

June 7, 2022

**CALL TO ORDER:**

Mayor Spalding called to order the New Albany City Council Meeting of June 7, 2022 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 Drew Turner, Police Chief Greg Jones, Development Director Jennifer Chrysler, Planning Manager Steve Mayer, Public Service Director Mike Barker, 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	A

Clerk Mason reported that Council Member Wiltrout could not attend due to travel. Mayor Spalding moved to excuse her from the council meeting. Council Member Brisk seconded and council voted with 6 yes votes to excuse Council Member Wiltrout from the council meeting.

**ACTION ON MINUTES:**

Council adopted the August 27, 2021 Council Retreat and Capital Projects Workshop meeting minutes by consensus.

Council adopted the May 17, 2022 regular meeting minutes by consensus.

**ADDITIONS OR CORRECTIONS TO THE AGENDA:**

NONE.

**HEARING OF VISITORS:**

Proclamation - Recognizing June 19 as Juneteenth National Freedom Day in New Albany – Mayor Spalding read the proclamation aloud.

Richard Justman, 7891 Peter Hoover Rd., stated, in the early 90s, Jack Kessler with The New Albany Company hosted several meetings and made presentations. There were going to be 4 major campuses - education, business, medical, and sports. Mr. Justman started acquiring properties in New Albany. Mr. Justman thought the sports campus idea died on the vine. He referenced a handout (attached) that he provided to council with a marked map. Mr. Kessler had said the sports campus would be state of the art –

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hockey, equestrian, bowling, soccer - and housed in 200 acres. A highway would be built between Johnstown and Westerville and would connect at the Harlem Road circle. Harlem Road residents spoke out against the highway.

Mr. Justman wanted to bring the sports campus back now. Before land prices went too high. His land was worth 3 times what he invested. He had a realtor asking him to sell to a buyer who wanted a barn. Mr. Justman wanted to give the city a crack at property that could enhance the development of a sports facility. Mr. Justman told the story of an owner who wouldn't sell property causing stalled development – calling that kind of person an “inbetweeners.” Mr. Justman didn't want an inbetweeners who wasn't invested in New Albany holding land that could be developed as a sports complex. He thought the city had the resources, power, and vision to do something. He thanked council for listening.

Mayor Spalding noted the Joint Parks Department had been talking about facilities. The city, Joint Parks, and the schools had all been talking about land. Council Member Shull said he knew the Joint Parks Board had just discussed a sports complex the prior night.

Mr. Justman said his son went to the Joint Parks meeting and understood they was putting something on the ballot. This complex would be a wise use of some of the city's resources in the best interest of the community. More people would be wanting to move in and have their kids in the school district. Mr. Justman's wife was ready to retire. Now was the time to move forward.

Mayor Spalding asked City Manager Stefanov and/or staff follow up with Mr. Justman about his real estate.

Joel Miller, 7067 Fernridge Drive, spoke to council regarding government promotion of LGBTQIA+ issues, what was being called PRIDE month, and the city's promotion of this issue. The issue was controversial. New Albany Pride was formed in the last few years. Many organizations – The Wellness Connection, Healthy New Albany, The Heit Center, The New Albany Chamber of Commerce - were promoting one side of this ideology to the town. There were links to the group's websites promoting this issue which many thought was controversial. These groups were getting into schools to push this ideology onto our children. He questioned the role of the government in promoting it and wanted it to stop or the opposite ideology equally represented. He knew about the IDEA committee talked about inclusion – but only of those with the same ideology as the LGBTQIA+ groups. He was unaware of major events or any laws that were exclusive of sexual identification or gender identification. He knew there were links to these groups and they were promoted by city council.

One had the right to express their viewpoint, but government was supposed to represent all people. He didn't think there were a minority of people who had a different ideology than LGBTQ+. He thought many were silent because of backlash if they spoke up against the promotion of these events. It wasn't the ideology, itself, he was speaking against. It was the excessive - in your face, got to wear a t-shirt, got to have a flag, got to have a market, got to have your kids there or else they hate everyone. He thought that issues could be accepted or inclusive without excessive celebration/promotion and without indoctrination of children. He wanted council to consider that there was another group that didn't want to see excessive promotion of an ideology they may or may not agree with. He thanked council.

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Erin Myers, 2579 Beech Rd., stated she had been to the council meetings before to address issues like trash in her yard. She still wanted to know who could address her issues. She was told it was ODOT and called them today. It was hard to reach anyone after COVID. ODOT said to talk to New Albany. She was also told it may be Licking County thing. It was hard to say when the road was divided by 2 jurisdictions. Residents were still out there in the midst of what is going on. At corner of Jug and Beech, there was now a parking lot for the construction workers. Traffic noise started at 5:30 am. A lot of noise, vibrations from music, loud mufflers, and speeding. It was increasing. Was there anything that can be done? Littering was against the law. She described a semi driver throwing out his Redbull can on SR 161. She described semis not respecting when they didn't have the right-of-way – they made left-hand turns without yielding. She'd been told to speak to the police. Could traffic be rerouted? Could they use a different route where they didn't make the left turn? Could there be some communication promoting a new route? She reiterated her complaints about litter, traffic, the speed limit, and noise.

Ms. Myers described closing her windows because of the smell of chemical scents from the Beauty Park. Her house would start to smell like fake pine trees. She got headaches. Was there any documentation of emissions of the products in the air? Was there anyone who could guide her in the right direction? It was getting worse. She was sad about losing the country life. She thought the city was forgetting they were still there. No one cut the weeds by her driveway. She had to be careful about making a left turn due to traffic. She could hear the Amazon gate at night. They deserved their rest, to be able to open their windows. People could be fined for littering, there could be signs to discourage littering. Beech Road was still 45 mph – was there a way to make it less? She'd had no luck with ODOT.

Mayor Spalding agreed there was more changing coming. Increased traffic and construction were expected. Work was needed to diversify the road network. The city could enforce traffic laws on Beech Road. Mayor Spalding asked Ms. Myers to fill out a speaker card and asked city staff to follow up with her about particular issues, like speeds and road maintenance. Mayor Spalding knew it was a lengthy, difficult process to adjust speed limits. The business campus had a group that met on a regular basis.

Council Member Fellows asked how often Ms. Myers smelled odors. Ms. Myers thought they "cooked" at night. That's when she noticed. It was intense. Was she safe? Who could tell her that? EPA? When did they test? Mayor Spalding responded that the state EPA regulated emissions. Mayor Spalding thanked her for coming out.

#### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Council Member Fellows reported that the PC heard an initial review of the proposed hamlet standards at Central College Road and SR 605. Some residents also showed up. Most questions focused on density, types of commercial businesses, building height, types of housing other than townhomes, and traffic flow. Council Member Durik was also present. Planning Manager Steve Mayer anticipated continued interest.

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

**ARCHITECTURAL REVIEW BOARD:** No meeting.

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BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: No meeting.

IDEA IMPLEMENTATION PANEL: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

**CORRESPONDENCE AND COMMUNICATION:**

NONE.

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

**ORDINANCE O-17-2022**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION OF 1.168 ACRES AT 5321 HARLEM ROAD AS REQUESTED BY THE NEW ALBANY PRESBYTERIAN CHURCH.

Planning Manager Stephen Mayer stated that, during development, an applicant was required to provide the city right-of-way as part of any new construction. In this ordinance, the city would accept right-of-way for a total of 50 feet from the centerline along Dublin-Granville Road to the north, and 30 feet from the centerline along Harlem Road. This would be sufficient for planned intersection improvements and potential trail projects. The city engineer concurred.

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 Durik seconded and council voted with 6 yes votes to approve Ordinance O-17, 2022.

**ORDINANCE O-18-2022**

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 141.8+/- ACRES OF LAND GENERALLY LOCATED SOUTH OF JUG STREET, WEST OF MINK STREET AND NORTH OF INNOVATION CAMPUS WAY, FROM AGRICULTURAL (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS “THE MINK STREET WEST ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL.

Planning Manager Stephen Mayer stated that this limitation text was more restrictive than current code requirements. The applicant proposed to rezone the land to Limited General Employment (L-GE) which matched the zoning districts to the west and south. L-GE allowed uses included general office,

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manufacturing and production, warehouse and distribution, and datacenters. The limitation text required consistent streetscapes and the same setbacks as surrounding areas, and other similar hallmarks, like architectural design, rooftop screening, 65 foot building height, and 75% opacity screening for residential neighbors. The rezoning matched the land use and recommendations found in the strategic plan, including future roadway extensions. The city engineer stated that the right-of-way commitments were sufficient for planned improvements. The Planning Commission reviewed and recommended approval at their April 18, 2022 meeting.

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 Kist seconded and council voted with 6 yes votes to approve Ordinance O-18-2022.

**INTRODUCTION AND FIRST READING OF ORDINANCES:**

NONE.

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

NONE.

**REPORTS OF STANDING COMMITTEES:**

- A. Safety Committee: No report.
- B. Public Utilities: No report.
- C. Service and Public Facilities Committee: No report.
- D. Planning and Economic Development Committee: No report.
- E. Administration Committee: No report.
- F. Grants and Non-Profit Funding: No report.

**REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany Plain Local Schools: Council Member Kist reported the Class of 2022 graduated last week at Huntington Park. The New Albany Girls Lacrosse team won the state championship, beating Upper Arlington in overtime. It was their first

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Division 1 title. Council discussed the Girls Lacrosse game and the coaches, along with other high school sports team's season finishes.

- D. Council Representative to Plain Township: Mike Durik reported that the pool was forced to closed on Memorial Day due to filtration system overload and failed pumps. The water was too cloudy to see clearly. The township had to empty, clean, and refill the pool.

The fire department celebrated 4 promotions. Fire and EMS teams reported record runs and were averaging over 220 runs a month. Normally, it was about 60 a month. There was no one reason for the increase. There were a lot of car and accident issues. Mayor Spalding curious how many runs were extra-jurisdictional. Council Member Durik didn't know, but may learn more after this month. Council and staff discuss hearing increased numbers of sirens and a new Columbus Fire Department station coming online.

Plain Township Trustee Dave Olmstead officially retired at the last meeting after 13 years on the board. The township was working on generating candidates and naming new trustee.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding congratulated the organizers and participants on a successful Founders Day parade.
- B. Clerk of Council: Clerk Mason polled council to ensure a quorum at the next June and July meetings. She received permission from council to perform for the Amazing Giants at Safety Town graduations on June 16 and June 30, and in the city parade on July 4.
- C. Finance Director: Director Staats reviewed the April monthly report. Revenue was tracking the same as in 2021, which was good because the city had budgeted for a decrease. If revenues tracked the same for the rest of the year, there would be an excess. Expenses were higher, but the bottom line was nearly the same across all categories. Investments still reflected lower interest rates. Rates were increasing some, which would produce some revenue. She would give the May report at next meeting.
- D. City Manager: No report.
- E. City Attorney: Law Director Albrecht stated that Ohio HB 472 was introduced in May introduced to repeal politic subdivision immunity in emergency response situations. It would allow people to recover damages from resulting death, injury, or property loss. The bill allowed an exception when a suspect was fleeing or attempting to evade capture for committing a crime.

**POLL FOR PUBLIC COMMENT:**

NONE.



## Council Minutes – Regular Meeting

June 7, 2022

### POLL FOR COUNCIL COMMENT:

Council acknowledged student Max Steiner who was present and shadowing Council Member Wilttrout for his senior seminar project.

### EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(1) to consider appointment of a public official – specifically discussing the IDEA Implementation Panel applicants. Council did not anticipate taking action after. Council Member Shull seconded and council voted with 6 yes votes to go into executive session at 7:31 pm.

Staff present: City Manager Stefanov, Director Joly, Clerk Mason, Law Director Albright.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded and council voted with 6 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:56 pm.

### OTHER BUSINESS:

NONE.

### ADJOURNMENT:

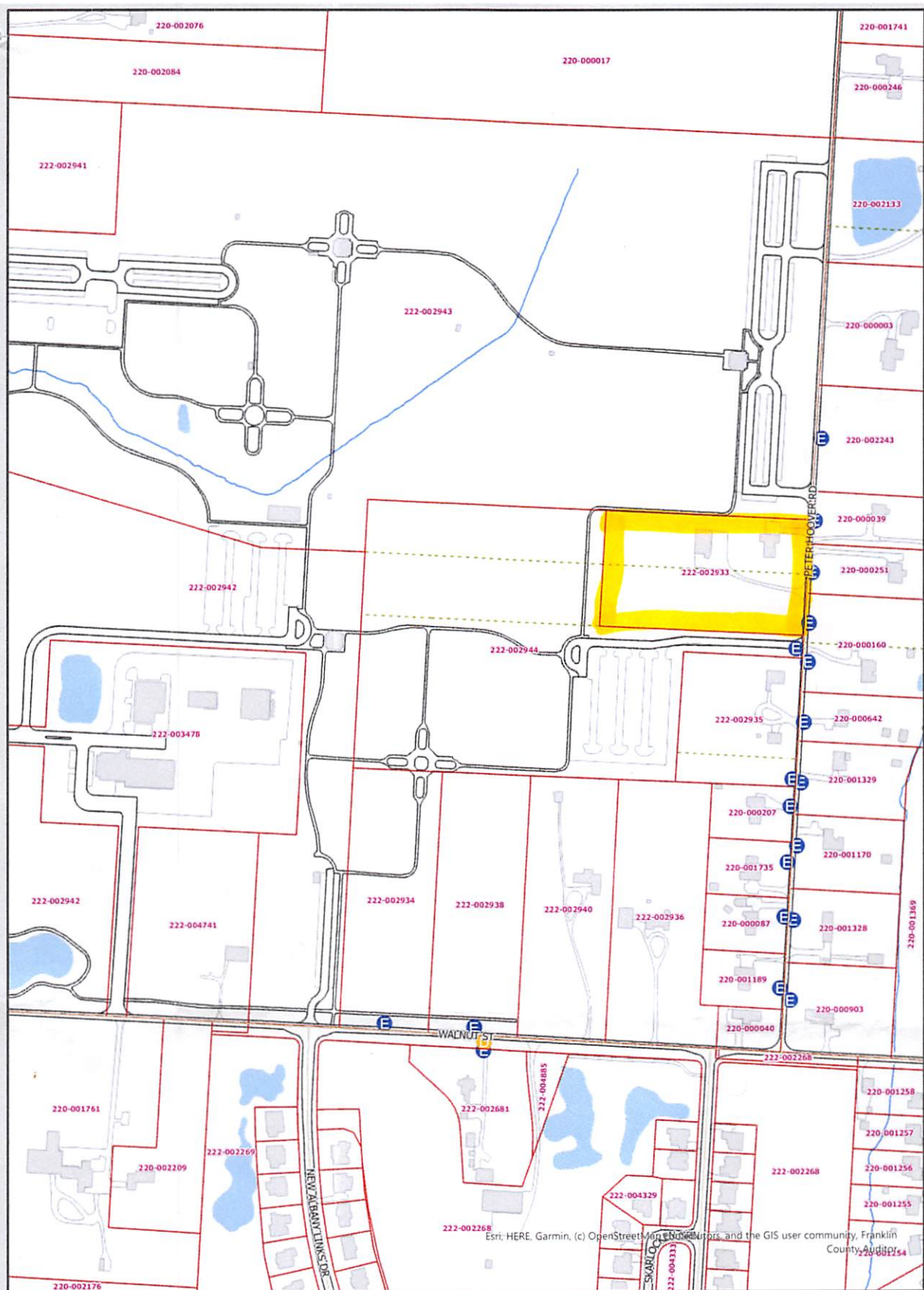
With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the June 7, 2022 regular council meeting at 8:56 pm.

ATTEST:

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

\_\_\_\_\_  
Sloan Spalding, Mayor  
by Marlene Brisk, Pres. Pro Tem  
Date 6/21/22





# Franklin County Auditor's Office

**Auditor**  
**Michael Stinziano**  
Map Produced June 7, 2022



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

**MICHAEL STINZIANO**  
Franklin County Auditor



This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

## Planimetric Legend

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

## Topographic Legend

- Spot Elevation
- Index Contour
- Intermediate Contour

## Appraisal Legend

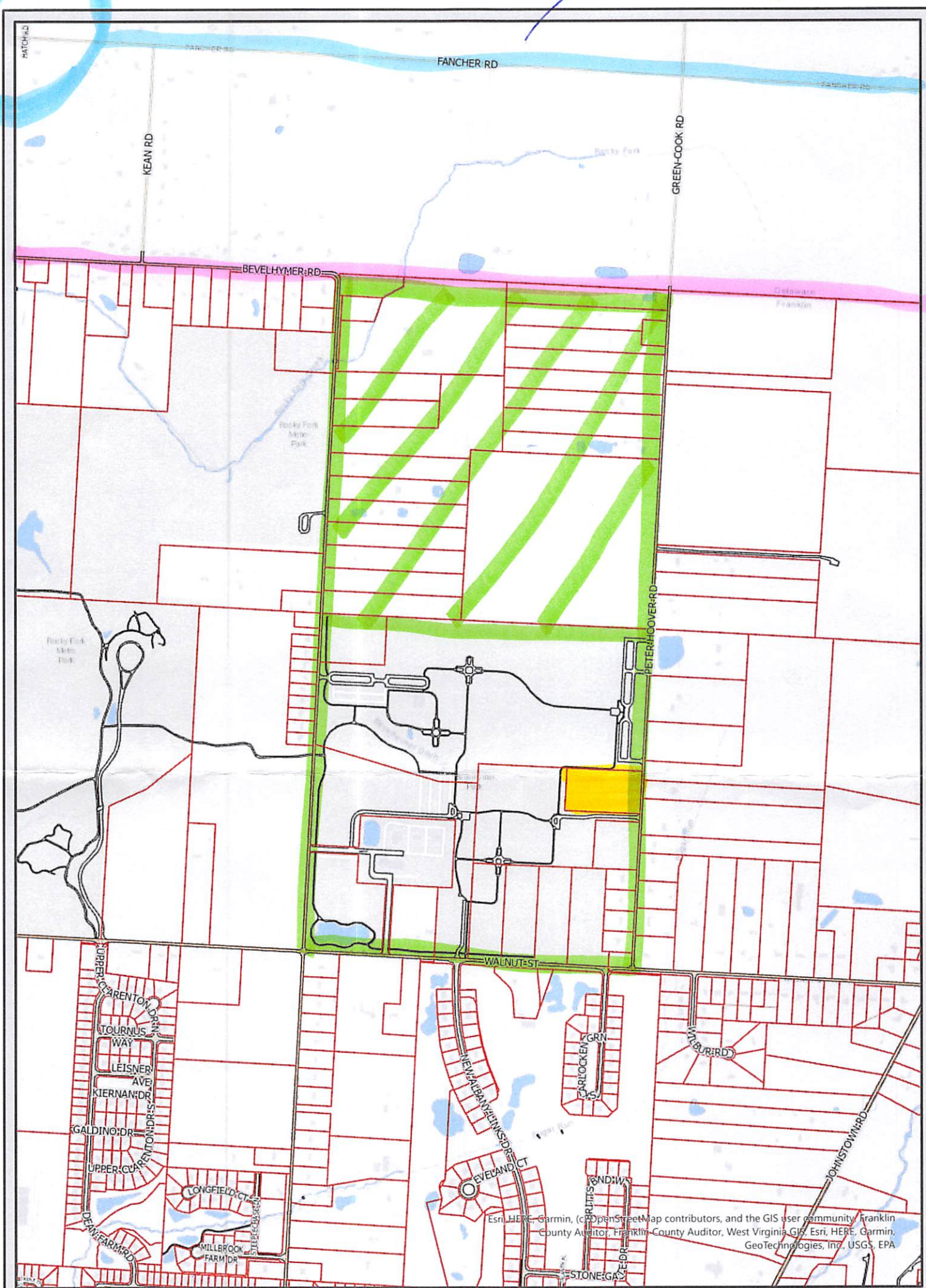
Source: 2018 Aerial Photography

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary





*Donnell Freeway*



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Planimetric Legend	Appraisal Legend
Source: 2018 Aerial Photography	Source: Franklin County Auditor & Engineer
Edge of Pavement	Parcel IDs
Roadway Centerlines	Parcel Dimensions
Railroad Centerlines	Lot Numbers
Building Footprints	Site Address
Building Under Construction	Parcel Boundary
Creeks, Streams, Ditches	Subdivision Boundary
Rivers & Ponds	Condominium Boundary
	County Boundary
Topographic Legend	City or Village Boundary
Source: OSP - 2011 LIDAR Collection	Tax District Boundary
Spot Elevation	School District Boundary
Index Contour	Zip Code Boundary
Intermediate Contour	