



Council Minutes – Regular Meeting

August 1, 2023

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of August 1, 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, Planner II Chris Christian, 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	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wiltrout	P

ACTION ON MINUTES:

Council adopted the 7/18/2023 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

NONE

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No meeting

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: No meeting.

IDEA IMPLEMENTATION PANEL: No meeting.



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CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported that CRAB members, Council Member Brisk, and 2 residents took an informational tour of Wagner Cemetery with Gravestone Transformation owner Mark Smith. Wagner is spelled with an “e” as shown on the Wagner family headstones. Mr. Smith reported he was discovering new stones as he worked and would need longer than this summer to complete the job. The CRAB learned about historic Christian cemeteries and about the restored grave markers. Vice Chair Wilson noted a light was needed for the American flag and Director Barker was working on that. Council Member Brisk described some of the headstones.

Council Member Fellows asked and City Manager Stefanov answered that Mr. Smith could not complete the work and was already booked through 2024. He may have to come back in 2025. The city would put up the perimeter horse fence after this year’s work.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-78-2023

Mayor Spalding read by title AN ORDINANCE APPROVING THE APPLICATION ESTABLISHING THE NEW ALBANY VILLAGE CENTER COMMUNITY ENTERTAINMENT DISTRICT.

City Manager Stefanov stated that, since the first reading, the applicant had modified the application to add a couple of parcels, including the Fifth-Third bank parcel and the insurance office parcel. The emergency clause had been removed. It did not have to go on the November 2023 ballot. The parcels discussed on High Street were not owned by the applicant, so the applicant was requesting was that those owners do the work if they chose to add to the community entertainment district (CED). The total acreage had not changed substantially. It was still approximately 54 acres. Most of the parcels were rated as “wet,” so this CED did not need to go on the ballot.

Tom Rubey, Director of Planning, The New Albany Company, stated, on the recommendation of staff, they had eliminated ground on south side of Market Street. They added the Fifth-Third, CVS, and the Ohio State Medical parcels that they controlled.

Council Member Fellows asked and Mr. Rubey replied that it took a tremendous amount of work to get to this point. It was not whether the parcel was just “wet” or “dry.” They did not actively solicit adjacent parcels. They did get clarification that those parcel owners could add themselves in, if they choose to do so in the future. The creation of this CED did not limit anyone else’s ability to do so.

Council Member Durik asked and Mr. Tangeman answered that the law allowed 1 permit for every 5 acres. She understood they may round up on the acreage, which would result in 11 licenses for the 54.5 acres. She

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wasn't sure, the statute wasn't that specific. Ms. Tangeman introduced Tim Bechtel and Beth Seedorf from the Vorys law firm.

Council Member Fellows asked and Ms. Tangeman answered that the hamlet was addressed in a separate piece of legislation.

Council Member Shull clarified that what wasn't covered in the CED map included the library, the Heit Center, and city government buildings, plus some other individual lots. Mr. Rubey stated that Dr. Angart's building on Market Street was added.

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 7 yes votes to approve Ordinance O-78-2023.

ORDIANNCE O-79-2023

Mayor Spalding read by title AN ORDINANCE APPROVING THE APPLICATION ESTABLISHING THE HAMLET AT SUGAR RUN COMMUNITY ENTERTAINMENT DISTRICT.

City Manager Joseph Stefanov stated this application was modified per feedback from council, reducing the area from 35 to 26 acres, resulting in up to 5 liquor licenses in this community entertainment district (CED). The applicant removed the emergency clause. They intended to address the "wet/dry" status on the March 2024 primary ballot. One of the applicants' representatives talked about providing insight into the type of establishments they would try to recruit. City Manager Stefanov understood they were looking at 2-3 restaurants and were still working on that.

Jill Tangeman, Vorys law firm, agreed they had removed the land on the east side of New Albany-Condit Road from the CED. She stated than rather than putting the "wet/dry" issue on the November ballot, they were pushing it out until March 2024. The applicant wanted to be able to make a more public announcement about the restaurants they were attracting so the public voting would have more information. The applicant was just beginning those negotiations. It was an important piece of puzzle.

Mayor Spalding appreciated the changes and additional clarity.

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 Wilttrout seconded and council voted with 7 yes votes to approve Ordinance O-79-2023.



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ORDINANCE O-81-2023

Mayor Spalding read by title AN ORDINANCE REQUESTING THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORS OF THE CITY OF NEW ALBANY THE QUESTION OF WHETHER THE SALE OF BEER AND INTOXICATING LIQUOR SHALL BE PERMITTED WITHIN THE BOUNDARIES OF THE HAMLET AT SUGAR RUN COMMUNITY ENTERTAINMENT DISTRICT.

City Manager Stefanov stated this ordinance had been amended to remove the emergency clause because this would go on the March 19, 2024 primary election ballot. The filing deadline would be December 20, 2023. This legislation would put the matter on the ballot and give residents the opportunity to decide whether the property should be “wet” or “dry.”

Council Member Shull asked and City Manager Stefanov confirmed that the entire city would be voting on the matter.

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

Council Member Kist moved to adopt the ordinance. Council Member Shull seconded and council voted with 7 yes votes to approve Ordinance O-81-2023.

ORDINANCE O-85-2023

APPROPRIATION AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023 AND TO AUTHORIZE A TRANSFER AND ADVANCE FROM THE GENERAL FUND

Director Staats stated that staff had continued to review the mid-year appropriations amendment over the last few weeks. The city had done preliminary revenue projection updates based on the first half of the year’s revenue activity. This legislation was amended after the first reading to include adjustments primarily related to capital programs and the additions of transfers and advances from the General fund for the Taylor Farm 2 and Rose Run 2 projects, should council approve those. She passed out a detailed listing of the amendments (attached). The blue represented adjustments that were made since first reading. She further proposed a floor amendment to add the items in green. The green items included appropriating the transfer that would be received by the Capital Improvement fund for the Taylor Farm 2 project, and \$250,000 for 2 new and replacement department vehicles. There was also an adjustment made to the Rose Run 2 appropriation to reflect the advance for the Limited Notice to Proceed should council approve that.

Revenue updates were amended. The General fund included \$2 million in revenue, partly because income tax was coming in higher than anticipated – primarily net profits and individual. \$1.1 million of the \$2 million increase was related to that. The remaining \$900,000 was interest revenue. The city had exceeded its annual projection for interest revenue as of June 30. This allowed for the General

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fund to support expenditures. The adopted 2023 budget had \$5.4 million attributed to excess reserves that could accommodate the proposed advances and transfers.

City Manager Stefanov clarified that the city's Equipment Replacement fund had money available, it just wasn't appropriated in the original budget. The state purchasing contract was for this year's models. It had expired, so there were no vehicles available at state purchasing. City staff had increased due to Intel and other projects. Building inspectors were carpooling. The city found 4 Toyota RAV 4s which had a higher ground clearance and AWD. The city took delivery of 2 vehicles. The RAV 4s came from 2 different dealers, so this wasn't above the authorized purchasing threshold requiring council approval, however, City Manager Stefanov wanted council apprised. The new RAV 4s would be purposed for inspections and the existing vehicles would go to other Development employees.

City Manager Stefanov stated the majority of the Taylor Farm phase 2 costs were related to (1) extension of utilities – the city didn't anticipate cost of boring under Rocky Fork Creek to provide plumbing to park; and (2) moving the playground equipment up to phase 1. Taylor Farm phase 2 included the community garden, the structures, trail, boardwalk, and the associated soft costs. All in, the city was looking at a roughly \$2.5 million dollar increase to the budget, but, once done, the city would have over 3 miles of leisure trail and everything but the homestead and barn would be fully-funded and developed.

Council Member Fellows asked and Director Joly replied that staff would present the Taylor Farm phase 2 Guaranteed Maximum Price (GMP) resolution at the next council meeting. The contractor's schedule showed completion of the community garden and restrooms in April/May of 2024. The boardwalks and final work would be done throughout the summer of 2024.

City Manager Stefanov stated the homestead and barn would be part of a phase 3, which he didn't expect until further down the road, depending on council's wishes.

Council Member Shull acknowledged fleet vehicles were hard to find. He asked for additional context for item 11, the \$400,000 for the Bevelhymer purchase. City Manager Stefanov stated that amount was the value of the donation made by property owner. The property owner had an appraisal of the property value that was \$400,000 more than what the city paid. The city had to acknowledge the value of that donation on its books.

Mayor Spalding asked about the true-up of the Economic Development Capital fund, item 32, which was over \$100 million. Director Staats stated the overall money New Albany received from the state was from 2 sources. A big portion of the decrease reflected moving the appropriations for the federal portion of the grant money received to date to the ARPA fund, which accounted for what the city anticipated spending/encumbering for the rest of 2023 on phase 1 water and sewer infrastructure related to Intel. The appropriation that remained included amounts related to other phase 1 infrastructure costs anticipated for 2023 and was funded by the state general grant program. Director Staats expected an additional large appropriation for 2024 and/or there could be a final adjustment at the end of 2023 if projects were expedited.

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Mayor Spalding moved to amend ordinance O-85-2023 so that the title read: AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023 AND TO AUTHORIZE A TRANSFER AND ADVANCE FROM THE GENERAL FUND and to amend the ordinance per Director Staats presentation to council regarding the summary of expenses and appropriations and amendments to include those items designated in green. (*See attachment.*)

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 as amended. Council Member Kist seconded and council voted with 7 yes votes to approve Ordinance O-85-2023 as amended.

ORDINANCE O-86-2023

Mayor Spalding read by title AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF NEW ALBANY, OHIO TO PROVIDE NECESSARY AMENDMENTS TO CITY CODE SECTIONS 187.03, 187.04, 187.07, AND 187.08 REGARDING THE ESTABLISHMENT OF SPECIAL FUNDS; TO ADOPT AN INTERNAL CONTROL POLICY FOR THE MANDATORY DRUG FINE FUND REQUIRED BY OHIO REVISED CODE SECTION 2925.03(F)(2); AND FOR OTHER PURPOSES.

Director Staats stated this legislation updated the city code sections to establish special funds for the collection of certain court costs and fines, specifically the Indigent Drivers Alcohol Treatment fund, the Alcohol Enforcement and Education fund, the Law Enforcement Trust fund, and Mandatory Drug Fine fund, as required in the Ohio Revised Code (ORC). This legislation would also adopt the required internal control policy specific to the use of the Mandatory Drug Fine fund. These funds had existed since code updates in the early 1990s, but had not been updated to include additional or changed ORC language. These funds collected revenues related to fines, court costs, and forfeitures, seizure of property, or sale of such property. The legislation helped to clarify the specific uses for these funds.

The city was required to adopt an internal control policy for the Mandatory Drug Fine fund, which policy was attached to this legislation. Those funds would be allocated only to the New Albany Police Department to be used to pay the cost of complex cases, costs of training and providing technical expertise, local support for federal matching funds, purchase of special equipment, and/or other related purposes. Once this legislation was adopted, the city would provide it to both Franklin and Licking Counties in order to meet their requirements to continue disbursements of costs and fines collected for New Albany.

Director Staats requested a floor amendment – the 4th WHEREAS did not include the Licking County Municipal Court after Franklin County Municipal Court.

Mayor Spalding moved to amend Ordinance O-86-2023 so the full legislative language in paragraph 4 read: WHEREAS, specifically, as currently enacted, city code section 187.09 authorizes creation of a Mandatory Drug Fine Fund into which shall be deposited proceeds imposed by the Franklin County Municipal Court

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and the Licking County Municipal Court to be allocated only to the city police department for certain prescribed purposes. Council Member Shull corrected the code section to “187.08” and Mayor Spalding agreed. Council Member Shull seconded and council voted with 7 yes votes to amend the ordinance per Mayor Spalding’s motion as corrected by Council Member Shull.

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 7 yes votes to approve Ordinance O-86-2023 as amended.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-87-2023

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 1169 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY

Planner II Chris Christian stated that Chapter 1169 contained the city’s sign code. Staff prepared updates to permitting and regulations for electronic drive-thru menu board signs as requested by the Planning Commission (PC) and council. Currently, city code did not permit these signs. Over the past years, the PC had approved repeated variances for these signs and a few more were incoming. The PC attached similar conditions to each approval. The code update permitted the use of these signs and provided 3 development standards and regulations that must be met. The sign must be static and was not allowed to have flashing light or animated graphics, an automatic dimmer must be installed, and it must be turned off at night when business was closed. The PC approved these code changes at their July meeting.

Mayor Spalding recalled discussions about which way the sign was facing. Planner Christian stated existing regulations already prohibited drive-thru menu boards from being visible from public rights-of-way. In most cases, they were behind buildings.

Mayor Spalding asked and Planner Christian answered these types of signs were just for drive-thru menu boards which were less than 32 square feet.

Council Member Kist asked and Planner Christian responded that the total allowed square footage could be divided up into separate signs. Some digital pre-sale signs had been approved. The PC was reviewing the sign(s) for appropriateness as part of Final Development Plans.

Council Member Shull asked about section 1169.04, prohibited signs - if some items, like search lights or balloons could be used on a temporary basis for, say, a grand opening. Planner Christian answered that those prohibitions applied to both permanent and temporary signage.

Mayor Spalding set the ordinance for second reading at the August 15, 2023 council meeting.

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ORDINANCE O-88-2023

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 78.16+/- ACRES OF LAND LOCATED ON THE EAST SIDE OF BABBITT ROAD, FROM AGRICULTURAL (AG) AND LIMITED GENERAL EMPLOYMENT (L-GE) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS THE “BABBITT EAST ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL.

Planner II Chris Christian stated this rezoning request was for approximately 78.16 acres. In July, council approved the annexation of 62 acres, which land was included in this request. The proposed zoning was Limited General Employment (L-GE) and the property would expand the New Albany business park. The general area included part of the former Winding Hallow golf course. Neighboring uses included unincorporated agricultural and residential land and commercially zoned property to the north and east. The proposed zoning classification was consistent with the adjacent commercially zoned districts. Limitation text was more restrictive than city code. The proposed text contained many of same regulations as similar L-GE districts, including manufacturing and production, general office activities, warehouse and distribution, data center, and research and production. The text included a maximum 65-foot building height which was consistent with other commercially-zoned properties adjacent to residential properties. The text described four-sided sight and sound screening for all roof-top mechanical equipment, an increased 100-foot setback from any residentially-zoned property, and within the 100-foot setback, the developer was required to install 6-foot mounding and a landscape buffer on top of that providing 75% opacity screening within 5 years of planting. The property was within the strategic plan’s mixed-use future land use category. Office and commercial uses were a component of the mixed-use category. The intent was for this area to provide employment center uses while allowing for the incorporation of retail and residential-type uses when appropriate and within the context of the area. The Rocky Fork Blacklick Accord and Planning Commission (PC) both unanimously recommended approval.

Mayor Spalding asked and Planner Christian agreed that the commercial site would have limited or no access to Babbitt Road. The connection would be from Ganton Parkway. There were some residential units on Babbitt Road. Tom Rubey, Director of Planning, The New Albany Company, described the adjacent residential properties. Residents attended the PC meeting and the mounding and landscape plan was discussed in great detail. The developer would meet with the city’s landscape architect and come up with something that would meet neighbor’s screening needs sooner than the 5-year grow requirement, based on both existing plant material, as well as mounding and choice of plant material. Council Member Brisk agreed it wasn’t a firm, specific plan. It was an agreement to sit down together and come up with something that worked for everybody. The plan would still have the 5-year opacity requirement, but there would additionally be something sooner.

Mayor Spalding set the ordinance for second reading at the August 15, 2023 council meeting.

ORDINANCE O-89-2023

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 11.4+/- ACRES

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OF LAND LOCATED GENERALLY AT THE NORTHEAST CORNER OF BEECH ROAD AND GANTON PARKWAY, FROM AGRICULTURAL (AG) AND LIMITED GENERAL EMPLOYMENT (L-GE) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS “GANTON/BEECH NORTHEAST ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

Planner II Chris Christian stated this legislation would rezone 11.4 acres to Infill Planned Unit Development (IPUD). Any development would therefore be subject to the Final Development Plan review process overseen by the Planning Commission (PC). The property was completely surrounded by Limited General Employment (L-GE) zoning districts. The proposed zoning would carry over the same regulations for retail-type development that exist at the corner of Smiths Mill Road and Beech Road, including hotel and gas station uses. The rezoning would carry over many of the same development standards. The rezoning would facilitate the development of office, service, retail, restaurant, and gasoline service station uses to serve employees in the New Albany business park and travelers on SR 161. The text brought over successful developments standards including pedestrian connectivity, strong and distinct architectural requirements, and screening for rooftop mechanical units. These uses were appropriate due to the proximity of SR 161. The city’s strategic plan called for mixed-use future land use district in this area. The PC recommended approval at their July meeting.

Mayor Spalding set the ordinance for second reading at the August 15, 2023 council meeting.

ORDINANCE O-90-2023

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 12.8+/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTHWEST OF AND ADJACENT TO STATE ROUTE 161/BEECH ROAD INTERCHANGE, FROM OFFICE CAMPUS DISTRICT (OCD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS “BEECH INTERCHANGE SOUTHWEST ZONING DISTRICT” AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

Planner II Chris Christian stated this legislation would rezone 12.8 acres to Infill Planned Unit Development (I-PUD). This land was close to the land described in Ordinance O-89-2023. The I-PUD zoning would require that any future development be reviewed by the Planning Commission (PC) as part of the Final Development Plan process. The property was surrounded by commercial zoning classifications, including L-GE, Office Campus, and I-PUD. Similar to O-89-2023, this zoning classification allowed for retail uses, office activities, gas service stations, and restaurants which would serve the New Albany business park. The site was located in the strategic plan’s mixed-use land use category. The PC recommended approval at their July meeting.

Council Member Shull asked and Planner Christian answered that there was no longer a fitness center at that location. There were no structures on this site.

Mayor Spalding asked and Tom Rubey, Director of Planning, The New Albany Company, answered that

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the notch piece of land not included in the zoning district was heavily wooded and wetlands. The applicant didn't control that land. They had actively tried to acquire it for a long time. The owner lived out of state. There was no requirement for access. That parcel used to be larger - a section was taken by ODOT when 161 was built. Council Member Wiltrout asked and Mr. Rubey responded that the piece was not inhabited. There were no structures on it.

Mayor Spalding set the ordinance for second reading at the August 15, 2023 council meeting.

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 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 would meet the next day at 6:30 pm at the fire station to decide on the proposed storage facility on Walnut Street.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported on a successful Taste of New Albany. There were new participants and almost 1,000 registered guests. The event was well executed - plenty of food to go around. Mayor Spalding reminded council about the last free concert at the Hinson Amphitheater - a Journey cover band playing that Thursday at 7 pm. Mayor Spalding thanked

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Community Programming Director Abbey Brooks and her team. Council and staff further discussed local bands.

- B. Clerk of Council: Clerk Mason reported that council's Capital Projects Workshop would be held Monday, September 11 at 10 am at the Public Service Department. She solicited food suggestions. Clerk Mason stated that, following up on her email about reusable water bottles, per Council Member Durik's suggestion, staff was reaching out about purchasing them from local manufacturer Takeya.
- C. Finance Director: Director Staats stated that the city's audit had been completed and submitted to the state and GFOA for their certification program. She passed out the June monthly finance report. The city was ahead in revenue - about 65% of collections of the budget and at approximately 38% expenditures in the General fund operating. The city had added cash to the General fund. Income tax revenue was the main reason for the increase, mostly attributed to net profits and individual tax. Withholding was lagging a small amount, but was similar to 2022. She pointed to the All Funds and Investment Summary section of the report. The Federal Reserve raised rates again last week by .25% and the city's STAR Ohio rate reflected the increase.
- D. City Manager: City Manager Stefanov reported progress on leisure trail construction at Taylor Farm under phase 1. If no rain, that could be completed in within the week. He further reported progress on the US 62/SR 161 project which was well ahead of schedule. Public Service Director Mike Barker stated the project completion date was initially the end of the year, but was currently tracking to complete in early December, and may even beat that. There was still finish and special material work to come.

Council Member Fellows asked and Director Barker answered he would obtain a breakdown of ODOT's SR 161 bridgework schedule. Corna Kokosing was mobilizing on the site now. The construction laydown area was set up at the Beech Road interchange. Any damage ODOT did to the city's interchange construction would be fixed. Director Barker stated that Prime CMS was helping to facilitate and manage the city's interchange project and had also been hired by ODOT to do their SR 62 bridge widening. There was a high level of coordination for this work.

City Manager Stefanov asked council if there was any interest in getting on contractor's calendar for the restoration of Wagner Cemetery in 2025, if the contractor could not finish the work this year. Mark Smith of Gravestone Transformations was scheduled 6 more weeks of work this year before he had to move on to the next contract. Council members confirmed they would like to finish the cemetery work. City Manager Stefanov reported that if the city canceled, it would not trouble the contractor as he had other work.

Council Member Kist asked and City Manager Stefanov answered, that once the paving was done at Taylor Farm, that contractor would be out. Director Barker confirmed that that contractor was not involved with Taylor Farm phase 2.

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City Manager Stefanov reminded council about the series of hamlet meetings to discuss transportation and pedestrian access. He would email council regarding the August 28 and August 30 meetings.

- E. City Attorney: Attorney David Moser reported he was serving as the assistant or deputy law director as Law Director Albrecht had hearing elsewhere that trailed over.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Kist thanked Chief Jones and staff for hosting the Cops and Bobbers event. Council Member Kist wasn't able to attend, but the event was a home run and another example of the police department creating relationships with residents. Chief Jones stated about 85 kids attended. There were awards for largest, smallest, and most fish caught. It was a good time and he looked forward to next year.

Council Member Fellows asked and Police Chief Jones confirmed that the pond was located at Bevelhymer Road and Walnut Street. Council Member Shull stated the event was still packed when he arrived. The pond fully surrounded. Attendees thanked the police department on their way out.

Council Member Kist asked and Police Chief Jones replied that the pond was open for regular fishing and there were usually a few people there. The park district stocked the pond.

Council Member Fellows suggested more benches, shade trees, and trash cans around the pond so it could be more widely used.

Council Member Kist asked and Police Chief Jones answered that they dealt with a lot of damage and some outright vandalism at Safety Town. People would climb on the building roofs, the doors where the cars were kept were kicked in, and people were etching stuff into the fake windows, garages, and bricks. These structures weren't built for playground equipment-type use. The police department was keeping it closed. They wanted to come up with a security plan, likely involving cameras.

Council Member Fellows asked and Chief Jones answered that damage and vandalizing was happening during the day and during the summer. School Resource Officers were discovering people on the roofs. The department was working find other measures to protect Safety Town.

Council Member Wiltrout reported that she, the mayor, and Council Member Brisk attended an Intel presentation at Eagle's Nest Summer Camp after which kids described the games they made. High-level Intel staff taught for 3 days, encouraging kids to be innovative and work together. Mayor Spalding appreciated Intel's outreach. He understood that Intel had taught 100 of these sessions across the central Ohio region in the last 2 years. It was a great level of engagement from an employer who was still establishing themselves here.



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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 August 1, 2023 regular council meeting at 7:50 pm.

ATTEST:

Jennifer H. Mason
Clerk of Council

Marlene B. Brisk
President Pro Tem

Date 8/15/23



City Council of New Albany, Ohio
 Summary of Expense Appropriation Amendments and Available Resources
 For the year ended December 31, 2023

Detail of Appropriation Ordinance - 85 - 2023

Item	Fund	Department (and Division)	Budget Classification	Council Level	Increase/ (Decrease)	Explanation
1	101 101 - General	Land & Building Maintenance	Utilities & Communications	Operating & Contractual Services	36,000	Increase various facility location utilities due to usage or timing of when service transferred to City.
2	101 101 - General	Land & Building Maintenance	Consulting & Contract Services	Operating & Contractual Services	5,000	Fiber install at 8000 Walton Parkway (Finance) and Intel Community Development Trailer Site
3	101 101 - General	Community Development	Consulting & Contract Services	Operating & Contractual Services	46,600	Increase for consulting on Discover Site Plan
4	101 101 - General	Community Development	Payment for Services	Operating & Contractual Services	8,000	Increase for courier services - Electronic plan review has been implemented, however not fully.
5	101 101 - General	Administrative Services	Materials & Supplies	Operating & Contractual Services	32,000	Increase for additional PC Purchases & Replacements (New staff, normal maintenance schedule, and police cruiser pc replacements)
6	101 101 - General	Administrative Services	Maintenance & Repair	Operating & Contractual Services	41,500	Swagit (Council video streaming) annual maintenance and additional Adobe Acrobat licenses
7	101 101 - General	Finance	Payment for Services	Operating & Contractual Services	20,000	Increase in bank fees due to increased balances
8	101 101 - General	N/A	Advances	Transfers & Other Financing Uses	3,037,827	Rose Run II Limited Notice to Proceed until Bond Sale in January 2024
9	101 101 - General	N/A	Transfers	Transfers & Other Financing Uses	2,500,000	Transfer to Capital Improvement Fund for Taylor Farm Phase 2
Total General Fund					5,726,927	
10	254 254 - Oak Grove II TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	800,000	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing
11	258 258 - Windsor TIF	N/A	Land & Buildings	Capital	400,000	Bevelhymmer purchase - To account for cost "Donated" to city. Purchase price was \$4.4M which included a \$400K donation from property owner. Original appropriation was \$4M. A matching revenue of \$400K has been recorded to complete the book entry.
12	272 272 - Local Fiscal Recovery (ARP)	N/A	Land & Buildings	Capital	58,830	To appropriate remaining balance of direct ARPA funding for Pickleball facility funding.
13	272 272 - Local Fiscal Recovery (ARP)	N/A	Infrastructure	Capital	48,793,927	Portion of ARPA Grant (State pass-thru) to be used on current business park capital infrastructure projects related to Intel.
14	272 272 - Local Fiscal Recovery (ARP)	General Administration	Miscellaneous	Operating & Contractual Services	11,206,073	Portion of ARPA Grant (State pass-thru) to be used to reimburse Economic Development Capital fund for prior year expenses for business park capital infrastructure projects related to Intel.
Total Special Revenue Funds					61,258,830	



City Council of New Albany, Ohio
 Summary of Expense Appropriation Amendments and Available Resources
 For the year ended December 31, 2023

Detail of Appropriation Ordinance - 85 - 2023

<u>Item</u>	<u>Fund</u>	<u>Department (and Division)</u>	<u>Budget Classification</u>	<u>Council Level</u>	<u>Increase/ (Decrease)</u>	<u>Explanation</u>	
15	403	403 - Bond Improvement	N/A	Land & Buildings	Capital	3,037,827	Rose Run II Project - City intends to issue bonds in 2024 vs. utilizing other sources. The \$3.0M appropriation will cover the Limited NTP and will be advanced from the General Fund to be returned upon issuance of bonds.
		422 - Economic Development					
16	422	Capital	N/A	Land & Buildings	Capital	(3,037,827)	
17	405	405 - Water & Sanitary Sewer Improvement	Land & Building Maintenance	Maintenance & Repair	Capital	15,000	Transfer appropriation to provide for maintenance on fire hydrants
		405 - Water & Sanitary Sewer Improvement		Vehicles, Machinery & Equipment	Capital	(15,000)	
18	405	405 - Water & Sanitary Sewer Improvement	N/A	Vehicles, Machinery & Equipment	Capital	(15,000)	
19	401	401 - Capital Improvement	N/A	Land & Buildings	Capital	2,500,000	Taylor Farm - Phase 2 Construction - Anticipated GMP additional funding necessary
20	401	401 - Capital Improvement	N/A	Infrastructure	Capital	406,000	Village Center - 2nd & 3rd Streets - Design
21	401	401 - Capital Improvement	N/A	Infrastructure	Capital	300,000	Increase related to 2023 Annual Street program
						(500,000)	Decrease related to Dublin-Granville Pedestrian Improvements project estimate
22	401	401 - Capital Improvement	N/A	Infrastructure	Capital	(500,000)	
23	401	401 - Capital Improvement	N/A	Infrastructure	Capital	1,000,000	Increase related to Market St Extension project
24	403	403 - Bond Improvement	N/A	Land & Buildings	Capital	17,000	Appropriate remaining cash balance
25	404	404 - Park Improvement	N/A	Land & Buildings	Capital	120,000	Increase for swings at Ogden Woods
		405 - Water & Sanitary Sewer Improvement	N/A	Vehicles, Machinery & Equipment	Capital	75,000	Increase for purchase of a Pipe Camera to help facilitate increased preventative maintenance program
26	405	405 - Water & Sanitary Sewer Improvement	N/A	Vehicles, Machinery & Equipment	Capital	75,000	
27	410	410 - Infrastructure Replacement	Finance	Consulting & Contract Services	Operating & Contractual Services	10,000	Allocating Financial Advisor fees to segregated custodial account
		410 - Infrastructure Replacement			Operating & Contractual Services	6,000	Increased bank fees in relation to increased balances
28	410	410 - Infrastructure Replacement	Finance	Payment for Services	Contractual Services	6,000	
29	415	415 - Capital Equipment Replacement	N/A	Vehicles, Machinery & Equipment	Capital	250,000	Additional and Replacement vehicles for City staff (7 total)
30	422	422 - Economic Development Capital	N/A	Land & Buildings	Capital	(43,500,000)	City intends to issue bonds in 2024 vs. utilizing other sources in 2023
31	422	422 - Economic Development Capital	N/A	Infrastructure	Capital	7,600,000	Horizon Court Business Park Infrastructure Project
32	422	422 - Economic Development Capital	N/A	Infrastructure	Capital	(105,437,404)	True up Grant & Local balance of appropriations in connection as a result of ARPA grant award for portion of State Infrastructure grant for Intel related projects
Total Capital Projects Funds						(137,153,404)	
Total All Funds						(70,167,647)	



City Council of New Albany, Ohio
 Summary of Expense Appropriation Amendments and Available Resources
 For the year ended December 31, 2023

2023 Summary of Appropriation Amendments

	Original	O-85-2023 Mid Year	O-XX-2023	O-XX-2023	Total Amendments	Revised
101 General Fund	40,365,551	5,726,927	-	-	5,726,927	46,092,478
254 Oak Grove II TIF Fund	1,027,500	800,000	-	-	800,000	1,827,500
258 Windsor TIF Fund	8,026,556	400,000	-	-	400,000	8,426,556
272 Local Fiscal Recovery Fund	1,027,221	60,058,830	-	-	60,058,830	61,086,051
401 Capital Improvement Fund	14,980,000	3,706,000	-	-	3,706,000	18,686,000
403 Bond Improvement Fund	-	3,054,827	-	-	3,054,827	3,054,827
404 Park Improvement Fund	2,925,000	120,000	-	-	120,000	3,045,000
405 Water & Sanitary Improvement Fund	15,000	75,000	-	-	75,000	90,000
410 Infrastructure Replacement Fund	1,500	16,000	-	-	16,000	17,500
415 Capital Equipment Replacement Fund	2,583,800	250,000	-	-	250,000	2,833,800
422 Economic Development CI Fund	236,480,000	(144,375,231)	-	-	(144,375,231)	92,104,769
Total Amended Funds	307,432,128	(70,167,647)	-	-	(70,167,647)	237,264,481
All Other Funds	(195,743,018)	-	-	-	-	(195,743,018)
All Funds	111,689,110	(70,167,647)	-	-	(70,167,647)	41,521,463

2023 Summary of Available Resources

	Beginning Unencumbered Cash Balance	Original Revenue Budget	Revenue Amendments	Estimated Available Resources	Amended Appropriations	Estimated Available Cash Balance
101 General Fund	30,896,961	34,516,158	2,000,000	67,413,119	46,092,478	21,320,641
254 Oak Grove II TIF Fund	3,822,795	2,100,000	-	5,922,795	1,827,500	4,095,295
258 Windsor TIF Fund	3,205,668	5,225,000	400,000	8,830,668	8,426,556	404,112
272 Local Fiscal Recovery Fund	940,807	86,414	101,258,830	102,286,051	61,086,051	41,200,000
401 Capital Improvement Fund	5,310,721	12,629,519	2,500,000	20,440,240	18,686,000	1,754,240
403 Bond Improvement Fund	3,463	-	3,051,364	3,054,827	3,054,827	-
404 Park Improvement Fund	1,875,225	2,545,261	-	4,420,486	3,045,000	1,375,486
405 Water & Sanitary Improvement Fund	2,754,260	2,406,954	-	5,161,214	90,000	5,071,214
410 Infrastructure Replacement Fund	10,785,962	125,000	-	10,910,962	17,500	10,893,462
415 Capital Equipment Replacement Fund	4,319,765	3,473,271	-	7,793,036	2,833,800	4,959,236
422 Economic Development CI Fund	23,558,448	222,650,000	(153,772,815)	92,435,633	92,104,769	330,864
Total Amended Funds	87,474,075	285,757,577	(44,562,621)	328,669,031	237,264,481	91,404,550
All Other Funds	19,282,455	41,252,896	-	60,535,351	(195,743,018)	256,278,369
All Funds	106,756,530	327,010,473	(44,562,621)	389,204,382	41,521,463	347,682,919