6 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:46 pm.

**OTHER BUSINESS:**

Mayor Spalding reported that council completed Clerk Mason’s annual performance review. It was another year of outstanding performance. Due to the city’s pay structure, council agreed Clerk Mason would be elevated to the top pay range for her pay grade. Council appreciated her for her professionalism, growth, the breadth of her responsibilities, responsiveness, preparedness, leadership, dependability, and grace under pressure. Clerk Mason, having traded experiences with other council clerks, thanked council for being great to work for.

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Durik seconded to adjourn the April 18, 2023 regular council meeting at 8:47 pm.

ATTEST:

  
\_\_\_\_\_  
Jennifer H. Mason, Clerk of Council

  
\_\_\_\_\_  
Sloan Spalding, Mayor

  
\_\_\_\_\_  
Date





## 2023 Property Reappraisal Overview



### Why does the Franklin County Auditor's office conduct reappraisals?

- ▶ All county Auditors in Ohio are **required by state law** to update the value of all properties by conducting a reappraisal every six years ([Ohio Revised Code section 5713.01](#)), with a Triennial Update at the 3-year midpoint between reappraisals.
- ▶ This is an effort to **accurately reflect property value changes** in the current real estate marketplace.
- ▶ **The Ohio Department of Taxation makes the final determination** as to whether updated property values determined by the Auditor are accurate and acceptable.
- ▶ County Auditors **may face legal action** if the Dept. of Taxation determines reappraisal values are inaccurate and not subsequently corrected.



## What happens during this process?

Data is collected from multiple sources to establish updated property values, including:

- ▶ **Recent home sales** in your neighborhood – this is one of the most significant factors.
- ▶ **Neighborhood data** such as infrastructure quality and proximity to community amenities and resources is another important measure used by appraisers in determining home value.
- ▶ A **visual exterior inspection** of the condition of your property relative to other properties in the neighborhood is conducted to determine **physical characteristics** such as age, condition, and recent home improvements which will also affect appraised value.

*All data collected is then aggregated to re-establish baseline Auditor property valuations and ensure each property value countywide aligns with the current housing market.*



## What is my role in establishing my updated property value?



- ▶ All property owners can work with the Franklin County Auditor's office to provide information regarding their proposed values during the **tentative value property review** process.
- ▶ During this process, property owners may speak with a member of the Auditor's office appraisal team, virtually or in person, throughout the month of September 2023.
- ▶ Property owners may **provide our office with additional documentation** in support of a different valuation. Your engagement will help us establish the proper valuation!



## What can I expect, and when?

July/August 2023:

Property owners notified by FCAO online *and* via mail about new tentative property valuation

↓

August 2023:

Property owners who disagree with their tentative value may schedule time to speak virtually or in-person with a member of the FCAO appraisal team at a tentative value property review session to educate the Auditor's office about what they feel their value should be

↓

September 2023:

Individually scheduled 20-minute tentative value property review sessions are held virtually and at physical locations throughout Franklin County

↓

October 2023:

Final property value determinations are set by FCAO after tentative value property review meetings

↓

December 2023:

Property owners who participated in a tentative value property review session are notified by mail of final property values for 2024 tax purposes



**MICHAEL STINZIANO**  
Franklin County Auditor  
CONNECT. PROTECT. REASSESS.

## How will my property value be affected?

- ▶ Most Franklin County property owners will see a **property value increase**.
- ▶ This is due to a “**perfect storm**” of factors driving up fair market property values countywide.
- ▶ Factors include:
  - Continuing **hot demand** for property in Franklin County/Competitive real estate market
  - Local **population growth**
  - Lack of sufficient **housing stock** to meet demand
  - **Outside investment** in local property market
  - Cuts to local government/**Outdated state laws**
  - **Timing** of statutorily-required sexennial property reappraisal
- ▶ **All these factors are combining** to increase the amount being paid in recent arms-length real estate transactions – recent arms-length sales are one of the most significant factors driving appraised value.

*While total number of **sales** in 2022 decreased when compared to 2021, **property values** in Franklin County have continued to increase over 33 of the past 36 months (as of 1/1/23).*



**MICHAEL STINZIANO**  
Franklin County Auditor  
CONNECT. PROTECT. REASSESS.

## Will the reappraisal affect my taxes?

- ▶ **Likely.** This process is not intended to increase or decrease taxes – however, it may affect property taxes.
- ▶ The Franklin County Auditor's office is required by Ohio law to carry out the reappraisal and aims to complete the most **accurate and fair property assessment** possible.
- ▶ It is important to remember that taxes are established at the ballot box through your taxing district and are **based on voter approval**.
  - **Property tax calculation:** \*35% of Auditor Property Value X Taxing District Rate = **Total Property Tax**
    - ✓ *\*Note: Ohio law requires property owners to only pay taxes on 35% of a property's full Auditor-appraised value. This is known as the "assessed" value.*
- ▶ The amount your taxes change is based on the value change of your property **in relation to other properties in your taxing district**.
- ▶ **There is not a 1:1 ratio between property value change and tax change** – A 20% increase in value does *not* necessarily correlate to a 20% increase in taxes, for example.



## Will the reappraisal affect my taxes?

<u>If this...</u>	<u>Then this...</u>
Your value <u>increases at the same rate</u> as the average increase in your taxing district	<i>Minimal increase</i> in taxes
Your value change <u>decreases more</u> than the average in your taxing district	<i>Small decrease</i> in taxes
Your value <u>decreases</u> , but the <u>average in your taxing district increases</u>	<i>Moderate decrease</i> in taxes
Your value <u>increases</u> , but <u>less than the average</u> in your taxing district	<i>Small increase</i> in taxes
Your value <u>increases more than average</u> <u>increases</u> in your taxing district	<i>Moderate increase</i> in taxes



## How can I help ensure accurate valuations?

- ▶ **1. Check your property's data for accuracy** by visiting the Franklin County Auditor's office property search page, available under the "Real Estate" tab at [www.franklincountyauditor.com](http://www.franklincountyauditor.com), and notify the office if you spot any errors.
- ▶ **2. If you feel your tentative value is inaccurate upon receipt in August 2023, participate in a tentative value property review session** in September 2023 to educate our team about what you feel the true value of your property is.



## Where can I find additional information?

- ▶ Additional information about the Franklin County 2023 Property Reappraisal can always be found at [www.franklincountyauditor.com/knowyourhomevalue](http://www.franklincountyauditor.com/knowyourhomevalue).



SCAN FOR ADDITIONAL  
REAPPRAISAL INFORMATION



- ▶ In addition to information about the reappraisal, a variety of tools will be added to the site throughout 2023 to assist property owners with navigating the reappraisal process, including:

- Interactive GIS Mapping/Neighborhood Data tool (available July 2023)
- 2024 Property Tax Projection tool (available July 2023)
- Tentative Value Property Review scheduling portal (available August 2023)



## Confused? Concerned? Here's who to contact:

Franklin County residents are encouraged to contact the Auditor's office at any time with questions about the reappraisal, property taxes, or any other issues with which Michael or a member of the office may be of assistance, either by email at [AuditorStinziano@franklincountyohio.gov](mailto:AuditorStinziano@franklincountyohio.gov) or phone at 614-525-HOME (4663).

Additionally, property owners concerned about a post-reappraisal change in taxes can find more information and resources regarding programs designed to assist with property taxes below:

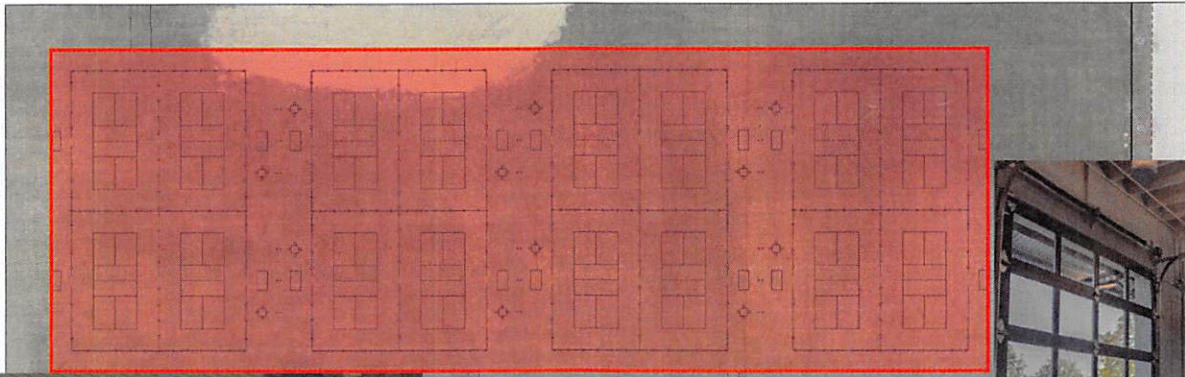
- [Franklin County Property Tax Assistance Program](#)
- [Franklin County Auditor Tax Reduction programs](#)
- [Franklin County Treasurer STAR Program](#)



**Thank you!**



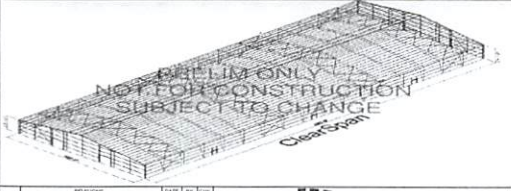




**Clearspan Fully Enclosed Cost Analysis:**  
 Metal Building 18 Courts Covered; 3 Seating Areas Covered (430'x160'; 68,800 SF); 38 - 10'x14' 20'W glass doors. Insulation, heating, fans, lighting included.

Structure \$2,300,000  
 Heat/Fans/Lighting \$300,000

**Total Estimated Cost (Fully Enclosed): \$2,600,000**



**LEGEND**

- PL — PROPERTY LINE
- N/W — EX. HOOT-OF-WAY
- PE N/W — PE. HOOT-OF-WAY
- R/W — R/W
- R/W — R/W
- E — EDGE OF DRIVEWAY
- E — EX. FENCE
- PE 1/2 FENCE WITH SURROUNDING
- PE 2 FENCE



REVISIONS	DATE	BY	CHK

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NEW ALBANY, FRANKLIN COUNTY, OHIO  
**NEW ALBANY PICKLE BALL COURTS**  
 CITY OF NEW ALBANY

JOB NO.	955-189
DRAWN BY	BNP
CHECKED BY	BNP
DATE	3/10/23

**COURT LAYOUT**

SCALE: 1" = 80'

SHEET NO.	1	OF	1
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