



NEW ALBANY CITY COUNCIL RETREAT AND CAPITAL PROJECTS WORKSHOP MEETING MINUTES

September 13, 2019

CALL TO ORDER:

Mayor Spalding called to order the Council Retreat and Capital Projects Workshop on September 13, 2019 at 9:12 am at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending (in whole or in part) were City Manager Joseph Stefanov, Administrative Services Director Adrienne Joly, Community Development Director Jennifer Chrysler, Public Service Director Mark Nemec, Law Director Mitch Banchefsky, Development Services Manager Stephen Mayer, Development Services Coordinator Jackie Russell, Police Chief Greg Jones, Public Information Officer Scott McAfee, Human Resource Officer Lindsay Rasey, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Colleen Briscoe	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

APPROVAL OF MINUTES:

Mayor Spalding asked if council had reviewed the proposed September 14, 2018 Council Retreat and Capital Projects Workshop meeting minutes and asked if they had any additions or corrections. Hearing none, Mayor Spalding moved to adopt the September 14, 2018 meeting minutes. Council Member Briscoe seconded and council voted with six yes votes and one absent (Kist) to approve the September 14, 2019 Council Retreat and Capital Projects Workshop meeting minutes. Minutes were adopted.

Mayor Spalding asked if council had reviewed the proposed November 9, 2018 Budget Workshop meeting minutes and asked if they had any additions or corrections. Hearing none, Mayor Spalding moved to adopt the November 9, 2018 meeting minutes. Council Member Durik seconded and council voted with seven yes votes to approve the November 9, 2018 Budget Workshop meeting minutes.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

STRATEGIC PLANNING EXERCISES:

City Manager Joseph Stefanov welcomed council and explained that they would start by working on global priorities. City Manager Stefanov talked about how projects could impact on the community, short and long term, impact on council, and impact on staff, and other factors. Staff would use the Mentimeter to facilitate the ranking. City Manager Stefanov gave an overview on how funding of projects could occur. Council



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Member Briscoe asked and City Manager Stefanov replied that financing would be discussed in both the morning and afternoon sessions. Administrative Services Director Adrienne Joly led council through a Mentimeter exercise.

PRESENTATIONS BY STAFF:

Clerk's Note – Staff members made presentations from the PowerPoint presentation attached hereto.

Rose Run Park:

City Manager Stefanov presented on this project. Council and staff discussed the progress of Rose Run and the impact of construction on traffic. Most of the park feedback had been positive. Council Member Briscoe noted that I-270 construction had traffic backing up on State Route 62 into Gahanna. Some vehicles were cutting through New Albany to avoid I-270.

Council Member Fellows asked and Director Joly replied that sod would go down later at Rose Run. Council Member Shull asked and Director Joly answered that about half of the power lines had been buried so far, most close to the mill were done. There was still a line up on Fodor. Council Member Fellows asked and Director Joly confirmed that people were being directed to the open bridges across Rose Run Creek. The bridges would be fully lit, with the main bridge having four light fixtures. She noted that more lighting could be added if the assessment was that it was still too dark around the bridges.

Streetlight Conversion:

Director Nemec told council that the project was expected to run from 2018 through 2020 and was currently 70% complete. AEP awarded a grant for a portion of this project. Council Member Fellows asked and Director Nemec replied that the head had to be replaced is some fixtures, which initially lowered the return on investment, but would save the city money in the long term. He expected the city to save \$1 million in 20 years on this project. Council Member Durik asked and Director Nemec answered that the additional cost was included in the \$871 per head. The city would spend around \$330,000 on materials, and staff was doing the labor. Council Member Kist asked and Director Nemec replied that the additional benefit to replacing the head was that the original heads allowed water in and had to be resealed every year.

Street Name Sign Standards:

Director Nemec presented on this project. Mayor Spalding asked and Director Nemec answered that the city could re-use some old signs as blanks. He had found a good sign supplier. The rest could be pitched or possibly sold, if there were buyers. Mayor Spalding recommended a charitable organization auction. Council Member Fellows mentioned an art wall.

Traffic Signal Interconnection:

Director Nemec presented on this project. Council and staff discussed the timing of the project and what areas were being worked on. Expected completion was December of 2019. It was not yet known how much gas would be saved with fewer vehicles idling at stop lights. The cameras being installed were dual purpose. They monitored traffic and the video could be retrieved if there was an accident. The Police



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Department had a map of the cameras and could monitor and control them. The recorded video was high quality. City Manager Joseph Stefanov added if there was an accident or crime, the cameras could be accessed.

Miller Avenue Second Street Extensions:

Council Member Fellows asked and Deputy Director Barker answered that the new road striping was temporary. The brick was installed and looked good. The city was receiving positive feedback. Council Member Kist asked and Deputy Director Barker replied that the city was having conversations with the property owner where Miller Avenue currently dead-ended. City Manager Stefanov stated that The New Albany Company (NACO) was focused on improvements to Second and Third Streets, as well as the potential Market Street extension. Council and staff discussed getting right-of-way from the daycare and vet clinic regarding reconfiguring that street connection. They were in contact with those business owners. The vet clinic was getting an improved parking lot.

Main Street Overhead Utility Burial:

Deputy Director Barker presented on this project. Council Member Fellows asked and Deputy Director Barker replied that if he was expecting the burial of the conduit, and curb and sidewalk repairs, to be completed this year. Running the utilities through the buried conduit would happen in 2020. Utility burial stopped at the bridge. City Manager Stefanov stated it would be an additional expense to continue to bury lines to Dublin-Granville Road, and that intersection would be improved as part of the Rose Run 2 project.

Council Member Kist asked and Deputy Director Barker answered that the project would start in the next 30 days. The concrete would go down first. The street would be repaved in 2020. Council and staff discussed the ownership of the buildings and businesses along Main Street. They further discussed upkeep and landscaping.

US 62/SR 161 Complete Street:

Deputy Director Barker presented on this project. Council Member Brisk asked and City Manager Stefanov discussed the timeline needed to use the grant money. The project would start in 2020 and should fall well within the grant requirements. Council and staff discussed gateways into New Albany. City Manager Stefanov considered the Beech Road gateway similar to this one for US 62/SR 161.

Trail Gaps/PTAB Priorities:

Council and staff discussed existing trails, the Parks and Trails Advisory Board priorities, and the Harlem Road trail design progress. City Manager Stefanov told council that sketches of the Harlem Road trail had been sent to home owners. He was in communication with the Horvaths regarding an easement. Guardrail might not have to be installed in front of the Rife / Hoffman property to separate the path from the road if an easement could be obtained. Council and staff discussed when Harlem the trail could be completed, debating 2019 versus 2020. The project was not yet bid, which would require a resolution.

Service Department Expansion



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Director Nemec gave an update on the Service Department expansion plans. Council Member Kist asked and Director Nemec answered that Regency's bid came in at \$1.61 million.

Neighborhood Sidewalk Assessment

Director Nemec displayed maps of neighborhood sidewalks that had been surveyed thus far, and talked about drafting a comprehensive policy for when the city would step in to assist with repairs. Council Member Brisk thought it was important make the distinction between repairs for any reason versus repairs due to street tree damage, and wanted to do this soon. Council Member Shull preferred that the city do the repair under both circumstances. Director Joly and City Manager Stefanov noted that council would discuss this topic, including options and criteria, soon. Council Member Brisk noted that she recalled council discussing doing sidewalk repair once only. She looked forward to having a policy she could clearly communicate. Council Member Briscoe asked and Director Nemec confirmed a letter went out to affected homeowners saying that they were responsible for their sidewalks and that the city's repair work did not change that.

Council Member Briscoe asked and City Manager Stefanov answered that the city had changed the trees it selected and installed, but had a long way to go dealing with the existing trees. Council Member Briscoe recalled, like Council Member Brisk, that this program was a one shot deal. Council Member Durik thought that if a sidewalk presented a significant safety hazard, the city should redo that pad one time.

Council and Director Nemec discussed the process. The problem tree roots were cut and a fabric "bio barrier" was put down before the concrete pad was put down. The criteria in the sidewalk survey related to trip hazards. Director Nemec estimated around 90% of the trip hazards were caused by roots and 10% by the ground lowering. Mayor Spalding asked and Director Nemec answered that the surveyor walked the sidewalks by each house. Council and staff discussed how the sidewalk program came about. Council Member Kist recalled discussing one-time repair. Council Member Brisk recalled the repairs being tied to street tree-related damage. Council and staff discussed calls that the Public Service Department received on this issue. Council Member Kist favored repairing a slab once on a complaint-only basis. Council further discussed criteria, potential policies, owner assessment, a height differential trigger, how much should be set aside annually, and how to communicate any policy while also reiterating the home owners' ultimate responsibility. Council Member Briscoe requested that staff draft a policy and present it to council.

Council Member Kist asked and Director Nemec replied that the current assessment took three weeks in the field, plus the time to put together the report. Council Member Briscoe noted that any assessment would need to be on-going.

Pocket Park Assessment

City Manager Stefanov reported on the pocket park assessment. Council and staff discussed the transfer of the parks from the Home Owners Associations and their conditions. Council Member Brisk talked about different kinds of parks serving different age groups, and wanting a more holistic approach to serving the population with different options. Council Member Kist noted that geographic availability of the parks



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mattered, as a family could live across from a pre-teen targeted park, but have young kids. Council Member Durik added that a family with young kids was unlikely to drive to a pocket park. Council Member Briscoe observed that more kids would probably ride bikes if there were a park with a special amenity for bikers. Mayor Spalding stated there was a lack of parking at the James River park. Council Member Briscoe expected that older kids would just sit on park equipment and talk. Most parks were aimed at young kids who would use the equipment. Director Joly noted a "tween" might bike to a park aimed at older kids if it was in a reasonable proximity.

Council and staff talked about parks which could host basketball, badminton, soccer nets, and other sports equipment. They talked further about wheelchair accessible surfaces, mulch was not conducive for this. Staff was looking at other options. More discussion surrounded the amount of space available at various parks. Council looked forward to an overall recommendation.

Trail Assessment

Director Nemec displayed a map of existing leisure paths, some maintained by the city, some maintained by other organizations. Council Member Briscoe asked if the city wanted to set a standard for path condition to hold HOAs accountable. Council Member Kist observed that HOAs were doing a good job of maintaining paths. City Manager Stefanov and Director Nemec agreed that a standard could be set. Council Member Briscoe wanted to make sure paths were in a good condition when they were turned over to the city. Communicating a standard would be a good way to accomplish that. Mayor Spalding asked and Director Nemec answered that the city took over path ownership when land transferred. The city owned the path when it was in the city right-of-way or in a city reserve. Council and staff discussed various trail ownership situations and obligations, which largely depending on where and when the trail was built.

Snow Removal

Director Nemec presented on trails and snow removal. Council Member Briscoe wanted to know more about the cost to clear and treat paths and the overall cost of path maintenance. Council and staff discussed collector paths and paths to schools. Director Nemec noted that the school cleared paths around it. Council Member Briscoe expressed concerned about ice build-up on the path after a trail was plowed. The snow built up on either side of a plowed path would direct melt water to go to the center. Would the public use the paths on bad weather days if they were plowed? Council and staff discussed approximate costs. Council Member Shull wondered if the Joint Parks Department volunteers would be willing to assist with path snow removal. Council and staff discussed the availability of city equipment and potential city liability. Council Member Durik noted the city had had trails for roughly 25 years and asked if there was a compelling reason to start plowing now. City Manager Stefanov recommended setting a policy and communicating it clearly.

Council Member Kist asked and City Manager Stefanov answered that the city took about 6-12 calls a year on this topic. Council Member Kist speculated that, even if the paths were plowed, runners would continue to use the roads for exercise. Council and staff discussed the regular users of the trails. Police Chief Jones reported that police did not see a significant increase of people on the roads in the summer versus winter.



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Council Member Kist noted that winter exercisers also used the gym more. Council and staff discussed which paths the schools cleared and which paths the kids used frequently. Council Member Brisk stated that the paths would have to be cleared very early so that they didn't conflict with workers clearing the roads. Mayor Spalding asked if the city could contract out trail clearing work.

Law Director Banchefsky stated that doing nothing created no liability. If the city plowed and left behind ice, liability could be an issue. Council and staff discussed concerns about ice treatments deteriorating the path surface.

Improved Streetscapes

Staff presented on New Albany's streetscapes. Council Member Fellows talked about better and worse road surfaces and managing the aesthetics. He did not find the patch sealing as pleasing as other kinds of repairs. Council and staff discussed New Albany's higher aesthetic standard and whether it should be continued - which council supported. They further discussed power line burial and the associate cost. Council Member Shull appreciated brick inlays for the unique look it gave the Historic Village Center.

Youth Recreation

Council Member Kist stated ten years ago field space was limited, and the same was true now. There was no place for kids to go indoors in the winter, like a field house or bubble. Currently fields were booked all day long. He wanted to see the city partner with the Joint Parks District (JPD) to find more open field space. Mayor Spalding asked about a turf field at Thompson Park. Council Member Briscoe stated that about 40% of the kids who used public spaces were from New Albany. It made more sense for the schools and the JPD to create and manage new park spaces. Council and staff discussed the city's use of its park spaces. Council and staff discussed charging a fee for closed spaces, allocation of community spaces, running a space responsibly with high standards, and whether there could be a differential cost for resident versus non-resident users. The McCoy Center and amphitheater project were similarly patronized by a mixture of residents and non-resident.

Council Member Shull offered that the JPD was in a position to build a space, but didn't then have the funds to run it. Council Member Durik brought up corporate sponsorship of community spaces, city subsidies, and the difficulty of funding via membership fees. Most community spaces were not self-sustaining.

Rose Run 2 and Retail Development

City Manager Stefanov presented on Rose Run 2 plans. Mayor Spalding noted that resident survey results often requested more retail development. Rose Run 2 could tie park and retail designs together. Mayor Spalding observed that the Rose Run 2 development would make surrounding parcels more attractive to businesses. Council Member Briscoe expressed concerns about also tying in traffic and parking issues. If the city didn't build out roads and parking first, the additional infrastructure could add traffic congestion that rivaled the summer of 2019's congestion. Council and staff agreed that the roads would be done first.



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Council and staff discussed traffic complaints and the experience of drivers who mainly traveled around New Albany versus those who regularly traveled into Columbus.

LUNCH BREAK

Council Priorities

Council agreed that the required city services were the greatest priority. Council agreed that the items pulled from the resident survey and listed on the PowerPoint slide were also priorities: Village Center, Maintenance, Sustainability, and Recreation Amenities.

Recreation Amenities

Council Member Briscoe wanted to be sure that the city was using the recreational amenities already in place as well as considering new ones. Council and staff discussed programming versus facilities. Some resident expectations were informed by larger cities like Dublin and Westerville. Director Joly noted that the average ages of residents impacted these decisions. Council Member Brisk noted confusion around the Heit Center as the building had multiple functions. There were a lot of fees, and what was charged to whom differed. Council Member Durik observed the Heit Center was usually filled and had little remaining space or availability. Council and staff discussed what various municipalities offered and how they programmed. Director Chrysler told council that the Engage New Albany Strategic Plan process was starting new conversations on this topic.

Sustainability

Council Member Brisk had heard from certain segments of the population that the city wasn't doing enough. Director Joly stated that a challenge to working with this topic was that it meant different things to different people. It could mean doing better on pesticides, or composting, or renewable energy. Council expressed that they weren't sure that Sustainability rose to the level of the other three priorities. Council Member Kist said that there were businesses which were looking to do things with sustainability and had funds. It was hard to know what was possible. His goal was to put it on the radar, so if the opportunity arose, the city would take advantage of it. The city could partner up on these projects. Council and staff discussed examples. City Manager Stefanov stated that staff could look for more grant programs. Also, council could concentrate sustainability efforts in certain locations, for example: 70% of resources in the Historic Village Center versus 30% elsewhere. Council and staff discussed the Sustainability Committee. Council Member Briscoe expressed interest in learning more. She didn't know how much value a solar field had in Ohio. Would a solar field make New Albany more attractive to businesses? Ultimately, council represented residents, so what residents were focused on mattered most.

Distribution of Revenue

Council and staff discussed the percentages of city revenues and how they were allocated. Council and staff discussed expanded parking without a parking deck at Village Hall. Council and staff discussed the funding of the Rose Run Park project. Council and staff discussed parking availability for future development, potential retail, and potential events, around Village Hall. Director Chrysler told council that



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the city would be doing a total parking analysis in 2020. Parking codes and needs were different in the Village Center versus elsewhere in the city. A critical mass was necessary to attract retail development. Council and staff discussed parking strategies in other cities. Grove City advertised its pocket parking lots. Council Member Kist expressed concern that, even with more parking spacing going in, the city would be dealing with this issue again in three to four years. He didn't want to install some parking only to tear it out and redo it a few years later. Council Member Shull stated this was why he supported a parking deck at Market & Main. Council and staff discussed setting priorities just for parking, which would also help provide incentives to roll parking into other projects. Council Member Briscoe wanted to make sure the city was considering what lots were empty on evenings and weekends. Council and staff discussed gathering data and furthering the discussion from there.

Village Center Projects – Mentimeter Exercise

Council and staff reviewed Village Center projects. Council and staff discussed the amphitheater project and the status of private fundraising and state grants. They further discussed operating and maintenance costs, and expectations of subsidization by the city. City Manager Stefanov told council he would be preparing legislation for the city's financial commitment. CAPA would be doing the programming. Council Member Brisk noted that, in contrast to the McCoy Center, the amphitheater would not generate revenue year-round. Council Member Durik wanted city money going to the amphitheater clearly earmarked. He wanted more information about where amphitheater funds were coming from and what they were going towards. Council agreed that amphitheater funding should be "up front" versus promised.

Council used the Menitmeter tool to prioritize Village Center projects (attached).

Recreational Amenities – Mentimeter Exercise

Council and staff reviewed city amenities and potential projects. Council and staff discussed school playgrounds and park areas being available during the summer and on weekends, and being off limits during school hours. Council Member Brisk expressed support of the school amenities being seen as an extension of Rose Run. Council Member Fellows supported the amphitheater being seen as part of Rose Run also. Council Member Durik asked and City Manager Stefanov answered that the schools were responsible for the playground amenities, including during non-school hours. Council and staff discussed how partnering with the schools could provide a bigger amenity than either entity could provide on their own. Council and staff discussed the location of the school's playground in the city, the state the playground equipment, existing play surfaces, and how much a city contribution would affect the size of the school's project.

Council and staff discussed the Taylor Farm property. Council understood that acquiring this property could aide in trail connection and took away the risk of a private developer purchasing and developing the property. Council deemed saving the area for greenspace to be a larger priority.

Council used the Menitmeter tool to prioritize Recreational Amenities projects (attached).



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Council was asked to rate the impact council priorities would have on the community. This would help staff to prioritize their efforts and not miss opportunities in one area because they were focused on another

Council ranked as follows (1) Village Center (2) Maintenance (3) Recreational Amenities (4) Sustainability (attached).

ADJOURNMENT:

With no further comments, Council Member Briscoe moved and Council Member Shull seconded to adjourn the September 13, 2019 Council Retreat and Capital Projects Workshop meeting at 2:14 pm

ATTEST:


Jennifer H. Mason, Clerk of Council
Sloan Spalding, Mayor

5 May 2020
Date