



Council Minutes – Regular Meeting

July 20, 2021

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of July 20, 2021 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 Mitch Banchefsky; Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Public Service Department Director Mark Nemec, Planning Manager Stephen Mayer, Economic Development Manager Michael Loges; Engineering Manager Ryan Ohly; Chief Communications and Marketing Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Council Member Briscoe led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

Clerk Mason reported the Council Member Briscoe could not attend due to travel and requested to be excused. Mayor Spalding moved to excuse Council Member Briscoe from the council meeting. Council Member Brisk seconded and council voted with six yes votes to excuse Council Member Briscoe from the council meeting.

ACTION ON MINUTES:

Clerk Mason informed council that the 7/6/2021 minutes were not prepared and would be available at the next council meeting.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Clerk Mason told council that staff requested council add an executive session for economic development purposes. Mayor Spalding moved to add an executive session pursuant to New Albany Charter 4.03(E) for economic development purposes. Council Member Shull seconded and council voted with six yes votes to add the executive session. Staff and council did not anticipate action after the executive session.

HEARING OF VISITORS:

Franklin County Auditor's Office – Tax Incentives Hub online resource presentation – Samuel Runta, representative from the Franklin County Auditor's office, presented the attached PowerPoint slides. Mr. Runta talked about some of the upcoming projects at the Auditor's office. Franklin County was the first to get the Tax Incentives Hub (TIH) He hoped other counties would follow. The Franklin County Auditor

July 20, 2021

served as the chair of the various Tax Incentive Review Councils (TIRC's). The auditor's office was taking steps to consolidate that information and put it online in a visible, open format. This helped inform the public about the size of tax incentives, where dollars were going, and other information. This TIH was the first version, more features would be coming. Available information included the TIRC reports, abatements, Community Reinvestment Areas, Tax Incentive Financing districts (TIFs), maps, property-specific numbers, tax calculators, and where funding went.

Council Member Fellows asked and Mr. Runta replied that this version didn't necessarily show economic growth resulting from incentives. There was aggregated job information available in some cases. There were many municipalities in the Franklin County jurisdiction - each having their own measurements for what economic growth looked like. They were still trying to consolidate and standardize how growth and economic benefits were reported. The Franklin County Auditor was not characterizing abatements as good or bad. They were making the information they had available to the public. Council Member Fellows expressed, and Mr. Runta agreed, it was important for net revenue or benefits to be reported.

Mayor Spalding asked and Mr. Runta answered that the Auditor's Office hired a vendor to help with the GIS mapping. That same vendor may offer their services to other counties.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Shull reported that the PC heard and approved the Final Development Plan for the new Verizon datacenter. There was much discussion, and the approval came with 13 conditions, 10 of which were recommendations from staff, and 3 of which were added in response to citizen comment. This would be a new building. The PC also approved the Final Plat for the dedication of the public right-of-way for Ganton Parkway East, Phase 2, on the east side of Beech Road.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: Council Member Durik stated the ARB approved the naming lettering placed on the amphitheater. He passed around a drawing to council.

BOARD OF ZONING APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

INCLUSION DIVERSITY & EQUITY ACTION COMMITTEE: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE.

July 20, 2021

SECOND READING AND PUBLIC HEARING OF ORDINANCES:
ORDINANCE O-25-2021

Mayor Spalding read by title APPROPRIATION AMENDMENT ORDINANCE
AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND
OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021,
TRANSFER AND ADVANCE FUNDS FROM THE GENERAL FUND, AND TO ESTABLISH
THE LOCAL FISCAL RECOVERY FUND.

Finance Director Bethany Staats referred council to the first reading presentation which went into more detail. She reviewed the 2021 budget as of June 2021. Staff reviewed and analyzed the income tax revenue received to date in 2021 and updated the annual amount the city expected to receive this year. Income tax had exceeded expectations, however, it was necessary to maintain conservative estimates due to the uncertain economic environment, pending litigation, potential large withholding refunds due to employees working from home, the potential shift to remote work, and considerable 2020 tax estimate net profit payments that were on account with RITA and the State of Ohio. The city also recognized that income was ahead of expectations and would take that into consideration with current balances.

For the amount that exceeded the 65% reserve and an additional COVID-related reserve, staff was recommending the following. She referred council to the tables in the Legislative Report and reviewed those items. There were amounts added for police department requests. There was an increase for IT-related amphitheater start-up costs. The city was expecting reimbursement from the New Albany Community Foundation after the amphitheater costs were implemented. There were increases for RITA collection fees. Excess balances were going to the Capital Improvement Fund for projects and TIF funds to pay off infrastructure loans.

In Special Revenue Funds, staff was asking to create the Local Fiscal Recovery Fund (LCRF). The initial disbursement would be \$573,000 in 2021. The city originally had received much higher estimate, but the state cut that in half after deciding to distribute funds to townships. This legislation appropriated LCRF funds. There would be future legislation regarding expenditures from the fund.

The city was adding appropriations for funds from NAECA for miscellaneous consulting related to future economic development in the Business Park. Various TIF funds were increased for additional Auditor and Treasurer fees, revenue sharing, and loan payments within three funds.

In Capital Improvement Funds, staff added an increase for the Capital Equipment Replacement Fund due to unanticipated expenditures.

City Manager Stefanov reminded council that the city did not make the typical transfer at the end of 2020 due to uncertainty around COVID. The amount this legislation was transferring now for Capital Projects ordinarily would have been transferred at the end of last year.

July 20, 2021

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 six yes votes to approve Ordinance O-25-2021.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-26-2021

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 36 SINGLE FAMILY LOTS ON 29.869 +/- ACRES AND ACCEPT RESERVES "A", "B", "C", "E", and "F" FOR NEW ALBANY COUNTRY CLUB SECTION 30 GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK AND SOUTH OF BRANDON ROAD, AS REQUESTED BY THE NEW ALBANY COMPANY C/O AARON UNDERHILL, ESQ.

Planning Manager Stephen Mayer reminded council of legislation in April of 2021 approving a subarea boundary amendment to the zoning of this area. Manager Mayer described the property which was set forth in the 1998 C-PUD text. This plat created or extended three new public streets. It also created 36 new single-family lots. The zoning allowed for 88 units and the applicant was working with staff to provide an updated status agreement for the "unit bank." This plat also created six new reserves, five of which would be owned by the city but maintained by the Home Owners Association (HOA) in perpetuity. The sixth reserve, a wetland, would be owned and maintained by the HOA in perpetuity. Since it was a wetland, it was highly regulated and permitted by the Ohio Environment Protection Agency (OEPA) and there was no opportunity for the city to provide amenities in that area.

This plat was consistent with the Preliminary and Final Development Plans approved by the Planning Commission (PC). The PC recommended approval of this plat during their June 2021 meeting. The applicant was present to answer any questions.

Tom Rubey, Development Director for The New Albany Company (NACO), stated he would address questions from the first reading regarding rear landscaping and yards. Council Member Durik wanted to know if NACO had met with homeowners on Lambton Park and what kind of controls or treatments would address visibility and activities in backyards.

Mr. Rubey told council that he'd had multiple meetings, both on site and in person, with homeowners around Lambton Park. They had discussed and come to the conclusion that extending both Head of Pond Road and Baughman Grant was the right answer. Through the PC process, they worked out paving and landscaping treatment on the southern entrance along the Head of Pond Road extension, including masonry piers with decorative gates, a 70-80 foot length of cobblestone-type pavers, a narrowed road section, and increased planting on the east and west side of the road. A similar situation would occur at the northern entrance with smaller piers and false gates and a change in pavement. Mr. Rubey described the required planting plans for opacity. Some homes would emphasize view corridors. Swimming pools required evergreen shrubs on the outsides of the surrounding fences. He pointed out

July 20, 2021

the increase in land grading on the west side, along with the planting plan requirement based on the frontage of each of those lots.

Council Member Durik asked and Mr. Rubey confirmed that the plantings would continue for all of the lots that abutted the golf course. They would not occur on lots that fronted on the wetland preserve. There would be three-rail white horse fencing around the perimeter of the site designating the lot line. The plantings would be required by the HOA and Architectural Review Committee. Fencing and pools would be under city jurisdiction. Mayor Spalding asked and Mr. Rubey confirmed that each lot could have a different landscape requirement within the easement. Mr. Rubey stated that some frontages would have no planting if there was an expectation or desire to have a view corridor. A view corridor could not encompass the entire lot.

Mayor Spalding asked and Mr. Rubey responded that Reserve C was intended to appear like the golf course rough. It would not be heavily planted.

Mr. Rubey stated there would be a pedestrian path through the neighborhood that would extend to the park at corner of Baughman Grant Road and Lambton Park. The path would cut through the golf course to gain access – the only time the developer had done that – to support public access to the leisure trail system. This was discussed with the Parks and Trails Advisory Board (PTAB) at length. It would be a positive addition to the neighborhood and to the overall network of trails and park connectivity. The PTAB requested a way to add a trail on the opposite side of road while preserving trees and other objectives. NACO would assess that option once the road was built.

Mayor Spalding asked and Mr. Rubey stated there had been clear communication by PC and council regarding pools. Mayor Spalding asked, when the lots were marketed, that the seller help set the home buyers' pool expectations.

Mayor Spalding and council asked that the developer assign street names and numbers so as to minimize navigation and delivery confusion. Council Member Kist asked and Mr. Rubey answered that the neighborhood may not be named. They'd had suggestions and recommendations. They would communicate with city staff ahead of time if they decided to name it.

Mayor Spalding set the ordinance for second reading at the August 3, 2021 council meeting.

ORDINANCE O-27-2021

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A 3.262 ACRE ENVIRONMENTAL COVENANT AREA AS REQUESTED BY THE NEW ALBANY COMPANY, LLC.

Engineering Manager Ryan Ohly told council this legislation authorized the city manager to accept a 3.262 acre environmental covenant area. He described the location as west of Beech Road, north of Smith's Mill, and south of Innovation Campus Way West. The covenant area supported the construction of the Blacklick Creek trunkline. For the correct trunk sewer alignment, the city's permits with the Ohio EPA and Army Corps of Engineers required the establishment of mitigation property.

July 20, 2021

City staff explored alternate alignments and methods, but found them to be cost prohibitive. The covenant area would be protected in perpetuity from disruption of the natural integrity. There would be no man-made structures, no alteration of the surface, and no changes to water courses.

Council Member Kist asked and Manager Ohly replied that the business to the east had not expressed any security or other concerns.

Mayor Spalding set the ordinance for second reading at the August 3, 2021 council meeting.

ORDINANCE O-28-2021

Mayor Spalding read by title AN ORDINANCE TO AMEND A CONSERVATION EASEMENT GENERALLY LOCATED NORTH OF SMITHS MILL ROAD AND WEST OF BEECH ROAD, INSTRUMENT NUMBER 201012230175455, TO PERMIT THE INSTALLATION OF AN UNDERGROUND SANITARY SEWER.

Engineering Manager Ryan Ohly stated this ordinance was related to ordinance O-27-2021. It authorized the city manager to amend the conservation easement on the property to the south of the property described above. The proposed conservation easement would allow the city to install and maintain the Blacklick Creek trunkline and would establish a temporary construction easement. After construction, the city would restore the area and it would be dedicated as a conservation easement area.

Mayor Spalding set the ordinance for second reading at the August 3, 2021 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-34-2021

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPROVE AND SIGN AGREEMENTS WITH VTRE DEVELOPMENT, LLC RELATED TO INCENTIVES AVAILABLE FOR PROJECT DEVELOPMENT IN THE OAK GROVE II COMMUNITY REINVESTMENT AREA.

Director Chrysler stated staff was requesting this item be table to the August 3, 2021 council meeting. Mayor Spalding moved, at staff's recommendation, that council table Resolution R-34-2021 to the August 3, 2021 meeting. Council Member Shull seconded and council voted with six yes votes to table the resolution to the August 3, 2021 meeting.

REPORTS OF STANDING COMMITTEES:

- A. Safety Committee: No report.
- B. Public Utilities: No report.
- C. Service and Public Facilities Committee: No report.

July 20, 2021

- 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: City Manager Stefanov reported there had been no meeting. Mayor Spalding noted that MORPC was participating in the Rapid 5 project and New Albany was incorporated in that plan. He asked for a link to the video from the Columbus Metropolitan Club when it became available.
- B. Council Representative to Joint Parks and Recreation: No meeting.
- C. Council Representative to New Albany Plain Local Schools: No meeting.
- D. Council Representative to Plain Township: Council Member Durik reported that the township received three bids for the fire department building roof and had picked a contractor. They hoped the repairs would be completed by the end of 2021.

REPORTS OF CITY OFFICIALS:

- A. Mayor: No report.
- B. Clerk of Council: Clerk Mason reminded council to RSVP for Taste of New Albany. She reported a positive experience at the OMCA annual conference and hoped to institute some things she learned there.
- C. Finance Director: Director Staats referenced the June 2021 financial report. The report updated the city's income tax revenues. She'd have a better number for individual income tax and net profit revenue in the August report. Withholdings continued to increase due to development. Expenses trailed behind where they were in 2020 due to conservative budgeting. The city's investment portfolio was doing well with sound guidance from the investment managers. Fund balances were shown on the last page of the report.
- D. City Manager: City Manager Stefanov stated that the Annual Easement Report would be moved to the next council meeting. He asked for a headcount from council on who would be attending the Hinson Amphitheater dedication. Council and staff discussed the events scheduled at the amphitheater in the first few months. Council agreed that the city's purchase of a ticket for City Manager Stefanov was an appropriate city expenditure.

July 20, 2021

City Manager Stefanov requested and received council's approval of his vacation for the following week.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

Council Member Fellows asked for an update on signage for the Rose Run Phase 2 and Taylor Farm. City Manager Stefanov reported that the city hadn't received a final mock-up for the two signs on Dublin-Granville Road at Main Street and Reynoldsburg-New Albany Road. The city did receive one for the Taylor Farm project. It had text, no picture, and was two-sided. The total package cost around \$1,200 if council wanted to pursue it. Council agreed they wanted it

Mayor Spalding asked and City Manager Stefanov stated the signs did well in all weather. Council Member Fellows asked and City Manager Stefanov answered that the signs were 4 foot by 8 foot. He guessed it would take a few weeks to make them. He would give the go-ahead tomorrow.

Council Member Brisk asked and City Manager Stefanov replied that the city had five contractors pull bid packets for improvements at Theisen Road but received no bids. Manager Ohly stated that the contractor's feedback was that they were very busy. Some said there was too much work for the subcontractors. One would be interested if the bid went back out. The city was planning to re-advertise the project and it had been submitted to the paper that day. City Manager Stefanov said if the city received a bid within the engineer's estimate, construction could start in 2021.

Council Member Fellows asked and Director Nemec answered that the solar panel company installing panels at the Public Service Department were applying for the city permit and finalizing their plans. The plans would be reviewed by the Development Department the following week. He anticipated the panels would starting going up in August. It took two weeks to install them, they would start providing power immediately. He agreed it would make for a good city video.

Director Nemec stated the contractor working on the salt barn siding was waiting on delivery of materials. They were supposed to arrive the week prior. Once the contractor had them, crews were ready to make the repairs, probably by the middle of August.

Council Member Kist asked and Law Director Banchefsky stated that city staff was making progress on the Designated Outdoor Refreshment Area (DORA). The first step was the application which was drafted. There was map-making still to be done. Staff was clear on council's direction for the DORA boundaries. There was still a sanitation plan and safety plan to complete. After council's approval, the documents would be submitted to the State of Ohio. It usually took the state a few months to review and approve the application. Council and staff discussed the location of Oktoberfest which could be



Council Minutes – Regular Meeting

July 20, 2021

outside of the DORA boundary. City Manager Stefanov was hoping to bring the DORA application to council at the August 17 council meeting, depending on the supplemental plans.

Council Member Shull reported that pickleball players were starting a New Albany Pickleball Association. They signed up 70 members in three days and it continued to grow. City Manager Stefanov added that the city would have court and bubble cost numbers for council at the Capital Projects Workshop.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment of public officials and pursuant to New Albany Charter Section 4.03 (E) for economic development purposes. Council Member Shull seconded and council voted with six yes votes to go into executive session at 7:47 pm. Council did not anticipate action after the executive session.

Staff present at executive session: City Manager Stefanov, Law Director Banchefsky, Director of Development Chrysler, Director of Finance Staats, Economic Development Manager Loges, and Clerk Mason.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Durik seconded and council voted with six yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:15 pm.


OTHER BUSINESS:

NONE.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Fellows moved and Mayor Spalding seconded to adjourn the July 20, 2021 regular council meeting at 9:15 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan Spalding, Mayor

03 Aug 21
Date



2021 BOR COVID-19 Complaints

- Following the passage of Ohio Senate Bill 57, The Board of Revision (BOR) will soon accept 2020 COVID-19 Complaints.
- Per Ohio law, the property owner's asserted reduction in value must be based on any circumstance related to the COVID-19 pandemic or a state COVID-19 order and must "allege with particularity in the complaint how such a circumstance or order caused the reduction in true value of the property."
- Based on the evidence presented, the BOR will decide whether the appraised value of the property should be adjusted given the status of the property as of October 1, 2020.

BOR COVID-19 Complaint Filing Period
August 3, 2021 - September 2, 2021



Questions?



Email:

AuditorStinziano@franklincountyohio.gov

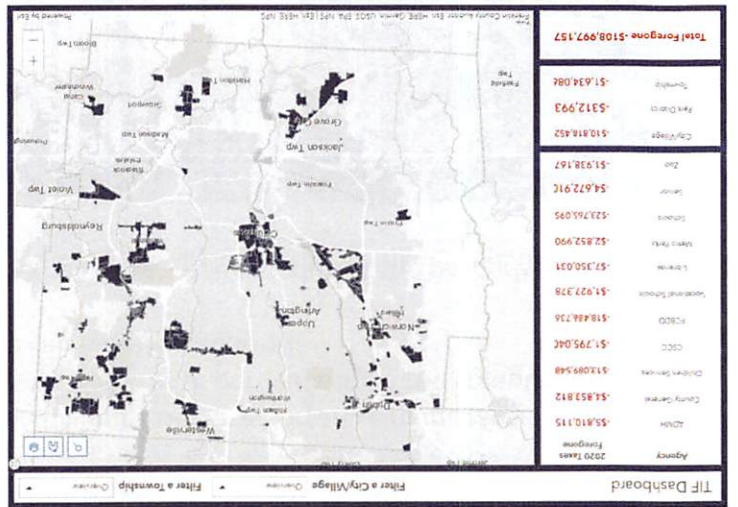
Phone:

614-525-HOME



TIF Dashboard

- A Tax Increment Financing (TIF) project designates a parcel or multiple parcels as within a project.
- Does not change the total amount of money a taxpayer pays. A TIF instead changes how that money is distributed once it is collected.
- Does not impact the bill an individual property owner pays, but the redistribution does impact the amount of funding received by property-tax-dependent organizations like schools, libraries, or senior citizen levies.

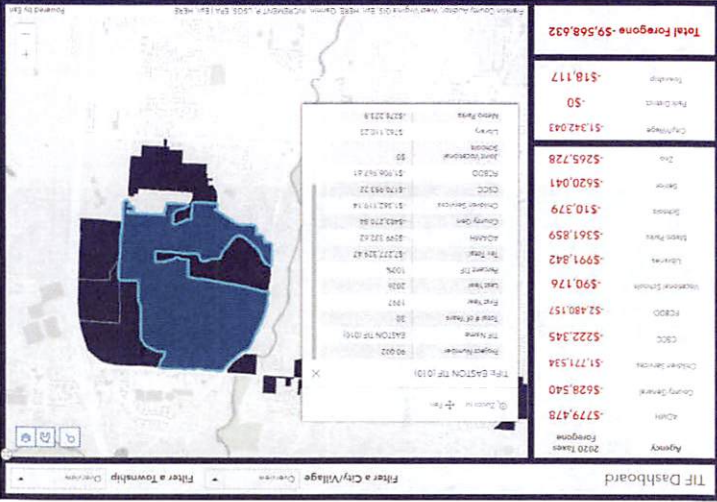


TIF Dashboard

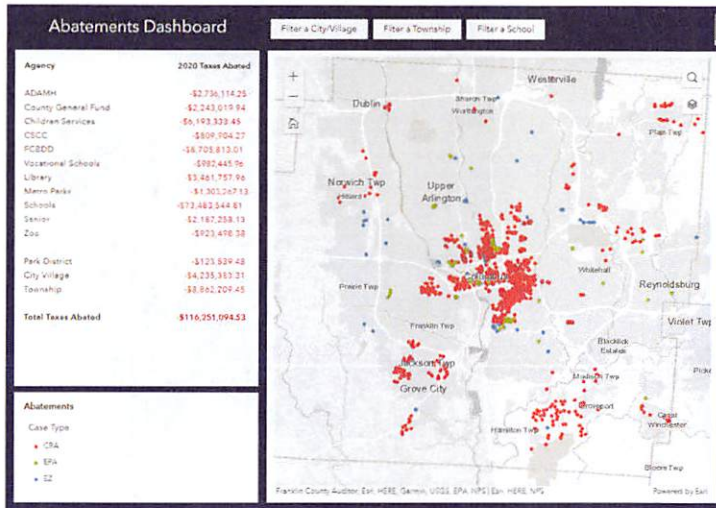
The amounts on the left are the amounts of funding that each of those entities would have received if each of those TIF properties displayed on map were not in a TIF.

- TIF name
- Term of the TIF
- Percent increase in value
- Amounts of funding that will be received if the shaded area for:

- Percent increase in value that is captured by the TIF
- Amounts of funding the listed entities would have received if the shaded area you clicked were no longer a TIF.



Abatements Dashboard

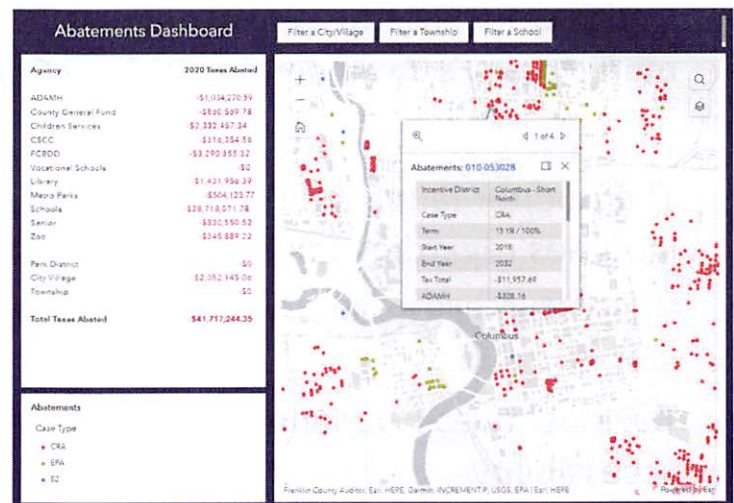


Abatements are tax incentives in the form of exemptions from paying taxes on part or all of the real estate taxes connected to a building in exchange for the construction or remodeling of that building as well as meeting other possible benchmarks.

- Enterprise Zone (EZ) Abatements
- Environmental Protection Agency (EPA) Abatements
- Community Reinvestment Area (CRA) Abatements

Abatements Dashboard

- The amounts on the left are the amounts of funding that each of those entities would have received if each of those abated properties displayed on map no longer had abatements.
- Every point you see displayed on the map is totaled on the left. If you zoom in on an area, the information on the left will adjust.
- Can filter by City/Village, Township, and/or School District.



- I. TIRC Hub Background**
- II. Exploring the Hub**
- III. BOR COVID-19 Complaints**



TIRC Background

- Under Ohio law, the Auditor serves as statutory chair of each municipality's Tax Incentive Review Council (TIRC)
- The Auditor launched the TIRC report in response to numerous inquiries regarding tax incentives in Franklin County
 - First launched in January covering the 2020 TIRC cycle
- Tax Incentives Hub launched in June to provide transparency and accessibility