



Council Minutes – Regular Meeting

May 16, 2023

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of May 16, 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, Engineering Manager Ryan Ohly, Planner Chelsea Nichols, 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	A
CM Kasey Kist	P
CM Matt Shull	A
CM Andrea Wiltrout	P

Clerk Mason reported that Council Member Fellows requested to be excused for work and Council Member Shull requested to be excused for travel. Mayor Spalding moved to excuse Council Members Fellows and Shull from the council meeting. Council Member seconded and council voted with 5 yes votes to excuse Council Members Fellows and Shull from the council meeting.

ACTION ON MINUTES:

Council adopted the 5/2/2023 regular meeting minutes as submitted by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Council decided they no longer needed the executive session. Mayor Spalding moved to strike item 17, Executive Session, from the agenda. Council Member Kist seconded and council voted with 5 yes votes to strike the executive session.

HEARING OF VISITORS:

Proclamation – Declaring May 14-20, 2023 as Police Week and May 15, 2023 As Peace Officer Memorial Day – Mayor Spalding stated this proclamation was done annually to give the city a moment to pause and thank the police officers for all the work they do the serve and protect our community. He read the proclamation aloud. Chief Jones stated the men and women who served fulfilled the department’s mission. The city was fortunate to have these officers. Council Member Kist recalled going through the Citizen’s Police Academy, and praised all of the officer’s character and the department’s culture. Council Member

May 16, 2023

Durik said he thanked them every week they were on the job, representing the city in the community. Council Member Wiltrout stated one of the reasons her family moved to New Albany was the low crime rate and feeling of safety.

Proclamation – Honoring Rabbi Areya Kaltmann For His Many Years of Service – Mayor Spalding introduced resident Alan Wool. Mr. Wool described Rabbi Kaltmann as a fixture of New Albany. He provided a way for the less privileged and special needs children to grow and prosper. He was there for anyone in need. His open-door policy extended to all. He was a giver who expected nothing in return.

Council Member Brisk read the proclamation aloud.

Rabbi Kaltmann said he was humbled to live in New Albany. There was no better place to raise a family. He thanked Mr. Wool and the entire council. He described his roll as a door greeter - opening doors, not just to Life Town, but to a world of possibilities which were often closed to the kids it served. Every day, between 50-75 marginalized kids from all different parts of the community came to New Albany. Life Town had 1,300 selfless volunteers who were there to help and given them a world of opportunity. Rabbi Kaltmann was grateful to give kids the opportunity to enjoy their Jewish heritage and relish the tradition of being Jewish. The work had just begun. Because of the fentanyl poisoning and opiate abuse, they had a full-time person travelling the state with an uplifting curriculum endorsed by The Ohio State University. They planned to expand that program to save as many lives as possible. This was possible because of this incredible city where we could all work together. It took a village. On behalf of the volunteers and all the people who prayed at the Lori Schottenstein Chabad Center, he was humbled to accept this acknowledgement.

Mayor Spalding talked about Rabbi Kaltmann’s considerable energy and his contributions to New Albany and the Ohio community. Every time Mayor Spalding interacted with the rabbi, his family, and his congregation, he left inspired. Council Member Brisk stated she was honored to call Rabbi Kaltmann her friend and rabbi, was proud to have Rabbi Kaltmann as part of the community, and was grateful for what he did for New Albany and everyone. Council Member Kist praised the rabbi’s joy, passion, and enthusiasm.

Proclamation – Recognizing May as Jewish American Heritage Month – Mayor Spalding read the proclamation aloud. Mayor Spalding thanked Mr. Wool and Rabbi Kaltmann, stating it was privilege to know them, and wished them the best.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Brisk reported that the PC heard related applications for variances and a plat for a home on Hawksmoor Drive. The owners wanted to place accessory structures on one of the lots. Council Member Shull reported on the first half at the last meeting. The project was approved 4-1. PC Member Wallace didn’t find it necessary for the city to make exceptions. The second item was the Hawksmoor lot to the east for which the owner requested a variance to build a 5,000 square foot house with a looped drive going back to a 4-car garage. Council Member Brisk offered to distribute the plan. That item passed unanimously. Staff presented the new city zoning map, which was also interactive on the city’s website, with detail on a per parcel basis. Council and staff further discussed the new webpage.

May 16, 2023

PARKS AND TRAILS ADVISORY BOARD: No meeting

ARCHITECTURAL REVIEW BOARD: Council Member Wiltrout reported that the ARB heard an informal review of the plans for the Historic Village Center. Preliminary ideas were presented for a mixed-use development which included residential units and commercial space. Conceptual designs were well-received. Council discussed the Historic Village Center boundaries. Mayor Spalding recalled this plan being an improvement over plans from 8 years ago.

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: No meeting. Council Member Kist reported that the SAB had 2 teachers and a student member, so there was a lot of collaboration between the school and city. The SAB teamed up to apply for an Ohio EPA grant for water bottle filling stations at the high school. City staff worked with the school district to apply, and were awarded a grant for 3 stations, completely funded, no cost to city or district. This would reduce single-use plastics on the school campus. SWACO awarded a \$5,600 grant to the New Albany Intermediate School for a cafeteria compost waste program. Council Member Kist credited SAB member and teacher: Pete Barnes.

IDEA IMPLEMENTATION PANEL: Council Member Wiltrout reported staff were working on the Juneteenth celebration at the Hinson Amphitheater. The New Albany 101 business park tours went well. Council Member Brisk estimated 35 people attended. Development department staff answered questions throughout the tour. Feedback was great, people learned a lot. Council Member Wiltrout thought more of these tours would be beneficial.

Council Member Brisk stated there was still an IDEA Panel opening. Council received several applications. She and Council Member Wiltrout would interview candidates and bring back recommendations to council.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-64-2023

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, ANDREA J. FORD, OF THE PROPERTY LOCATED AT 11850 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.

May 16, 2023

Development Director Jennifer Chrysler stated this ordinance authorized the next step in the right-of-way acquisition and appropriation process in accordance with the Ohio Revised Code (ORC). The ordinance was aligned with the specific details of property. The city obtained appraisals from 2 independent firms to fully comply with state law and have additional verification of the per-acre value. All property owners were notified. The city’s property acquisition consultant would continue to negotiate with the property owner for the purchase of right-of-way and easements until the scheduled deadline for filing for the appropriation. This ordinance contained emergency language to waive 30-day referendum, but had 2 readings.

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 Durik seconded and council voted with 5 yes votes to approve Ordinance O-64-2023.

ORDINANCE O-75-2023

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 9 SINGLE FAMILY LOTS ON 8.83+/- ACRES AND ACCEPT RESERVES “A”, “B”, “C” FOR THE ALDEN WOODS SUBDIVISION LOCATED AT 6700, 6770, 6800 CENTRAL COLLEGE ROAD AS REQUESTED BY ANDREW MALETZ.

Planner Chelsea Nichols stated the sites were 3 large lots. The plat established Woodview Drive and dedicated right-of-way on Central College Road. Open space was provided along Central College Road to match the Wentworth subdivision. There was a centrally-located parkland with a playground. The open space and parkland would be owned by the city and maintained by the home owners association (HOA). The developer would provide a 10-foot street stub with signage to the west for a future connection, should the property to the west ever develop. The plat met all of the development standards of the zoning text. The city engineer approved the plat. The Planning Commission recommended approval at their March meeting.

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

Council Member Wiltrout moved to adopt the ordinance. Council Member Kist seconded and council voted with 5 yes votes to approve Ordinance O-75-2023.

Mayor Spalding praised Mr. Maletz on his New Albany business and products. This project would enhance the Central College corridor. Council Member Kist asked and Mr. Maletz stated they would start the project within 30-60 days. Mayor Spalding appreciated the conversations around tree preservation, screening, and being a good neighbor.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-76-2023

May 16, 2023

Mayor Spalding read by title AN ORDINANCE TO ACCEPT WATER LINE, SANITARY SEWER, STREET AND STORM SEWER IMPROVEMENTS AND APPURTENANCES THERETO FOR WOODHAVEN, AS REQUESTED BY BOB WEBB HOMES.

Engineer Manager Ryan Ohly stated this ordinance accepted the waterline, sanitary sewer, streets, and storm sewer improvements and appurtenances for the Woodhaven subdivision. Prior to the second reading, the developer would be required to submit a 2-year performance bond, a 2-year maintenance bond, an engineer inspection fee deposit, and a 5-year settlement bond. Woodhaven would consist of 60 single-family residential lots. The subdivision would be accessed off Walnut Street and Bevelhymer Road. With this ordinance, the city would be accepting subdivision street, watermain, fire hydrants, sanitary sewer, and storm sewer.

Council Member Kist asked and Engineer Ohly answered, with this project, Bevelhymer would get a minor widening, mirroring the Millbrook subdivision. The ditch would be relocated. The surface of Bevelhymer would get a mill-and-fill treatment.

Brandon Belli, COO of Bob Webb Homes, described challenges at the county level. They were going to put up guardrail on the east side of Bevelhymer, but the county denied that request. Therefore, they would have to extend the culvert. They spent money for pipe and recently discovered a gas line that had to be moved. They were working with Columbia Gas. They had spent \$8.5 million to date. They wanted to give Bevelhymer an inviting look. There was also leisure path, fencing, other features. They were stuck until they got the gas line moved and culvert done. Bobb Webb Homes and residents wanted it done. Development Engineer Walther was helping with the county.

Council Member Kist recalled prior discussions of improving more of Bevelhymer Road. The fieldhouse was going in and Bevelhymer Park was there. The city wanted to create a safer way for kids to get out there. Mr. Belli looked forward to completing the work and getting amenities put in.

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

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-25-2023

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

Director Chrysler stated this segment of Clover Valley was an unimproved roadway between Mink and Green Chapel roads. The planned roadway improvements would accommodate improved traffic flow in

May 16, 2023

the area. This resolution declared the intent to appropriate the fee simple interest and easement to the properties along this roadway corridor.

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 Wilttrout seconded and council voted with 5 yes votes to approve Resolution R-25-2023.

RESOLUTION R-26-2023

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED COMMUNITY REINVESTMENT AREA AGREEMENT WITH COI NEW ALBANY TECH PARK LAND, LLC.

Economic Development Manager Sara Ziegler stated this resolution authorized the city manager to execute an amended and restated Community Reinvestment Area (CRA) agreement with COI New Albany Tech Park Land, LLC. The company recently acquired additional 146.96+/- acres that was not part of the original CRA agreement. The property was located in the Oak Grove II community reinvestment area. Phase 2 would have 1.5 to 2 million square feet of speculative space upon final buildout. The investment was estimated at \$120-\$160 million. Phase 2 would employ between 500-1,000 full time employees which would result in approximately \$20-\$60 million in annual payroll. With the CRA program, the city was extending 100% real property tax exemption for 15 years. Brice Harrison, Director of Development for Vantrust Real Estate, was present to answer questions.

Mayor Spalding opened the Public Hearing.

Mr. Harrison stated they were happy to be doing business in New Albany. They had a lot planned and were ready to start filling these buildings. Mayor Spalding appreciated the partnership. Council Member Wilttrout commented on the beautiful buildings which she saw on the recent NA 101 Tour.

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

Mayor Spalding moved to adopt the resolution. Council Member Brisk seconded and council voted with 5 yes votes to approve Resolution R-26-2023.

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.

May 16, 2023

- E. Administration Committee: No report.
- F. Grants and Non-Profit Funding: No report.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: MORPC designated May 19 as Weatherization Day and Bike to Work day. MORPC renewed its MOU with Ohio University for 5 years for their scholarship and elected official training. MORPC received the Excellence in Financial Reporting award for the 34th consecutive year. MORPC reported, since the cell phone law went into effect, Cambridge Analytics estimated a 9% drop in distracted driving in Ohio. They said that would typically rebound some if Ohio follows national trends, but the overall effect was positive. Columbus Partnership CEO Kenny McDonald, the keynote speaker, talked about availability of federal funds and strategies to bring in more federal dollars to central Ohio and discussed the federal CHIPS Act funds available for development. MORPC's Metropolitan Transportation Plan, a 20-year, long-range plan for infrastructure, was being updated. It was submitted every 4 years. The Regional Data Advisory committee was gathering updated data on items like building permits and would use the data to make projections of growth in Central Ohio.
- B. Council Representative to Joint Parks and Recreation: Mayor Spalding stated the Joint Park District was progressing on vendor selection for the fieldhouse architectural services and construction.
- C. Council Representative to New Albany Plain Local Schools: No meeting.
- D. Council Representative to Plain Township: Council Member Durik stated the township meeting dates had been moving. There was nothing to report right now.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding sent an invitation out to council for new The Raines Group office ribbon cutting ceremony. Mayor Spalding would be a panelist at the Columbus Metropolitan Club, along with the Gahanna and Johnstown mayors, discussing the impact of Intel and related topics. The event sold out, so it should be streamed on CMC's Youtube channel.
- B. Clerk of Council: Clerk Mason reminded council about the Founder's Day parade line-up and polled council - who opted to wear their navy logo shirts. She also reminded council about the Career and Technology Education Centers (C-TEC) of Licking County tour the following Monday.
- C. Finance Director: No report.

May 16, 2023

D. City Manager: City Manager Stefanov stated the Joint Park District approved the pickleball court lease and would be signing that week. Court construction was on schedule and the courts should be playable later in June. Council members commented on how quickly construction was happening. Public Service Director Mike Barker stated Strawser Construction had been actively working on the site every day, regardless of weather. The final pavement was down. Trench drains and fence poles were being installed. The acrylic playing surface would be painted next week. Council Member Brisk asked and City Manager Stefanov answered that the plan was still to hand over court scheduling to the Joint Park District. They were working on an operating agreement which City Manager Stefanov would bring back to council.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

Council Member Durik reported attending the New Albany High School/Rotary Club Peace Pole and Bench dedication event. The Rotary Club was a major sponsor of the Peace Pole program globally. They placed a pole on the campus quad up against the sports facility. The pole contained a message of peace in 8 languages. Event speakers included students. Superintendent Michael Sawyers said 37 languages spoken within the school or amongst families. Council Member Durik noted that Japanese was the #2 language, after English.

Clerk Mason acknowledged the 2 days of training with Mark Weaver for city staff, including Mayor Spalding and Council Member Wilttrout in attendance.

Council Member Wilttrout reported attending the Express Oil Change ribbon cutting. Their business model was customer service-focused, particularly for parents. They made it feel like a good place to take kids.

OTHER BUSINESS:

Mayor Spalding stated that board and commission appointment was postponed.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Wilttrout seconded to adjourn the May 16, 2023 regular council meeting at 7:35 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan Spalding, Mayor


Date