



Council Minutes – Regular Meeting

April 5, 2022

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of April 5, 2022 at 6:34 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, Deputy Finance Director Drew Turner, Police Chief Greg Jones, Planning Manager Steve Mayer, Public Service Director Mike Barker, Development Director Jennifer Chrysler, Engineering Manager Ryan Ohly, Chief Communications Officer and Marketing Director Scott McAfee, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

ACTION ON MINUTES:

Council adopted the March 15, 2022 special meeting minutes by consensus.

Council adopted the March 15, 2022 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

HEARING OF VISITORS:

New Albany Eagles Girls 2021-2022 Swim and Dive Team State Champions – Mayor Spalding noted the second year in a row state championship win during during a pandemic. He praised the swimmer’s individual and team commitment. He read the proclamation. Council Member Kist described the constant practices and inspiring achievement. Coach Wharton told council that 4 out of the top 5 teams were from Central Ohio. This New Albany team just finished 2nd in national competition. He was proud of their success. The team, coach, and mayor stood for photos.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Shull reported that the PC met twice. Both zoning amendments at the March 21st meeting were unanimously approved and were now pending before council. At the April 4th meeting, the PC approved a conditional use application for a secondary educational use in the Office Campus District site. The PC recommended adoption of the Engage New Albany strategic plan addendum for the Northeast New Albany area which was also pending before council. The PC unanimously approved the zoning change for 1,689 +/- acres. There were



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40+ public in attendance, around 18 residents for the first public hearing on the Intel site. Council Member Shull took away that most in attendance just wanted more information and the city’s website was helping.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: Council Member Kist reminded council about Earth Day activities on April 23rd at Rose Run Park from 10am - 2pm, including the Bio Blitz, the e-waste drive, and launching the compost program.

IDEA IMPLEMENTATION PANEL: Council Member Brisk reported that there were 16 applicants for the IDEA Panel positions. They had begun talking with the Rotary Club about putting on a multi-cultural festival. Finding an available date, even in 2023, would be challenging. They had also been talking with Healthy New Albany (HNA) about a welcoming program for new residents. Some resident volunteers had contacted Council Member Brisk about starting a kind of ambassador and/or “adopt a family” program. Council Member Wiltrout stated the meeting with HNA was a brainstorming session. They wanted to partner with the Chamber of Commerce to get provide packet materials to new community members.

PUBLIC RECORDS COMMISSION: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-07-2022

Mayor Spalding read by title AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 34 AGE RESTRICTED SINGLE FAMILY LOTS ON 9.56 +/- ACRES AND ACCEPT RESERVE “F” FOR PHASE 3 OF THE “NOTTINGHAM TRACE” SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, EAST OF SCHLEPPI ROAD, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES.

Planning Manager Stephen Mayer stated this plat for Nottingham Trace Phase 3 was previously approved by council in 2019. Per city code, if the plat wasn’t recorded within 1 year, the approval expired. Subdivision code allowed council to renew expired plats. The plats were updated to reflect the latest recorded easements. There were no substantial changes. The number of homes and parkland

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space remained the same. The city engineer approved the current plat. These lots would be deed-restricted to ensure that 80% were met the age restrictions.

Addressing council’s prior questions, the zoning text incorporated the requirements of the Housing For Older Persons Act. This was also a deed restriction. Department of Housing and Urban Development’s (HUD) website contained the federal regulations, which included a section for verification of occupancy. In order to qualify, the developer or home owners association (HOA), had to be able to produce, in response to a complaint, verification of compliance through reliable surveys and affidavits. Updates for verifications had to take place at least every 2 years. Nothing had to be filed with the city or federal government, but if the city wanted to exercise its ability to verify, it could request age verification documentation. A representative from Pulte Homes was present to answer questions.

Council Member Kist asked and Manager Mayer replied he understood that the developer or HOA would have the information on-hand and that the city could request it for any reason. Nottingham Trace, Redwood, and Dominion were 80% age-restricted, having at least one occupant who was 55+. The Epcon development was 100% age-restricted.

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 Wilttrout seconded and council voted with 7 yes votes to approve Ordinance O-07-2022.

ORDINANCE O-08-2022

Mayor Spalding read by title AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 20 AGE RESTRICTED SINGLE FAMILY LOTS ON 5.30 +/- ACRES AND ACCEPT RESERVE “G” FOR PHASE 4 OF THE “NOTTINGHAM TRACE” SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES.

Planning Manager Stephen Mayer stated this was Phase 4 of the same development as described in Ordinance O-07-2022. The final plat added 1 more lot on the west side. This did not change the overall number of permitted lots in the subdivision. The easements were updated to be consistent with the engineering plan. The city engineer reviewed and approved the plat.

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 ordinance. Council Member Brisk seconded and council voted with 7 yes votes to approve Ordinance O-08-2022.

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INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-09-2022

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 51.8 +/- ACRES OF LAND KNOWN AS THE CANINI TRUST CORP FROM ITS CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Stephen Mayer told council that the existing zoning applied to the entire Canini Trust Corp site contained a restriction requiring a minimum of 176,000 square feet of office space be developed in the designated area. This zoning district was established back in 2006, and was intended to ensure enough patrons for retail businesses on SR 62 and Forest Drive. Since then, there had been sufficient growth in the business park and community to support the retail. This rezoning removed the minimum office square footage requirement, but kept office space as a permitted use. There were no other changes to the standards. The Rocky Fork Blacklick Accord and Planning Commission both recommended approval of the rezoning.

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

ORDINANCE O-10-2022

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 2.204 +/- ACRES OF LAND WITHIN THE CANINI TRUST CORP FROM ITS CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR A NEW SUBAREA TO BE KNOWN AS SUBAREA 8D AS REQUESTED BY SMITH MILL VENTURES LLC, C/O AARON UNDERHILL.

Planning Manager Stephen Mayer stated this ordinance, like O-09-2022, addressed property in the Canini Trust Corp. This rezoning was limited to 2.2 acres and would allow additional retail uses found within the 3C Zoning District, as well as automated car washes. The text added regulations, including a 10,000 square foot area cap for each building. Allowed uses in the 3C Zoning District matched the same permitted and prohibited uses as properties across the street. For car washes, the text contained a minimum amount of drive aisles to ensure property circulation on site, and that a traffic study be submitted with the Final Development Plan. Any overall site designs and traffic studies would get a secondary review by the Planning Commission (PC). The Rocky Fork Blacklick Accord and PC both recommended approval.

Council Member Shull noted, during the PC hearing, there was a lot of discussion around the anticipated flow of traffic. They noted traffic back-ups at the Dairy Queen drive-thru.

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

READING AND PUBLIC HEARING OF RESOLUTIONS:

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RESOLUTION R-15-2022

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE CONTRACTS RELATED TO THE CONSTRUCTION OF TRAFFIC SIGNALS AND RELATED IMPROVEMENTS AT THE INTERSECTION OF HARLEM ROAD & DUBLIN GRANVILLE ROAD AND THE INTERSECTION OF FOREST DRIVE & SMITH'S MILL ROAD.

Public Service Director Mike Barker stated this resolution authorized improvements for 2 intersections both of which would support current and upcoming projects.

The north Harlem Road/Dublin-Granville Road intersection was being improved to address residents' concerns. The city was coordinating its construction schedule with the Presbyterian church's construction schedule, and there would be a new curb cut installed to divert construction vehicle access. The improvements would better manage traffic and introduce pedestrian facilities in the area. A dedicated center turn lane would be added to Dublin-Granville Road for west- and east-bound left turns. Two pedestrian bridges would be built over Sugar Run stream. Leisure trails would tie into these projects and provide direct access to Taylor Farm Park and the Village Center.

Council Member Durik asked and Director Barker answered that the city was in the process of reducing the speed limit on this section of Dublin-Granville Road to 35 mph. The slower speed would allow for a narrower turn lane and berms. There would be some pavement widening to the east and west.

Council members and Director Barker discussed pedestrian bridge locations and trail connections. Trail construction would be bid with other trail projects. There would not be a mid-block trail crossing. There would be a dedicated pedestrian phase in the traffic signal operation. Council Member Wiltout expressed concern about another pedestrian crossing on Dublin-Granville Road and thought the flashing pedestrian lights were important. This intersection would get a 4-way traffic light and the city would have the ability to control signal timing. Director Barker expected that there would be a special weekend schedule to assist traffic movement out of the church.

Council Member Kist asked and Director Barker responded that the city did not heavily study a roundabout at this location. The proximity to middle Harlem Road and Sugar Run stream were problematic, it would have triggered a larger road re-alignment project, and the impact to adjacent properties would have been substantial.

The Forest Drive/Smith's Mill Road intersection would be upgraded to include a traffic signal and pedestrian activated crossings on all four legs. Zarley Street controls would be changing to no longer allow a left hand turn onto SR 62. The city would be installing a center median that would intentionally prohibit the left turn. Vehicles wanting to go south on SR 62 would be redirected over Forest Drive to make the left. A roundabout was studied for this location and was rejected due to the disproportionate volumes of traffic and nearby intersections that could cause traffic stacking.

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Council Member Kist asked and Director Barker confirmed that all new traffic signals were tied into the city’s existing control network. Council members and staff discussed wayfinding signage, traffic congestion, and a no u-turn sign and/or a u-turn allowed sign at a further intersection.

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

Council Member Brisk moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-15-2022.

RESOLUTION R-16-2022

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PARTICIPATE IN THE ODOT ROAD SALT CONTRACT (018-23).

Public Service Director Mike Barker stated this legislation would authorize the purchase of road salt to maintain supply and purchase it at a competitive price. The city participated in the ODOT road salt contract which took advantage of the state-wide competitive bidding process. The city had fewer snow events and used less road salt in the 2020-2021 season compared to the 2021-2022 season. The city anticipated buying 2,000 tons of salt this year.

Council Member Shull asked and Director Barker confirmed that the city shared salt with Franklin County, the Plain Local School District, and Plain Township. Franklin County used a little more than 50% of what New Albany used and, at the end of the year, the county either replaced what they used or paid the city for the cost. Outgoing trucks were weighed and tallied for salt, brine, geo-melt, or other products.

Council Member Fellows asked and Director Barker replied that the city’s salt barn could hold 4,900 tons of salt stacked by conveyor. The city aimed to store 4,800 tons to keep the salt undercover. The city currently had about 1,700 tons.

Council Member Shull asked and Director Barker answered that the repairs to the salt barn had been completed. There was regularly scheduled maintenance, including sealing, in 2022 to prevent damage.

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 Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-16-2022.

REPORTS OF STANDING COMMITTEES:

A. Safety Committee: No report.

B. Public Utilities: No report.



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- 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: Council Member Shull reported that the board was working on a community survey to gather feedback about a potential recreation center and/or fieldhouse. Following up on council's prior question – adult kickball had been programmed in the past, but participation had trailed off. If interest picked up, they would bring it back.
- C. Council Representative to New Albany Plain Local Schools: No report.
- D. Council Representative to Plain Township: Council Member Durik reported that the township was talking with New Albany's maintenance garage to potentially work on some township vehicles there. Fire department runs were returning to normal levels. It was likely the township would need a new rescue truck to replace their 12-year old truck. Cost was estimated around \$1 million. A doggie daycare on SR 62, north of Walnut Road, would not need to be rezoned as the business was considered an agricultural activity. Council Member Fellows stated some nearby residents in The Links were concerned about noise from the dogs.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported that the Central Ohio Mayors and Managers Association (COMMA) met at the Gravity residential complex in Franklinton. The developer described future dorm-style residences with shared living spaces. COMMA discussed regional housing needs and what had already been accomplished. COTA's executive director presented on operations mid-and post-COVID and how they were utilizing federal dollars. The State of Ohio was still considering light rail or Amtrak. COMMA discussed the growing communication between COTA and LCATS in Licking County to move workers in the area.

Springfest would be held on April 16th at 5 pm at Eagles Stadium.

Mayor Spalding thanked city staff for their hard work in creating www.newalbansiliconheartland.com. The website had been well-received, locally and nationally. He further congratulated the Finance Department for their Government Finance Officers

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Association reporting award. Mayor Spalding urged everyone to say hi and congratulate the city's dispatchers during Public Safety Telecommunicators Week. He was unable to attend due to illness, but thanked everyone for recognizing former Public Service Director Mark Nemec on his retirement. Mayor Spalding also thanked newly-promoted Public Service Director Mike Barker for stepping up.

- B. Clerk of Council: Clerk Mason told council she would be performing at Springfest.
- C. Finance Director: No report.
- D. City Manager: City Manager Stefanov reported that New Albany received 2 SWACO grant awards – 1 to the All Saints Episcopal Church to implement residential food waste drop off and 1 to the city to support single-stream recycling in the municipal building. SWACO was aiming to divert 75% of waste going to the landfill by 2032. Food waste was a large percentage.

DORA update: Director Joly reported receiving notice that day that the city's DORA's 16oz and 9 oz cups were en route and would arrive in time for the DORA launch. The cups would feature the Village Center DORA logo and have instructions on the back. Staff estimated the quantity based on experiences relayed by other municipalities. Special events were the hardest to estimate. The Finance Department was helping to create an on-line form for establishments to order the cups on-line at cost and pick up from the Public Service Department during normal business hours.

Director Joly stated the city would focus on temporary and movable DORA signs this year. There were plans for A-frame signs and sidewalk decals. She described where the DORA boundary signs would go for now and those could be moved in the future. Signs with the DORA guidelines would be placed in gathering places and would have QR codes to direct people to the city's website with FAQs, a map, times, dates, and further information. Staff had reached out to every business in the DORA limits to determine which window cling decals they wanted – "beverages sold here," "beverages welcome here," or "sorry, not here."

The DOR's official launch was scheduled during expanded hours on Founders Day on May 21st. There could be a soft launch on the prior Thursday.

Council discussed amount and location of recycling canisters for the cups and additional trash bins, signage on trash and recycling containers, the design of the DORA logo, back-up cups with stickers, and city events. The four New Albany vendors were Rusty Bucket, Mellow Mushroom, Hudson 29, and BrewDog. Event organizers could obtain a license through the State of Ohio.

- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:
NONE.

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POLL FOR COUNCIL COMMENT:

Council Member Brisk recognized resident Dawn Justin, currently the president of the local Rotary Club and a frequent community volunteer. Ms. Justin’s husband passed away over spring break. Council Member Brisk told council that there would be a special Rotary meeting the following morning to tap into community support. She offered a meal train link.

Council Member Fellows raised the following topics. He asked about increased streetscaping and seeding on Market and Main Streets by Hudson 29 to enhance the aesthetics. Staff discussed reaching out to the Hudson 29 general manager and plans for the new Senior Community Garden program at HNA. Council Member Fellows asked about permanently up-lighting the new amphitheater dome. Staff reported that all current lighting was owned by CAPA and had been removed over the winter. Director Barker would be working with CAPA this year to determine what would be in place, and perhaps purchase additional equipment for year-round lighting. Council Member Fellows asked about the utility poles on Main Street. Director Barker reported that he understood that Verizon would remove cables on April 7, and AEP estimated a removal date in mid-April. AEP had lately been very responsive. City Manager Stefanov stated the city would consider litigation if Verizon did not get their lines removed. Council Member Fellows asked about speed mitigation, monitoring, or signs in selected areas. City Manager Stefanov stated staff had not done anything with that yet. Council Member Fellows asked about leisure trail installation behind the McCoy building. City Manager Stefanov confirmed that the connection was planned for this year.

Council Member Brisk shared that she attending the McCoy Center’s annual fundraiser. She observed many parking across Dublin-Granville Road and walking over the Raines Bridge to attend the event. It was nice to see this pedestrian activity happening the way it was planned.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment of public officials and employment and compensation of a public employee. Council anticipated acting afterward. Council Member Wiltout seconded and council voted with 7 yes votes to go into executive session at 8:01 pm.

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

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Durik seconded. Council voted with 7 yes votes to come out of executive session and resume the regular meeting at 9:12 pm.

OTHER BUSINESS:

Council Member Kist moved to appoint Ronni Feibel to the Cemetery Restoration Advisory Board (CRAB) to complete the unexpired term ending 12/31/2024. Council Member Shull seconded and council voted with 7 yes votes to appoint Ronni Feibel to the CRAB for the term specified.



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ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Durik seconded to adjourn the April 5, 2022 regular council meeting at 9:13 pm.

ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan Spalding, Mayor

14 Apr 2022

Date