



Council Minutes – Regular Meeting

June 4, 2024

CALL TO ORDER:

President Pro Tem Shull called to order the New Albany City Council Meeting of June 4, 2024 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, Deputy Finance Director Morgan Joeright, Management Analyst Ethan Barnhardt, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Economic Development Manager Sara Ziegler, Public Service Director Mike Barker, Public Services Engineer Justin Wilkinson, Chief Marketing Officer Josh Poland, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

Clerk Mason reported that Mayor Spalding and Council Member Kist could not attend due to travel and requested to be excused. President Pro Tem Shull moved to excuse Mayor Spalding and Council Member Fellows from the council meeting. Council Member Wilttrout seconded and council voted with 5 yes votes to excuse Mayor Spalding and Council Member Fellows from the meeting.

ACTION ON MINUTES:

Clerk Mason reported that, after distribution of the draft minutes, she received clarifications from President Pro Tem Shull regarding foot traffic at the Chamber of Commerce and from Director Barker regarding the timing of Third Street construction during Market Street Extension project. Neither change was substantive. Council adopted the May 21, 2024 meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation: Declaring June as PRIDE month - President Pro Tem Shull read the proclamation aloud. June Gutterman, Board Vice President, Pride New Albany, introduced Alexandra Fox, Board Chair and founder of Pride New Albany, and Sue Thompson, Pride New Albany Board Member. Ms. Thompson moved to New Albany because of organizations like Pride New Albany and the welcoming community. Ms. Gutterman recalled the first Pride New Albany event 5 years ago. Pride New Albany continued its vital work of promoting an inclusive and strong community, including working with over 80 New Albany businesses who were part of the Business Ally program through the Chamber of Commerce. Pride New Albany worked with an interfaith group to create a safe space for middle and high school kids at the Methodist Church. Ms. Gutterman described the board's planned events including the Art Tile Hunt, Pride New Albany Day, Paws for Pride with Red Roof, and



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walking in the Columbus Pride and New Albany Independence Day parades. She thanked council for working to make the New Albany community welcoming now and into the future.

Council Member Kist talked about his participation in the Art Tile Hunt. Council Member Wilttrout thanked Ms. Gutterman, Ms. Fox, and Pride New Albany for all their work in the community. Pride New Albany was community-building, inclusive, fun, collaborative, and the city was better for it.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Brisk reported the PC approved a Final Development Plan and requests for a variance and conditional use for a Panda Express restaurant with a drive-thru at US 62/Smith's Mill Road. The plan was approved with modifications to the shared drive, landscape, and drive-thru median. The PC reduced the amount of signage, including making a multi-tenant sign shared with the adjacent property. The variance allowed Panda Express to not have operational doors facing US 62. Staff felt that the elevations and architecture supported this and the entrance would be subject to staff approval. The PC approved updates to city code chapter 1187 which would create a Minor Residential Subdivision for dividing a parcel into 5 or fewer parcels, any of which were less than 5 acres and did not involve new, widening, or extension of any public streets. The PC also approved a process so an ordinance was no longer required for the city to accept developer-created public infrastructure. The city engineer could accept that public infrastructure and city staff would report it to council. The PC approved updates to the Urban Center Code (UCC) zoning district which applied to the Village Center. Areas subject to the UCC were exempt from chapter 1165 requirements regarding parks and preservation zoning districts. Staff believed there was not a clear enough statement in city code chapter 1165 regarding the exemption.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS: President Pro Tem Shull reported that the BZA heard variance requests for Crown Lift Trucks' sign package on Horizon Court. Variances addressed the size of wall sign, the height, 2 signs on the business frontage to allow non-conforming wayfinding sign. The first 3 variances were approved. The wayfinding sign was not approved as it did not match similar signs in the area. The BZA approved Amgen's request to allow above ground utility poles at the Beech Road interchange. Amgen wanted to add a solar panel array which required more wattage than was onsite. They had a utility pole up already and would add a few more poles to run lines to the array. The BZA tabled a variance for artificial turf at a home on Wiveliscomb for a backyard play area. The turf came to city's attention from a neighbor. The item was tabled because homeowner did not appear. Staff would invite them to next meeting.

SUSTAINABILITY ADVISORY BOARD: Council Member Kist reported that the city applied for a SWACO waste reduction grant to install a water filling station at public events. The SAB had voted to recommend that staff apply and a grant was looking likely. Council Member Kist would follow up with possible locations.

IDEA IMPLEMENTATION PANEL: Council Member Wilttrout reported that the city had confirmed Amgen and Meta as sponsors for the city's Juneteenth event. Other companies were also interested in helping with the event. T-shirts were available for sale and could be ordered ahead.

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Council Member Kist saw, on the link to buy the t-shirt, it said the proceeds went to the city. Would sales help fund the Juneteenth event? Council Member Wiltout answered, yes. The vendor was giving the city back a small percentage of the sales price. Council Member Kist wanted to see the sales support the event. Director Adrienne Joly replied this was the first time Juneteenth had sponsors and t-shirts, and they were working with the finance department on both. The small percentage from the t-shirt sales would be received in the General fund, not in a particular account. However, there would be a total accounting of the expenses and revenue. Council Member Wiltout stated the link to buy the shirt would be in the New Albany Connects Newsletter and other social media posts. Council further discussed the messaging for Juneteenth. They were glad to see sponsorships.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:
NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:
NONE

INTRODUCTION AND FIRST READING OF ORDINANCES:
ORDINANCE O-16-2024

President Pro Tem Shull read by title AN ORDINANCE TO AMEND CHAPTER 155 “PERSONNEL POLICIES” OF THE CITY OF NEW ALBANY, OHIO’S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Lindsay Rasey, Human Resources Officer, stated that New Albany Codified Ordinance Chapter 155 was last updated 2 years ago. This ordinance proposed revisions throughout the code. The revisions were recommended to remain competitive with both public or private sector employers and to modernize or clarify existing personnel practices. Some highlights included retire/rehire provisions which weren’t in the code before. There were changes under definitions to eliminate the word “exempt” which was confusing when talking about classified versus non-classified employees. There was additional language to clarify that positions could be FLSA exempt or non-exempt. Under the human resources (HR) officer duties, staff was recommending to remove the word “merit” and replace it with “compensation.” Merit pay was provided by the city manager at his discretion, it didn’t make sense for HR to have a simultaneous duty. The unclassified position list was updated to include positions created since the last codified ordinance revision. There was inclusive language for future positions. There was clarification regarding anniversary dates, which impacted step increases and merit pay eligibility, for employees transferring positions. Under holidays, the city wanted to be sure that the leave forfeiture that someone might provide if they moved to a position that didn’t have holiday leave or left service and had already used their holiday leave - their leave forfeiture would have to come from some type of leave that they would be subject to be paid out for. Under personal leave, this change was recommended for parity with the collective bargaining agreement. Employees currently did not have the ability to be paid out personal leave if they didn’t use it during the calendar year. The change would allow them to be paid out for personal leave if they didn’t use it. It also provided language about retire/rehire employees – they would be prevented from being paid out their personal leave if they didn’t use it upon reemployment. Under vacation leave, the changes distinguished benefits that classified and non-classified employees received. “Exempt” and “non-exempt” were corrected to “classified” and

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“unclassified.” Under accrual structures, staff looked at other jurisdictions to see how the city’s accrual structures compared. New Albany had recruited from private and other public entities. Staff found the provision that allowed negotiation of vacation time had been important. The city wanted to make sure those accruals still matched market demands. The city would provide vacation leave benefits for reemployed retirees, however, that would not be but subject to a payout upon their final separation. Sick leave was revised to allow a retired/rehired employee to retain 120 hours of sick leave. Under the current provision, employees could get a 1-to-3 amount when they left and this change would allow that same payout for a retired/rehired employee who retained 120 hours upon reemployment. Under bereavement leave, the provisions were revised to clarify that the city would give up to 40 hours instead of 5 working days because some employees worked four 10-hours days in a week. Changes in section 19 incorporated Ordinance O-03-2024 approved by council. Changes in section 21 allowed for an increase in shift differential to be in line with the market and allowed for the concept of shift differential to apply to a 2nd shift worker in another department. It also addressed the compensation the dispatchers and sergeants who took on training a new dispatcher or sergeant – they would be compensated similar to how police officers were compensated for training new police officers. It also codified the practice of compensating employees for being in “on call” status.

Council Member Wilttrout asked and HR Officer Rasey answered that if an employee needed more days than bereavement leave allowed for, the employee could take other types of leave.

President Pro Tem Shull asked and HR Officer Rasey confirmed that there was vacation carry-over for unclassified employees. When someone retired, the city would pay out all of their vacation and it would effectively go down to zero. When rehired, the employee would start over. City Manager Stefanov clarified that the rehired employee would have to accrue vacation from scratch. There was potential for the 120-hour carry-over on sick leave, but not vacation leave.

President Pro Tem Shull set the ordinance for second reading at the June 18, 2024 council meeting.

ORDINANCE O-17-2024

President Pro Tem Shull read by title AN ORDINANCE TO ACCEPT A RIGHT-OF-WAY DEDICATION OF 0.025 ACRES AS NEEDED TO SUPPORT THE SOUTH HARLEM ROAD ROADWAY IMPROVEMENTS AS REQUESTED BY SANDRA AND JEFFREY ROWLEY.

Public Services Engineer Justin Wilkinson stated he was presenting 3 ordinances, O-17-2024 to O-19-2024, all related to the south Harlem roadway improvements project. For O-17-2024, staff had the opportunity to work with residents Jeffrey and Sandra Rowley on Jason Court. They were supporters of the project and asked staff how they could facilitate the project. They donated a small amount right-of-way to fit in a traffic calming island at the intersection of Jason Court and Harlem Road. The city needed a bit more footprint in the roadway to be able to squeeze in the shared use path and guardrail. This increased the safety of the design. This ordinance would dedicate the tract of land to the city as public right-of-way.

Council Member Durik stated it was nice of the residents to support the project.

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Council Member Kist asked and Public Services Engineer Justin Wilkinson stated that there was a temporary 1-year easement to facilitate construction, after which it would go back to the resident, and a permanent easement for storm drainage.

Council Member Kist asked and Engineer Wilkinson confirmed that the city got all of the easements it needed as the impacted residents were agreeable and supportive of the project.

President Pro Tem Shull set the ordinance for second reading at the June 18, 2024 council meeting.

ORDINANCE O-18-2024

President Pro Tem Shull read by title AN ORDINANCE TO ACCEPT A RIGHT-OF-WAY DEDICATION OF 0.131 ACRES AS NEEDED TO SUPPORT THE SOUTH HARLEM ROAD ROADWAY IMPROVEMENTS AS REQUESTED BY MAYSHA TAMU BARMORE AND VERRON TIRRON BARMORE, TRUSTEES OF DEALS TO THE DOOR 401K TRUST.

Public Services Engineer Justin Wilkinson stated the Barmores approached Director Barker to support the project. They were dedicating 2 slivers of land. For unknown reasons, the city's right-of-way ended and turned into a highway easement with less room to fit in improvements at the Barmore's property line. The offered right-of-way would extend the easement to match the right-of-way line at the adjacent property. This would facilitate improvements for storm sewer and shared use path.

President Pro Tem Shull was grateful to the Barmores and glad this would clean up things there.

President Pro Tem Shull set the ordinance for second reading at the June 18, 2024 council meeting.

ORDINANCE O-19-2024

President Pro Tem Shull read by title AN ORDINANCE TO ACCEPT A RIGHT-OF-WAY DEDICATION OF 0.150 ACRES AS NEEDED TO SUPPORT THE SOUTH HARLEM ROAD ROADWAY IMPROVEMENTS AS REQUESTED BY MONIQUE AND ROBERT BRITTON.

Public Services Engineer Justin Wilkinson stated that the Brittons were 2 of the biggest drivers of this project. They had approached former Public Service Director Mark Nemeč 6 to 7 years ago to make changes to south Harlem Road. They met with current Public Service Director Barker and offered any support they could to the project. The city had some right-of-way, but it didn't match existing right-of-way on adjacent properties. This dedication would extend the existing right-of-way and make it more consistent with other rights-of-way. This would enable the city to install the shared path and make storm sewer improvements.

Council Member Kist asked and Engineer Wilkinson confirmed there would be 3 traffic calming islands. Council Member Kist recalled concerns around speeding and using the streets as a cut-through. Engineer Wilkinson had spoken to a resident there and she recommended reaching out to Google to de-prioritize that street. Google had south Harlem Road designated as a #2 priority. The city was able to de-prioritize the street and, since then, the resident reported there was a significant reduction in cut-through traffic. These traffic calming islands would also help.

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President Pro Tem Shull asked and Engineer Wilkinson responded that the city’s contract indicated mobilizing on June 17. The city’s goal was to have the roadway substantially completed by the end of 2024. Some shared use path, asphalt, and grass seed and restoration work would likely be completed the following spring.

President Pro Tem Shull set the ordinance for second reading at the June 18, 2024 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-22-2024

President Pro Tem Shull read by title A RESOLUTION DECLARING INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, IMPROVING, OR CONSTRUCTING GREEN CHAPEL ROAD NW PHASE 2 AS EXTENDED TO JOIN WITH INTERSECTING ROADS WHICH ARE AND SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE.

Development Director Jennifer Chrysler stated this resolution was similar to prior resolutions which prepared for construction on Mink Street and Green Chapel Road from Mink Street to Clover Valley Road. Now, the city was finalizing design of Green Chapel Road from Clover Valley to US 62. This was the same appropriation process as before. The city was still actively negotiating with all of the impacted properties. The passing of this resolution did not mean there would be appropriations. The city was passing this legislation to be proactive about the timing and deadlines to meet its obligations. This legislation declared the intent to appropriate the fee simple interests and easements to the properties along this roadway corridor. This segment of Green Chapel Road was a local unimproved roadway running east to west, generally between Clover Valley Road and US 62. An adjacent portion of Green Chapel Road was previously improved with the Green Chapel Phase 1 project. This right-of-way acquisition was necessary to improve the remainder of Green Chapel Road with a consistent roadway design. The planned roadway improvements would accommodate and improve traffic flow in the area.

President Pro Tem Shull opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Kist moved to adopt the resolution. Council Member Durik seconded and council voted with 5 yes votes to approve Resolution R-22-2024.

RESOLUTION R-23-2024

President Pro Tem Shull read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND A MEMORANDUM OF UNDERSTANDING WITH C1 NEW ALBANY LLC, AND MAKING RELATED AUTHORIZATIONS.

Economic Development Manager Sara Zeigler stated this resolution authorized the city manager to execute a Community Reinvestment Area Agreement with C1 New Albany LLC, a wholly-owned subsidiary of CyrusOne LP. The agreement provided a 100% real property tax abatement for 15 years. CyrusOne was a

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global data center developer and operator specializing in the delivery of digital infrastructure solutions. The company had 50 high-performance mission-critical sites serving over 800 customers. The company planned to acquire +/-93.79 acres. The proposed project would establish up to 5 new data center buildings with accessory office space that would be owned and operated by CyrusOne. The site would serve as a new campus for the company to support regional growth. The company approximated the project's total costs of phase 1 to be \$347 million. Construction of the first data center building would begin in 2024 with operations beginning in the second half of 2025. The timing for the construction of additional data centers would follow, subject to economic development circumstances. Based on current design plans, the full buildout of the five data center buildings would equal approximately 1.2 million square feet. The benchmarks for compliance would be measured according to the revenue generation per square foot formula as established for the specific building type and previously approved by city council. Attorney John Stock from the Vorys law firm was present on behalf of the company. Bradd Hout, CyrusOne Director of Location and Power Strategy, had planned to attend, but his travel plans changed.

Jon Stock, attorney for the applicant, expressed gratitude to city staff for helping to bring project to fruition. New Albany was a world-class destination. They look forward to working with the city through this project.

President Pro Tem Shull opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

President Pro Tem Shull moved to adopt the resolution. Council Member Wiltrot seconded and council voted with 5 yes votes to approve Resolution R-23-2024.

RESOLUTION R-24-2024

President Pro Tem Shull read by title A RESOLUTION PROVIDING THE DULY AUTHORIZED WRITTEN CONSENT OF THE CITY OF NEW ALBANY TO OHIO REVISED CODE SECTION 5709.911(B) TO A REAL PROPERTY TAX EXEMPTION UNDER OHIO REVISED CODE SECTIONS 5709.12 AND 5709.121 FOR THE WELLNESS CENTER SPACE LEASED TO OHIO STATE UNIVERSITY IN THE HEIT CENTER.

Management Analyst Ethan Barnhardt stated this proposed legislation regarded the tax exemption status at the Philip Heit Center for Healthy New Albany. After the Heit Center was constructed and tenants began operating in the facility, the city submitted for a use-based property tax exemption. The Ohio Department of Taxation only approved a partial exemption which excluded the fitness floor space that The Ohio State University (OSU) had subleased to a for-profit operator. Subsequently, the city was able to receive a tax increment financing (TIF) exemption for the fitness portion of the facility which redirected PILOT payments to the Village Center TIF fund. Since then, OSU revised its sublease contract with the wellness center operator, rectifying the tax situation with the state. This legislation would provide necessary authorization per the Ohio Revised Code so the city could reapply for the use-based property tax exemption, which, if granted, would supersede the TIF exemption. After passage of this legislation, staff would re-submit paperwork to the Ohio Department of Taxation.

Council Member Wiltrot asked and Analyst Barnhardt answered that the TIF currently in place would go away once the use-based tax exemption was granted.

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City Manager Stefanov stated that the rest of the Heit Center building was not subject to the TIF because it was non-taxable.

Council Member Brisk asked and Analyst Barnhardt stated he did not believe the tax exemption would be retroactive. Since the TIF existed on the wellness center, this resolution only gave authorization for the new use-based property tax exemption to replace the TIF. Director Staats added that the city still had to apply to the state to get the use-based exemption approved. City Manager Stefanov noted that OSU’s original operating agreement with Integrated Wellness Partners (IWP) was a sublease. IWP was a for-profit organization and, therefore, taxable. OSU amended the agreement with IWP to make it an operating agreement instead of a sublease. That put the square footage back into non-taxable status.

President Pro Tem Shull opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltout moved to adopt the resolution. Council Member Brisk seconded and council voted with 5 yes votes to approve Resolution R-24-2024.

RESOLUTION R-25-2024

President Pro Tem Shull read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO ANY AND ALL CONTRACTS FOR THE PURCHASE AND UPFITTING OF A LEAF VACUUM.

Public Service Director Mike Barker stated the city currently owned 2 leaf vacuums and both got a lot of use each fall. This legislation would authorize the purchase of a replacement vacuum. The city’s main leaf vacuum was purchased in 2007 and was performing at a high level. The city’s second vacuum was a 1989 machine from the City of Worthington that New Albany purchased for \$5,000 in 2020 primarily for the motor which could be swapped into the primary vacuum. The city had ramped up the residential leaf collection program and staff now used both vacuums and 2 crews. The city invested some money into bringing the 1989 vacuum into its current form. It was time to replace the 1989 machine, but the city would retain it for when weather required 3 crews to provide pick-up service. Director Barker described a recent event where weather brought down a lot of leaves all at once, resulting in resident complaints. The city would purchase a new leaf vacuum for \$212,273 through the Sourcewell cooperative purchasing program. The new vacuum had a sprayer/mister for dry conditions to minimize dust. It had the same motor as the other 2 vacuums. Funding for this purchase was included in the 2024 capital equipment budget and the 2024 annual appropriations ordinance.

President Pro Tem Shull asked and Director Barker confirmed that the new hose would reach 5-8 foot further than the existing equipment. The bend in the arm allowed some deflection. The vacuum was pulled by a 1-ton truck and the hose operator manipulated the arm from a passenger cabin.

President Pro Tem Shull asked and Director Barked answered that both existing vacuums were pulled by trucks. One vacuum blew leaves into a container on another truck, with a spare truck standing by – requiring 3 people and 3 trucks. The new vacuum unit was self-contained and could carry 4 times the leaf volume. Fewer trips to dump leaves meant greater efficiency.

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Council Member Kist asked and Director Barker responded that the new vacuum would still have dump leaves when full, but it took 4 times longer to fill. The hose and picker were attached to the containment unit.

President Pro Tem Shull opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Kist moved to adopt the resolution. Council Member Durik seconded and council voted with 5 yes votes to approve Resolution R-25-2024.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting
- B. Council Representative to Joint Parks and Recreation: President Pro Tem Shull reported that JPD discussed the fieldhouse - there was no resolution yet on city water or sewer. They were considering other options that may include the site location. The new website, called "Explore," would be launching on August 14. Users would have to set up new profiles. The soccer and lacrosse seasons were done. Baseball, softball, and teeball were all starting their tournament seasons. Fall sports registrations would be starting soon. Tennis courts had been resurfaced and relined, and were also lined for pickleball.
- C. Council Representative to New Albany-Plain Local Schools: Council Member Kist reported that the important June 10 board meeting would take place in the Middle School cafeteria. The board would be sharing the latest facility plan update. Everyone was encouraged to attend. President Pro Tem Shull welcomed NAPLS Board of Education Member Mark Wilson in the audience.
- D. Council Representative to Plain Township: Council Member Durik reported that pool membership sales were up compared to 2023. The trustees discussed at length the projected need for a second fire station, but no action was taken. Council Member Kist asked and Council Member Durik stated there was a lot of discussion, but no resolution, that he was aware of, on whether the township would have a ballot issue this November. President Pro Tem Shull asked and Council Member Durik responded that no specific sites were identified for a second station, just that it would be to the north.

REPORTS OF CITY OFFICIALS:

- A. Mayor: No report.
- B. Clerk of Council: No report.
- C. Finance Director: No report.

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City Manager: Sidewalk Program: Director Barker stated the city's sidewalk program started in 2015 based on identified issues. He displayed the attached graphic. The city first did an assessment and council opted to prioritize work based on a worst-to-best scenario. In the graphic, the black areas had been addressed and most were in the older communities. Now, the city was working on newer properties. Blue was scheduled for 2024. Green represented what remained to be addressed. In the past 2 years, using sidewalk leveling, the city had accomplished more with the budgeted amount. Director Barker reviewed areas to be completed in 2024, including the Lambton Green area, Keswick, some sections of Ealy Crossing, part of Windsor, Saunton, The Enclave, Steele Court, and Tidewater. After the blue sections, Director Barker estimated the city was 2-3 years from completing the full plan.

Council Member Brisk asked Director Barker responded that some 2024 work was already completed. Steele Court, Saunton, and Waterson would be starting in next week or so. Tidewater and Windsor were scheduled towards the end of the season due to planned street improvements. Impacted residents would receive direct mailers. Public Service was working with Chief Marketing Officer Poland on additional communications. For the street improvement program, the city was expecting bids the following Friday and would work with that contractor on a schedule. All areas affected would get direct communication.

Council Member Kist recalled prior council discussions of doing sidewalk repairs 1 time. The city learned lessons about certain trees. Director Barker believed the sidewalk program was created in 2015 and implementation began in 2016.

Council Member Kist asked if the program was limited to what was established when the program started or would it extend to new neighborhoods, like Nottingham Trace, which were just coming online? Would those be addressed 1 time, also? Or did the sidewalk program stop with the areas identified in the current program? City Manager Stefanov responded that the intention was to go through all the subdivisions that were listed on the original map presented to council and then go back and reevaluate for new and existing neighborhoods. There wasn't a determination yet on how or whether to proceed.

Council Member Wiltout asked and City Manager Stefanov answered that \$200,000 was budgeted for the sidewalk program each year. Council Member Wiltout thought it could be something the city kept on the books every year to address whatever sidewalks most needed it. The city could spend that money on those.

Council Member Durik recalled a lot of initial discussion of who had responsibility for maintaining the sidewalks. Principally, it was residents. Given the trees and the design, council made the decision to go through once and repair the areas that were damaged, and then come back and reevaluate whether it would continue on or just be one time and revert to resident responsibility. That was to be determined down the road.

Council Member Brisk asked and Director Barker replied that the city had learned lessons about the selected trees. As a result, new neighborhoods theoretically shouldn't have the same issues. Thanks to City Forester Marylou Hoessle, the city identified certain varieties of the same types of trees with lower

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growth rates and lesser peak size. The intent was to maintain the city’s character and aesthetic, but with some tweaks to street tree selections.

Council Member Brisk expressed curiosity about areas where the city had already done work due to the tree choices – whether those trees would mature and settle down or, by 2026, those sidewalks would need to be redone. Director Barker understood that trees experienced their highest growth at the time of planting. As trees aged, growth slowed. He was hopeful, particularly with the addition of the leveling program, the repairs would last longer.

Council Member Kist remembered the prior sidewalk replacement program on James River Road which involved cutting the tree roots, as well as irrigation lines and invisible fences.

President Pro Tem Shull observed, in his neighborhood which received sidewalk repairs in 2020, he was starting to see some movement around new and old sidewalk panels. Not a lot, but some. He expected every neighborhood would experience that in some areas.

Village Center Maintenance Plan

Director Barker stated, with council support 2 years ago, the city began funding specific Village Center (VC) improvement programs. The city had installed non-standard materials in the VC, for example, brick sidewalk, granite curb, granite cobbles – these required active maintenance and there was a designated fund for them. The city was expanding improvements to do work at High Street and Main Street where there was existing brick sidewalk and tree wells in difficult condition. The city would be resetting and resealing the bricks to get them leveled out. This would set up the fall project to reestablish tree well plantings. The city planned to replace the existing crosswalks at Dublin-Granville Road and US 62. The initial section of the velo loop had brick edging which had already been addressed this year. At the pedestrian bridge at Rose Run Park, where the crossing aligned with the school entry, there was granite in and around the roadway which required an active maintenance plan. He anticipated working there annually. At the Keswick crescent, the city would be replacing the steps and wall. In Farmers Alley at Market and Main, the city would be doing leveling and reseating the brick. Around the Market and Main intersection, the city would be releveling the cobbles in the roundabout which saw a lot of truck traffic. Also, the city would address the brick treatments in the streetscape, particularly around tree wells. This should all be completed by end of 2024.

SR 605 Drop Lane

City Manager Stefanov reported that construction was underway on the SR 605 drop lane. That would be substantially completed by start of school. The city hoped it would relieve some of the congestion on SR 605.

Stacked stone wall by amphitheater

President Pro Tem Shull observed, by the amphitheater on south side of Dublin-Granville Road, there was a tree with stones around it. The stones seemed to fall down every year. He asked if the city would just keep fixing it or change it to make it more permanent. Director Barker stated city workers repaired it last year. It fell again this year. Director Barker thought the wall’s aesthetics and height were leading to some of the problems. Vertically stacked stone was challenging. Generally, the higher the wall, the more one should stack back into the area, but staff wanted to stay away from and preserve the tree. Staff was working on a more permanent solution. It was taking some trial and error.



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D. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

NONE

OTHER BUSINESS:

Council Member Brisk updated council on recent Community Improvement Corporation (CIC) meetings. There was excitement around the Innovate New Albany project. City staff was preparing an operating agreement for a restaurant in the new space. Director Chrysler reported that the communications subcommittee was working on a marketing strategy to make an announcement that would align with all the things going on. Council Member Brisk declined to give names as they would be coming with the announcement. The CIC had been looking at drawings and schematics of the offices and common spaces. It was coming together incredibly well. Council Member Brisk was grateful to city staff for working hard to get it done and get the Innovate tenants moved quickly to a new building and, soon, to a new floor in the building.


Council Member Brisk recalled prior council discussions around fiber-to-home service. She reported that the city had hired a contractor to assess New Albany’s available technology and services for residents and businesses, including cell service and fiber. She was impressed with his expertise. The contractor was the Chief Information Officer for the City of Dublin and was also doing contract work. He would put his findings together in a report with recommendations for the future.

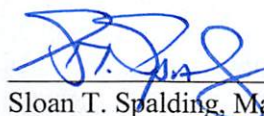
Council Member Wiltout reported that AT&T had started running their fiber in her neighborhood 2 weeks ago. She appreciated the professionalism of AT&T and the New Albany Public Service Department for coming out and fixing problems. She encouraged others who may have had issues related to this work to call the provided phone number. An actual person would come out and make it right. She hoped the project would mean improved services for everyone. President Pro Tem Shull clarified, and Council Member Wiltout agreed, that AT&T’s project was separate from the city’s initiative.

ADJOURNMENT:

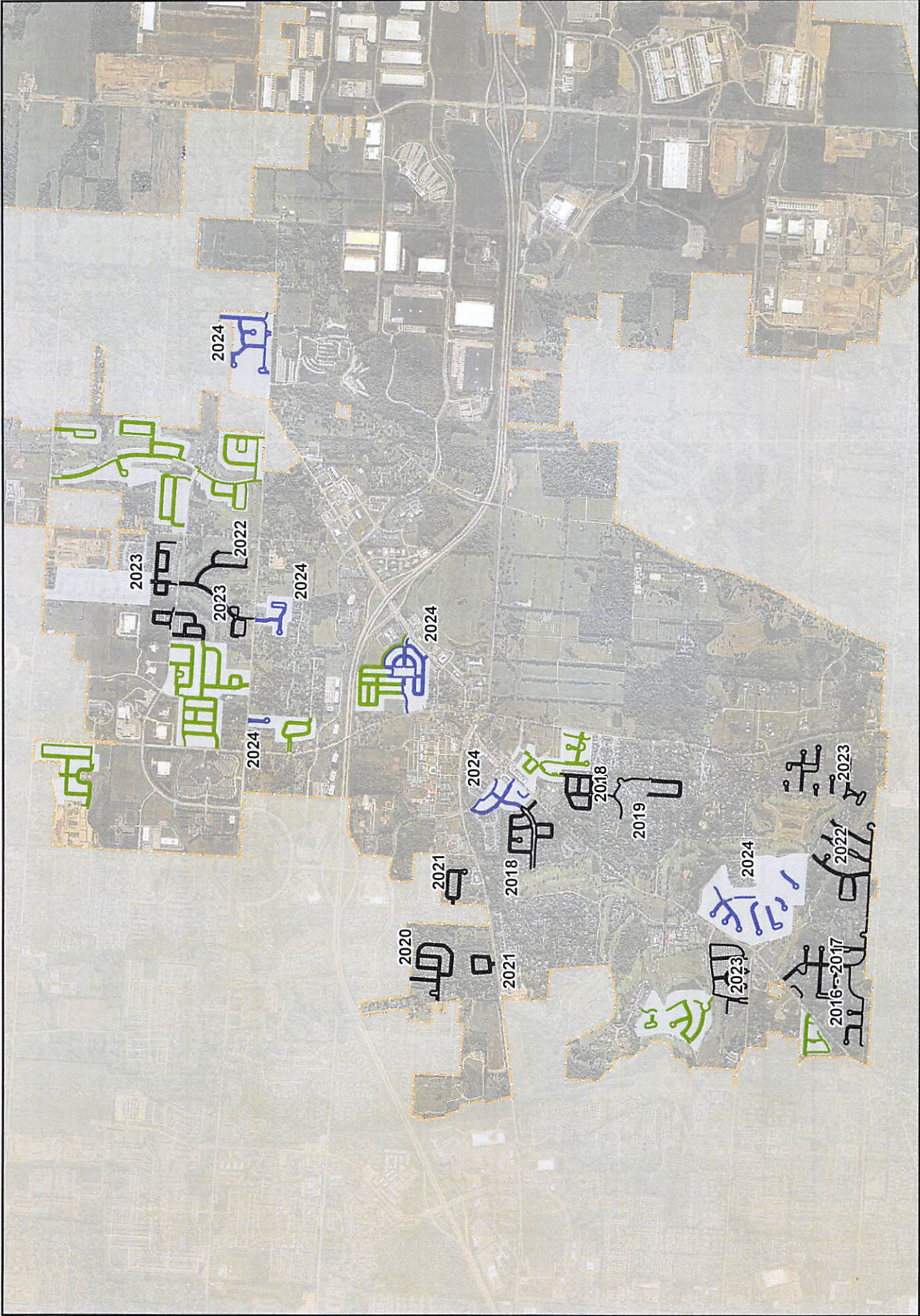
With no further comments and all scheduled matters attended to, Council Member Kist moved and President Pro Tem Shull seconded to adjourn the June 4, 2024 regular council meeting at 8:05 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor

18 Jun 24
Date



Village Center Maintenance Program - 2024

