



Council Minutes – Regular Meeting

June 18, 2024

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of June 18, 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:

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| 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 Wilttrout | P |

ACTION ON MINUTES:

Clerk Mason reported that she received several corrections from Council Member Shull. None were substantive and the corrections were made to the original for signature. Council adopted the June 4, 2024 meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

City Manager Stefanov requested an executive session for discussion of personnel. Mayor Spalding moved to amend the agenda to include an executive session pursuant to Ohio Revised Code 121.22(G)(1) for appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. Council Member Shull seconded and council voted with 7 yes votes to amend the agenda to add the executive session.

HEARING OF VISITORS:

Plain Township Fire Department Financial Update

Trustees Kerri Mollard, Jill Beckett-Hill, David Ferguson presented the attached slides. Trustee Mollard presented the direct ask of council related to TIF funds. Trustee Ferguson presented the financial portion, including a potential levy, residential and commercial property taxes, and fire department expenditures. Trustee Jill-Beckett Hill presented on the work-related demands on the fire department.

Clerk's note: the presentation is represented by the attached slides. The minutes reflect council questions and comments.

Mayor Spalding asked and Trustee Hill confirmed there was only 1-year look back on inspections numbers while there was a 10-year look back on the other presented statistics.



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Council Member Shull asked and Trustee Hill responded that the Plain Township Fire Department had done mutual aid runs in parts of Licking County and within the City of Columbus.

Council Member Shull asked about the number of runs within New Albany.

Fire Chief Patrick Connor replied that the township's mutual aid runs were in the 45% range. 55% of their runs were within their jurisdiction. They measured those numbers each month. They were doing fewer mutual aid runs to Columbus and more of their own, so, the percentages were switching. They were right around the 50% range for their own calls for service in Plain Township and the City of New Albany in Franklin County. They had mutual aid pacts with Jefferson Township, Mifflin Township, City of Gahanna, City of Columbus, Harlem Township, Monroe Township, and West Licking Joint Fire District. They ran with those partners every day, some in the City of New Albany in Licking County. Most of their runs were in the city center and in this area.

Council Member Fellows asked about reciprocal runs. How often did Plain Township call in mutual aid from other departments?

Chief Connor answered that EMS runs in their jurisdiction were covered by Plain Township's own equipment. Anything beyond that – those things required more companies to respond. The National Fire Protection Association required a certain number of firefighters to actually respond to a reported fire alarm and the township didn't have that compliment of people. Most fire departments and stations didn't have the entire complement, so they helped each other across their borders. The township ran seamless mutual aid with their partners around the City of New Albany. Sometimes it was not 1-for-1 mutual aid runs. Other fire departments were busier than Plain Township. The City of Gahanna was busier than the City of New Albany and Plain Township. Nonetheless, they offered their resources to Plain Township to get the correct compliment of firefighters to respond as recommended.

Council Member Fellows asked if it was more of a drain for Plain Township's fire department to provide aid to those municipalities.

Chief Connor answered it was necessary. The City of Columbus had annexed area geographically closest for Plain Township to respond and Columbus didn't have a fire station there. The Plain Township Fire Department was in the business of saving livings. They had a partnership with Columbus to continue to respond to those areas. The Columbus residents believed Plain Township was their fire department. Little Turtle Station #29 was the closest Columbus fire station to any of those areas around New Albany Road West and those apartment buildings. Columbus' fire department couldn't get there as fast as Plain Township could. When a cardiac arrest event, report of a fire, or report of unconscious person – anything that one might call in – Columbus immediately called Plain Township to help respond to reduce response times and save lives. Minutes mattered in fires and medical emergencies. That was why it was imperative for fire departments to work together on those responses. Columbus was planning to build a fire station on Central College Road at Harlem Road, Station #36. They were looking at 2 ½ years, maybe 3 years, before Columbus fire trucks were running at that location. In that time frame, Plain Township would be running and helping Columbus.

Council Member Wilttrout asked how long mutual aid agreements had been in place and whether those agreements had changed over the years regarding scope.

Chief Connor said the agreement had not changed. It had been in place for as long as he had been doing this, 31 years, if not longer. Licking County and Franklin County – they had existed at least that long, if not longer. He

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saw an agreement with former Fire Chief Hoover's signature on it. Franklin County fire chiefs had agreed to the mutual aid and that agreement still stood today with those entities.

Council Member Wiltout recalled that there were upward trends on runs within New Albany's jurisdiction. She asked if Chief Connor had an understanding on the 10-year look back on runs and the trend if one looked further back. Was it a substantial increase, had it changed over the years?

Chief Connor responded, moving forward, with the way they provided service, they were expecting significant growth in the New Albany– Plain Township area. Runs would increase as population increased. However, mutual aid – if the township fire department were to grow with the community and add more personnel and more response vehicles - mutual aid from other departments would reduce as they became better able to handle runs on their own.

Council Member Brisk asked, regarding building inspections and plan review, if that was commercial, residential, or both. Did the township have a breakdown?

Chief Connor replied the township didn't do residential inspections, only commercial.

Chief Connor stated the township had 2 paramedic units staffed each day. Their primary unit responded to the first call, whether it was mutual aid or within their own district. The second unit did not respond to mutual aid. It was held just for the residents of New Albany-Plain Township in Franklin County. They were making sure residents here were covered, protected, and there was a medic unit ready to go. They <unknown> with their ladder truck. The ladder company would jump to respond to that second call. The township did keep a medic in the area ready to respond to their own residents.

Mayor Spalding asked, regarding mutual aid, he saw a breakdown of 50/50 or 55/45, was there any level of reimbursement for all the extra-jurisdictional calls?

Chief Connor answered that the reimbursement came from EMS billing for transport. When the township ran a mutual aid and transported a patient to the hospital, they were able to bill for EMS services. There was a form of EMS revenue coming in for that. It was not common for fire companies to bill other fire companies for fire response. It did happen, but it was very limited, and not really in this region. No one in this region, he knew of, was doing that at this time. The township recently redid all of their inspection fees to match Monroe Township and the West Licking Fire District. So, all of the buildings that were being inspected were on the same fee schedule. They made \$27,000 in a year's time for inspections.

Mayor Spalding asked and Chief Connor answered that inspection fees did not cover their cost. The township could control their fees. The township fees used to be very low and were recently brought up to match other fire departments covering New Albany in Licking County.

Council Member Brisk asked, if the fire department did an EMS run and didn't transport a patient, did they not receive any reimbursement? What were the cost factors to these runs?

Chief Connor responded that there was no revenue for that. Transportation was the only time they got revenue. The fire department was not a money-making business. They used the standard rates to transport people to the hospital. It helped them to recover some of those costs. But the cost of EMS supplies, of the paramedic unit,

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everything that went into it, was very expensive. The revenue was not covering the full cost of those transports, but they would take what they could to help.

Council Member Brisk asked about the statistics for runs to commercial versus residential properties. What was happening at each? She noted that Trustee Ferguson said the burden was on the residents. She wanted to know how much of the fire department's cost was attributable to businesses versus residential properties.

Chief Connor replied that the commercial businesses required plan review. When businesses were building, it took a lot of time from the fire marshal and staff - to collaborate with New Albany – to do all the plan reviews and be there every day during the construction making sure the hydrants were in particular places and the fire alarm and fire suppression system was operating properly. All the testing needed to happen for doors to open. Those hours were a lot. They were at Google's construction site almost every single day right now. Staff had spent hundreds of hours at just Google by itself. The township wouldn't recover the fire staff's hourly rate. Staff couldn't be in another place to inspect when they were at Google. These big projects – the township had only 2 people on credential staff. They were very busy during the day. It was difficult to recover that cost.

Chief Connor stated he had failed to mention that the township soft billed for EMS services. So, the revenue from EMS transports – basically, they did not require the person to pay the residual amount after insurance. The township just collected what insurance paid and the rest was written off. Their insurance paid - residents didn't see a bill for EMS transport. However, the township did see some revenue from the insurance companies.

Mayor Spalding asked and Chief Connor confirmed that was the same for mutual aid calls. It was a choice not to go back and collect the residual cost.

Mayor Spalding noted that Trustee Ferguson earlier pointed out that the financial burden of funding the fire department in this community was predominantly born by the residential community. He asked, regarding the services the Plain Township Fire Department provided, were they predominantly utilized by the residential community? Were those paying for it the ones receiving the services? Council Member Brisk clarified that plans and inspections were a different topic, she was previously asking about EMS and fire.

Chief Connor replied that all the commercial businesses, he guessed, put together, they used EMS and fire less than residential. However, there were some businesses that tended to have chemicals stored there – the fire department had had 2 hazmat situations recently that took a lot of resources. When a commercial building was built, there would generally be more responses while they were figuring out their fire alarm out, the sensitivity of their smoke detectors, and those things. It would be hard to pinpoint exactly, but the residential part of any community was the vast majority of the runs.

Council Member Shull asked, regarding mutual aid – he was assuming there were abatements and TIFs out there, outside of New Albany – in Columbus or Gahanna. Could Plain Township give them a similar presentation about their costs and ask for funding, or was that not something that typically done because it was outside of the jurisdiction?

Chief Connor responded that they did not go to other government agencies and ask for any type of payment. Those governments' fire chiefs were asking those governments for funding. Everybody that was in his position right now was looking for: how could they reduce the tax burden on the community and be able to *<unknown>* up? That was the question. To bring businesses into a beautiful community like this and still be able to fund your public safety infrastructure. With the City of New Albany growing like it was, he had to forecast out 5-10 years

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out, what that looked like, and be able to provide the money to do that. Right now, the revenue was not keeping up with the expenses. This was why the township was here today, to try to bridge the gap, do what they needed to operate and grow. They could not stay stagnant. Right now, the Plain Township Fire Department was covering what they could. But as the city grew, they could see a 5-year, 10-year plan. They had to have a 10-year plan and they needed money to do that. One of the things they could do was talk about the abatements, the TIFs, create a foundation for donations. They were doing those things to try to bridge the gap so they didn't have to – so the tax burden on the community was lessened.

Council Member Wilttrout asked about the commercial inspection cost. How was that set and had it changed over the years to recover the cost?

Chief Connor answered the fee schedule was basically what the general region used to do inspections. The township collaborated with Monroe Township and West Licking Joint Fire District – with their prevention and inspectors – to bring Plain Township's fee schedule exactly to those other departments. How the fee schedule came about was based on the region and what they communicated they were charging. Plain Township could charge more. They wanted to bring on Monroe and West Licking, as well. If the buildings were right next to each other, they would cover one and Plain Township would cover the other. The business would get a fair and equal fee schedule. There was no specific rule or law that required the fire department to charge one amount or another.

Council Member Wilttrout asked if any of the surrounding municipalities suffering from a deficit at this time.

Chief Connor responded that most fire departments, right now, were worried because, as many had seen in the statehouse, there were at least 10 bills that addressed collection of property taxes. As shown on the presentation pie chart, that was everything for them. If statehouse reduced the ability to collect property tax, the fire department would definitely have a deficit. They had to think about what was going through the statehouse and some of the property tax changes. They were keeping a close eye on that.

Council Member Shull confirmed that Trustee Ferguson said \$8.7 million was the revenue for 2023. Adding expenses, he arrived at \$10.3 million in 2023. What was projected for 2024 in revenue and expenses?

Trustee Ferguson responded, he thought, for this point in time, in terms of the total fire expenditures - they were looking approximately \$9.9 in income in 2024. Their carry-over was significantly starting to erode because of their expenditures.

Trustee Ferguson, addressing mutual aid, stated there were certain benefits. Plain Township had 1 ladder truck. When that truck went down, repairs could take weeks. So, the township would have to borrow a ladder truck from Columbus. Columbus was building a fire station off of Harlem Road and that should take some of the pressure off the mutual aid front. As pointed out, growth was prodigious. In terms of runs and the types of runs, the township had statistics to provide. Regarding commercial runs, they went to Abercrombie & Fitch and AEP. There were fire alarms, heart attacks, first aid runs, civic events. Nursing homes were a big driver of a lot of paramedic runs. The township could share that type of secondary data. Residential was the primary, no question.

Council Member Brisk stated the data would be helpful to council to see how the EMS and fire runs broke down in terms of those expenses.

Council Member Shull followed up on his prior question about projections of 2024 expenditures.

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Trustee Ferguson said 2024 expenditures were pretty much in line with revenue. The big issue was that they were trying to defer a lot of their equipment purchases. A fire truck was on order and had an estimated 1-year arrival. There were lots of renovations they were still doing to the fire house. They'd had the same bathrooms for 26 years which fire men used every day. These were some of the challenges. He could assure council, they talked hard about their finances and numbers. He was amazed at the cost of things. It was a challenge. He knew council had the same things, too. It was critical to manage that. The township was going to have to go for a levy. They were working with schools to educate and ask these types of questions, have good conversations on what the township should do.

Council Member Kist asked, if the township ordered a fire truck now and there was a 4-year lead time - when did the township have to pay for it?

Trustee Ferguson replied that it depended on the contract. Usually, they didn't pay for the truck until they received it. It was just amazing - all the manufacturers. You could order one. There may be some type of deposit down in the contract terms.

Council Member Kist asked, regarding half of the runs being mutual aid - was there a heat map of where the majority of the mutual aid runs were? Could the township anticipate how much the new Columbus station on Harlem Road would impact those runs?

Chief Connor answered that they had heat maps as part of their strategic plan process in 2023 with the data they collected in order to select where they needed a fire station location that would serve their community. They could provide those. As far as the growth in New Albany and Columbus Fire Station #36, the township didn't anticipate much of a drop, just because, in that area, the City of Columbus was growing also. That fire house would be busy taking their own runs and Plain Township would be covering their second runs. Plain Township anticipated, with the growth, an increased call volume in the townships' own area and covering that Columbus fire station. They did have heat maps and information to provide to council to help them understand what was going on.

Chief Connor stated, regarding the commercial development, the growth of the people coming here to work – the daytime population doubled. As more businesses were built, more population equaled more for the fire department. Even though a building may not be getting a daily run, the people who came to work there could generate more runs.

Council Member Wiltrout thought a breakdown of commercial runs would be very helpful, especially in a historical context, and what the township projected for the future.

Chief Connor stated, regarding mutual aid, perhaps he didn't explain it well - the model for fire protection in central Ohio was with mutual aid. There was no fire department existing in central Ohio that didn't have mutual aid response to and from. That was just the model provided for fire and EMS. He knew that sometimes, in the police world, it was much different. In the fire world, it was very common each day to provide service to another community and some other community helping you. They didn't stand alone.

Council Member Durik asked, regarding the presented numbers of revenue \$8.7 million and \$9.8 million in expenses in 2023, and clearly, even with the abatements that the township asked about, it might be \$600,000, the township fire department revenue was still well below its expenditures. He was trying to understand, prior to 2023, how revenue versus spending looked. Now, there was significant shortfall, as a bit of a surprise to the city. What was going on in the prior years to get to this point?

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Trustee Beckett-Hill answered that the cost of living, wages, employment, adding an EMS coordinator, adding staff, first responders, equipment – their aging equipment needed a lot of repair. The township talked about people and deferred maintenance, and also about preparing for growth. Over time, it had eroded a bit of the General fund. As the township projected out all of these costs to do business in the fire department, they started to see the township's General fund erode and that's where they were going to be as they projected out.

Council Member Durik confirmed that the \$8.7 million in revenue was just for the fire department.

Trustee Beckett-Hill agreed that it was fire and EMS.

Council Member Durik asked if the township ran a similar deficit in other departments in the township.

Trustee Beckett-Hill answered, no.

Council Member Durik stated he was trying to grasp situation today. As it exhibited itself, when did it begin to become more apparent, such that it was new to the city now?

Plain Township Administrator Ben Collins responded that this was the result of Ohio property tax law. This was the same scenario the township faced in 2014 and 2007. When a property tax levy was approved by voters, it generated an excess of revenue for a period of time until a tipping point. Then, expenses exceeded revenue for a period of years. Then, they arrive at a point where they need additional money. That was the nature of property taxes. It was very different than local government relying on income taxes. But this was no different for the township - it was the same for 2014 and 2007. Looking back, when the 2008 levy was approved, the amount collected in 2009 was flat through 2015. No additional money. The next levy was a little more effective. About 17% up over 9 years, but that was still 2% growth in income. The township's expenses were up 3% per year, same as city. They had added additional staff, full-time fire fighters, they re-introduced an assistant fire chief position - which he thought was important to the community, an EMS coordinator – for the benefit of the community and residents, and a full-time commercial fire inspector. The township had invested in biomedical life safety equipment. If you had a life-threatening event, the equipment that could save your life, the township had replaced that, \$170,000 a year for a 10-year term. When Chief Connor joined the township, they didn't have a capital replacement fund to pay for that equipment. It was a priority to make sure they replaced it. Now, they had the top-of-the-line equipment for the next 10 years. Those were the types of investments the township made in the past 3 years. And they had reached the tipping point where the expenses exceeded the revenue. They had come to the city for assistance to solve that. They were working with all of their partners, the schools, their mutual aid partners. The adjustment to their mutual aid, to ensure they always had a medic available for their residents, that was really important to them. They also knew that there were new residents coming. Just looking at the schools, housing predictions, they could predict their own runs would increase by 10% over the next 3 years, 50% over the next 10 years, based on the schools' projections. That was residential, not including new commercial development, new transit traffic, and visitors.

Council Member Brisk noted, when the schools were looking at new development, they were able to do a study and predict for a specific development whether they would end up net positive based on the taxes they would receive versus the number of new students. Could the township do a study like that? When the township was talking about growth, that growth would result in more taxes because that would mean more residents. Was there a way to know if new residents helped or hurt more – or how that math worked?

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Administrator Collins responded that math was never favorable for local governments funded by property taxes. There was a small, incremental increase with new construction valuation in a <unknown> zone. Again, in 2007 and 2014, the township received no new revenue. He asked if council remembered houses being built during that time. They saw a lot of growth. The village became a city. The township got no taxes. The township projected that they had .113 calls per capita in New Albany proper. They projected, with every new housing unit, according to census data, New Albany got 3.19 residents. The township knew that, for their senior living, the run volume was twice, .2, the average runs. With all the new senior-based housing, the township would see demand for services. Then, adding in nursing homes – they required an exception level of emergency services. The fire department had seen their volume triple since 2020.

Mayor Spalding asked how many nursing homes were located in New Albany proper?

Administrator Collins answered that there were only 2, plus there were some age-based facilities. There was the Otterbein over on Harlem Road, just outside New Albany city limits. There was an additional one on Hamilton Road, just outside the city limits. Another on Morse Road, just outside the city limits.

Council Member Wiltout asked and Administrator Collins confirmed that the tripled EMS runs since 2020 were for nursing homes.

Council Member Brisk asked, if the township made a run and didn't transport the patient - did the township have a sense of the cost of that run? If the township was making a run to a nursing home that was a mile away and the EMS crew was there for 30 minutes to an hour – was that a significant cost in the \$10 million in expenses? Did that add up to a lot?

Administrator Collins responded that he wasn't sure it was the cost, necessarily, but the consumption of emergency services. When the new senior center was built right next to the fire station, for the first year, EMS crews were there once a week because the center was understaffed.

Trustee Beckett-Hill presented additional slides regarding run growth broken down. There were 10 segments within the jurisdiction where it took over 7 minutes to respond. Higher times could be due to traffic. As the township planned for growth in their strategic plan, they had to consider additional building and residents. What would it take for them to get to a location? They were in the business of saving lives. Their forecasting was very important. They talked about the daily runs every month. The township valued the city's commitment to this partnership and the community stakeholders. They looked forward to working together and protecting their community and saving lives.

Mayor Spalding stated that New Albany had had some success in the last decade or so with commercial growth. The school district would remind the city that it was fortunate that much of the commercial growth wasn't in the school district. Much of that growth was also outside of Plain Township. When they talked about growth, he wanted to be clear for those watching, Plain Township didn't serve the majority of the city's International Business Park. Monroe Township had a substation on Beech Road and there was a Southwest Licking substation on Morse Road. There were other fire services providing service to some degree. They also talked about commercial abatements - and the vast majority of the commercial development was outside of Plain Township. He didn't know if the city had a lot of plans or even land available for significant commercial growth within Plain Township's jurisdiction. There was some land available, maybe someone knew something he didn't. The city hoped to have some retail growth within the Village Center and within areas of the community, but that was a different category than commercial.

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Mayor Spalding appreciated everyone taking the time to talk to council about this. People don't always appreciate how difficult it was for public officials to get together like this and have these levels of conversations while also in a public setting. He appreciated the township doing this with council. Speaking for himself, he certainly appreciated the long history of cooperation that the Village, now City of New Albany, Plain Township, and the New Albany-Plain Local Schools had had from day 1 – working together to do what was best for the community.

Mayor Spalding stated the entire community was thankful for the professional services of the Plain Township Fire Department. Chief Connor and his team were valued by the community and commended for all that they do. He knew everyone was hopeful that they wouldn't have to call for service, but his family had in the past, and knowing that the fire department would get there promptly, be highly trained, and provide a high level of service – his family was extremely thankful for it. Theirs was a difficult job. The city appreciated everything they did. He reflected back on the city's police department, as well. The city was very fortunate to have such great public servants doing their duty every day.

Mayor Spalding stated city council, township trustees, fiscal officers, and the township administrator were all aware it was their responsibility to manage the finances. That was sometimes tough. The fire department wanted to be the very best and go out there every day and do what they could to help meet their mission. That was a hard balance when the township hadn't had a levy and increase in taxes for a long time and knowing, at some point, those revenues were going to dry up and they would have to make tough decisions on what new equipment to buy and what services to expand to meet community needs while seeing revenue decreasing. The city was fortunate to have a broader revenue source than the township, but it also had higher expenses. Council spent a lot of time looking very carefully at its finances. The city conducted its capital retreat every year when council and staff evaluated what services or projects the city wanted to take on to support the community. The list of wants was always longer than what the city could afford. He wanted the community to know all of us would like to do everything possible to provide the best service, but government was limited and constrained by its resources. Any time a government had to talk about raising revenue, those were difficult conversations. He appreciated Plain Township officials coming to talk to the community and council about that.

Mayor Spalding noted that some resources from state were limited in how they could be used. A government couldn't use road money for a fire department. The constitution and laws limited how a government could use gas tax funds. Sometimes members of the public didn't fully appreciate how that worked. Had there been any effort to lower costs as this fiscal deficit tipping point approached? Had there been discussion of settling assets to help generate revenue, understanding that the city would do what was possible to help bridge the gap between now and next year?

Trustee Beckett-Hill responded that she didn't think the township had a lot of assets to sell. They had the fire station and an adjacent parcel there. But there weren't a lot of assets to sell. They looked at deferring and managing costs. It was expensive to run a fire department. There were a lot of costs to do what they did to save lives - training, equipment, staff, and all of the services the fire department provided cost money and it was not a revenue generating business. That was what they were faced with. She didn't think the business model was going to change for fire departments. That was why it was important for that they had really been fiscally responsible for 9 years. They were fortunate to not have a new levy for 9 years. As council could see with different maintenance, equipment, technology, all of those lifesaving tool which were critical for the fire department to offer – the best service with the best fire fighters and the training that they did was exceptional. As the residents' biggest need, they knew the fire department was going to be there. And that was just – it's expensive. And the biggest thing, too, the township had to maintain their own equipment. When equipment went down, it was expensive to replace and maintain.

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Mayor Spalding appreciated that the city had been having strategic planning with the schools, working with a consultant to look at the long-range growth of the community, knowing that the market was demanding more residential growth. The city didn't get to decide that. If the city could stay the same size it was today, that might be fine, but the market was putting pressure on residential growth. There had been an exhaustive process to try to project what the coming growth would look like. The schools had targeted this fall, for a while now, to go on the ballot with a levy. Everyone was hopeful that we could work together to try to lessen the requests for taxes. The city had no authority over the township or school district. The city was trying to be a good partner and make sure the community felt that they were informed about the process and the need for additional revenue. Was the township considering a levy in November or at a special election this year? Or next year? What was the timing so council understood the sequencing?

Trustee Mollard responded that the timing question was what the township had been debating last couple of months. The township had looked at other revenue options and had conversations about creative solutions. They had been focusing on what other revenue could they bring in, what other expenses they could cut or defray. Could they pivot and get through another year without a levy? That was exactly the question they had been discussing for the last several meetings. What continued to come back to them was, no. The gap for 2026 was too large. There were not enough opportunities to cover the gap without a levy. 2025 tax year was covered. The township had to have sizable additional revenue for 2026. That had to come in a levy. The question was how big of a levy. How much to ask? They knew the schools were considering one for the fall, too. The township even had conversations about waiting until the spring. Would that still impact their 2026 tax year? Would they stagger with the schools? Waiting until the spring did not help the township. This fall was a presidential election. Voter turnout was expected to be very high. Typically, township levies, fire department levies did very well in a presidential election. If the township delayed until spring, they still wouldn't collect the increased revenue in 2025. The collection only happened once. A vote in the spring meant the township would collect until January 2026. That meant their 2026 tax budget wouldn't be balanced. So, they had to go on the ballot this fall. They had had this conversation. None of them wanted to have any appearance of a competition with schools. They were in partnership with the city and the schools. But the reality of the reforecasting of the budget and increased costs in things like fire engines – and now it took 4 years instead of 2 years for delivery of a fire engine so they would have to place an order for new one to get one in 4 years - the reality of all the compounding factors, they had to go on the ballot this fall. The township hadn't voted for that, but that was the timing.

Mayor Spalding asked and Trustee Mollard answered that the township trustees had to vote on July 10, because then legal counsel had to do the work to verify and get the issue certified to be on the ballot by August 7. She asked that council please know that, at the last several meetings, the trustees had looked for additional revenue sources, cuts, delays – trying to come up with a way to delay going to the voters another year. And the answer had come back, no. They did that analysis. The question was now, how much. They didn't have an answer yet, as a board.

Council Member Kist recalled the beginning of the presentation and the township's ask regarding the TIFs. He didn't think council was prepared to go down that road tonight. The city could have more discussions now that there was more clarity about the township's stance.

Trustee Mollard stated the TIF was very important for the township.

Council Member Kist asked if the TIF money would get the township to a place that the township could delay going on the ballot.

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Trustee Mollard answered no. The roughly \$900,000 for the one-time payment from the TIF would be substantial in helping the township balance their 2025 tax budget, assuming it was coming. But it hadn't been voted on. Then there was a carry-forward balance for 2026.

Trustee Ferguson stated the township's carry over was through 2025. 2026 was a certain deficit. The TIF, with retroactive amounts, was \$900,000. It was going to make it really, really close, but they would still have a deficit. <unknown>

Administrator Collins stated that they were fully funded through 2025 in the tax budget. What they were asking tonight, with all respect to council, was for council to approve what was already in their 2024 operating budget, which identified all the Village Center TIFs as non-fire TIFs. He wasn't sure if the city was aware of that. The narrative said that commercial TIF revenue would be shared with Plain Township for fire services. The township was asking to confirm that in writing.

Council Member Brisk asked if that was the \$600,000 number. City Manager Stefanov and Council Member Shull answered that it was \$500,000 and change, about \$550,000.

Trustee Mollard apologized for misspeaking.

Council Member Brisk reiterated the mayor's statement to say that she had tremendous respect and appreciation for the fire department. She was grateful for the service she personally had received and knew many others had received. She was grateful to the township for running it so well and having a fabulous service for the community. She asked that the township officials knew that council's questions about this were much more about all of us facing inflation and a lot of pressure about what to do as stewards of taxpayer money, always. She certainly wanted the city to support and do the best it could to be helpful within those parameters – do the best we could to see what was possible.

Council Member Wiltout thanked the township officials for providing services to residences and also nursing homes. Her father-in-law was at Smith's Mill Health Campus nursing home and received services. One of the best parts, one of the things people say they love about New Albany was how safe they felt, and she knew that was in large part due to the fire department's efforts. She thanked the presenters for being so well-prepared and well-spoken. She hoped to continue this discussion.

Veterans Memorial Update

Administrative Services Director Adrienne Joly introduced Jeff Pongonis and Matt Kellogg from MKSK and Tom Rubey, Director of Planning, The New Albany Company (NACO). This team had worked together for many years on the veterans memorial and Rose Run park. There had been discussions going back to 2009 about relocating and rebuilding Veterans Memorial which was currently located on Main Street. In 2020, the city convened a focus group of residents who were also veterans to consider the type of space and a memorial that would best honor community veterans. They wanted to create a space that was reflective and peaceful, in a natural setting - to create more of experience instead of focusing on an object. The location behind Village Hall was identified as the best location. In collaboration with NACO and MKSK, city staff worked on a design. The land was owned by city and NACO. After the start of the design, there was a time out last fall for more Village Center planning. Staff and MKSK assessed more alternate sites as shown in the attached slides. After analysis, staff and MKSK still believed the best location was behind Village Hall as an extension of Rose Run park. With Founders Field and the stream, it was natural and peaceful. The extension of Rose Run park, which was planned to be a linear park running from Taylor Farm park to behind the fire station, it made sense for a veterans memorial to

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become the node in this segment of the “green necklace.” At this time, it was staff’s recommendation that council make a motion to request that NACO dedicate the land in the civic block area to the city to extend Rose Run park and include a veterans memorial to create an amenity for the community and to honor veterans.

Council Member Durik asked and Director Joly, using a map on the Powerpoint slide, described what parts of the civic block were owned by the city and what parts were owned by NACO. She believed that land was just under 2 acres total.

Mayor Spalding stated, regarding the “pause” Director Joly mentioned, this was a project the city had been working on for a while. He recalled looking at these 5 sites from the beginning and narrowing it down after a lot of process with community members. It reminded him of the process to develop Rose Run park, except for the potential parking structure and allowing commercial properties around it. The commercial properties kind of blocked the land off when part of the goal from the beginning was to make the area open and accessible. It was important to take a moment and reassess. During that pause, NACO had some other projects in mind and started developing them. It became clear this was a different kind of opportunity than originally discussed. Mayor Spalding met with Mr. Wexner a few months ago. This project came up. Mr. Wexner was energetic about building and refining a green corridor from Taylor Farm park all the way to Ganton Parkway. This would help cement that connection. Taking those potential commercial/retail uses and turning them into a civic place, strengthening the green corridor, was important to Mr. Wexner. Mr. Wexner smiled and said, if asked, he would donate that land, but the city would have to ask. Therefore, council was formally asking this evening for that opportunity.

Mayor Spalding noted that the city recently approved the Market Street extension Memorandum of Understanding – that was all part of this plan. That street extension was more than just a road and he wasn’t sure if that was shared in great detail with the public. The planned extension utilized part of the Wexner estate to make that green corridor connection. This was an incredible opportunity. He was disappointed when the city hit pause, but it was all for the best. He thanked the city’s partners at MKSK and NACO for taking the time to work collectively to make project better.

Council Member Kist stated he was previously skeptical about some of the planned commercial properties on north side of the creek and how functional they were going to be. It looked somewhat segregated from the community. He didn’t think most people would have known that a veterans memorial was there in the prior iteration. Now, with the park from coming from Dublin-Granville Road and tying in Rose Run creek and incorporating into this veterans memorial park – he was excited with this new version. The pause was a blessing in disguise. The city would now get a better project.

Council Member Wilttrout commented on how remarkable it was that NACO would donate the land for this. She commended NACO for allowing city to ask for this. She was excited for the project.

Mayor Spalding moved to request that the City of New Albany make a formal request to The New Albany Company to dedicate property south of Dublin-Granville Road and the former Mill Warehouse building to the city for the purpose of expanding the Rose Run Park and to build a veterans memorial. Council Member Brisk seconded and council voted with 7 yes votes to approve the motion. Motion passed.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Wilttrout reported the PC tabled the application from the driving

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range to their July 15 meeting. The applicants were working with the neighboring church. Both parties were amenable to tabling. The PC approved a Final Development Plan (FDP) for a Donatos at the intersection of Smith's Mill Road and Beech Road. No variances were needed. There would be a leisure trail. The PC discussed the Wright-Patt bank to be located on the southeast corner of Smith's Mill and Johnstown Road. The orientation of the building was flipped to be facing US 62. The applicant requested a conditional use for a drive-thru for ATMs. The PC approved the conditional use, requiring driveways be aligned and a change to the orientation. The PC approved a sign variance for Moo Moo Car Wash. The applicant's FDP was approved in June of 2022, but the signs were not included in that plan. The applicant installed 3 signs which were brought to the attention of the city by neighbor complaints. 1 sign met city code and was approved. The arrow sign was approved with screening requirements, was restricted to 2 colors, and had to be turned off after closing. The monument sign was denied. The PC approved solar panels for the Episcopal church. The PC heard a preview of the Ganton Parkway project. There would be residential, medical, and professional uses.

Council members discussed the golf driving range application. The driving range was closed in February, but people were still using the facility. Golf balls were being found around the property. The city had discussed security with property owner. There was a new owner of the driving range in 2022. There used to be a large number of 75-foot trees around the property. That was an important part of the driving range's original FDP. When ownership of the range changed, the new owners stated the trees had been removed before they took possession. The volume of golf balls found on the neighboring church property and surrounding areas had increased. Soccer on nearby fields had been stopped and the church changed their operations. There had been many discussions about how this all had happened and how it should be fixed. Neighbors believed a bigger net was needed. The applicant was presented ball vectors and proposed special golf balls to reduce hit distance. According to the owner, the bigger net was prohibitively expensive. Council Member Fellows stated the new owner, New Era Golf, was making a lot of improvements on the course and it was looking a lot better. Council Member Wiltrout stated the owner had worked well with residents and she was hoping for resolution soon.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: Council Member Brisk reported the ARB tabled the library's rear building sign application to July 8. City Manager Stefanov understood the matter was tabled due to library staff vacations. The ARB approved a Certificate of Appropriateness for the next phase of Richmond Square, including 6 units. The plan was previously approved, but came back for modifications. The ARB preferred the new plan over the old version. Council Member Fellows asked and Council Member Brisk answered that this phase was a different product than existing Richmond Square properties. The ARB tabled a Certificate of Appropriateness application by the Church of the Resurrection. There was a long discussion with members from church and the ARB. The church wanted to extend one of their buildings and add a parish community center and a maintenance storage building. They also wanted to reconfigure and increase their parking. The ARB liked buildings, but had many questions digging into detail which wasn't flushed out yet. The ARB was uncomfortable with how property would look situated on the outskirts of the parking lot. Council Member Kist asked and Council Member Brisk responded that the church was not knocking down any original buildings. These were all additions or new buildings, most of which were situated along the periphery of their property.

Mayor Spalding asked and Tom Rubey, Director of Planning, The New Albany Company, replied that their Architectural Review Committee (ARC) had reviewed the Church of the Resurrection's concept/preliminary plan, not the final plan.

BOARD OF ZONING APPEALS: No meeting.

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SUSTAINABILITY ADVISORY BOARD: No meeting

IDEA IMPLEMENTATION PANEL: Council Member Wilttrout reported that the IDEA Panel discussed Juneteenth event happening the next day. Council would be on stage for the Juneteenth proclamation. She thanked Director Joly, Community Programming Administrator Brooks, and Community Program Specialist Skinner for their efforts. There would be kids’ activities, spoken word, a gospel choir, an amazing band, dancing, and artist live painting. She encouraged everyone to come. It would not be possible without the hard work and support of the city and sponsors Amgen, Meta, and Intel. She believed the event would come in under budget. Council Member Brisk agreed and credited Council Member Wilttrout with negotiating the contract with CAPA, realizing savings there. Council Member Fellows asked and Council Member Wilttrout replied there would be 8 food trucks, more than last year. The city’s DORA would not be in effect until Thursday. Juneteenth was a no alcohol event, more family-focused.

CEMETERY RESTORATION ADVISORY BOARD: Council Member Fellows stated the painted fence around Wagner Cemetery looked nice.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-16-2024

Mayor Spalding 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.

City Manager Joseph Stefanov recalled the detailed presentation at the first reading. The city reviewed the Chapter 155 every 3 to 4 years. Part of the update’s purpose was to maintain relative consistency with the city’s FOP labor agreement. The made some specific changes related to that, including under training of personnel. There was a tweak to personal leave to allow some of those hours to be cashed in if not able to be used. There were changes in wording to eliminate confusion, for example: classified service versus unclassified service, exempt versus non-exempt. There were adjustments to keep up with the labor market to boost recruiting and lateral transfers, including the vacation and leave schedule. Employees with more than 15 years of service would be eligible for an extra 3 days of vacation.

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 Fellows seconded and council voted with 7 yes votes to approve Ordinance O-16-2024.

ORDINANCE O-17-2024

Mayor Spalding 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

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REQUESTED BY SANDRA AND JEFFREY ROWLEY.

Public Service Director Mike Barker stated there were 3 right-of-way acceptance ordinances, all supporting the south Harlem Road improvement project. He praised Public Services Engineer Wilkinson for his success in lining up city projects. The team currently working on the SR 605 improvements would be doing the south Harlem improvements tentatively starting after July 4. None of the south Harlem Road projects would be possible without the support of the residents involved. Residents Jeffrey and Sandra Rowley volunteered the necessary right-of-way to incorporate a new median.

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-17-2024.

ORDINANCE O-18-2024

Mayor Spalding 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 Service Director Mike Barker stated the Barmores were welcoming and supportive of the improvements. The right-of-way would accommodate leisure trail, roadway improvements, and storm sewer.

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

Council Member Wiltout moved to adopt the ordinance. Council Member Durik seconded and council voted with 7 yes votes to approve Ordinance O-18-2024.

ORDINANCE O-19-2024

Mayor Spalding 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 Service Director Mike Barker stated that the Brittons were the primary catalyst of the project and helped to collect more support. All of the right-of-way for this project was donated without compensation. The residents were willing to do that. The city was fortunate to be able to continue that throughout the project.

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

Council Member Brisk moved to adopt the ordinance. Council Member Durik seconded and council voted with 7 yes votes to approve Ordinance O-19-2024.

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Mayor Spalding thanked city staff for their work and gave special thanks to the residents for helping make this a better project.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-20-2024

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 1187 “SUBDIVISION REGULATIONS” OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES.

Planning Manager Steve Mayer stated the following 2 code updates had come at the request of council or were items identified by staff during normal operations. The city’s subdivision regulations were created and had remained unchanged since 1991. There were many policy and procedures changes to make, most of which were minor. The final procedural change would allow the city engineer to accept public infrastructure.

Manager Mayer described the current residential subdivision definitions and the many accompanying requirements. They were equally applicable if someone was creating a 2-lot or 200-lot subdivision. Platting them required an engineer, adding to the expense. There were parkland and open space requirements which were hard to make meaningful in a very small subdivision. The proposed legislation would create the Minor Residential Subdivision (MRS) code section. The MRS would be approved by staff. No plat was required, just a lot-split application. The stated parameters were based on research from other communities and looking at New Albany’s Minor Commercial Subdivisions. The MRS could create no more than 5 lots. There would not be parkland or open space requirements. An applicant couldn’t create public roads. If an applicant wanted to create a public street, they would have to follow regular subdivision regulations. Other zoning and applicable regulations would still apply to the MRS. Standards weren’t changing, just the policy for how the lots were created. Leisure trails, sidewalks, and street trees would still be required where applicable, as well as typical lot sizes and frontage standards for the zoned area. Manager Mayer reviewed examples of how it could work. The Planning Commission wanted to know if the MRS definition would result in the creation of a lot of new lots. Staff didn’t anticipate it would because of other constraints, like zoning and frontage requirements which would not change.

Mayor Spalding asked and Manager Mayer answered that frontage requirements came from basic zoning requirements. R-4 zoning allowed more density than R-1. Stream buffer and flood plain requirements would still apply. Leisure trails in the MRS would go through the Parks and Trails Advisory Board and code required that trails be installed along street frontage, if built. If the applicant met the MRS code, they could lot split with only staff approval. A zoning change would have to go through the regular entitlement process.

Council Member Shull asked and Manager Mayer replied that staff had not evaluated all parcels within city limits to see if the MRS could be applied. It would take too many staff hours. Manager Mayer didn’t feel it would be a large amount. Currently, 1 property owner was interested in this. Mayor Spalding and Council Member Shull could think of a few others interested, but don’t know if the MRS definition would apply.

Council Member Wilttrout agreed that zoning and frontage requirements would result in limited application of the MRS.

Manager Mayer stated the other part of this code update was intended to reflect review current procedures and work flow during a construction process. During a typical subdivision construction process, an

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extension of the city's engineering staff was at the site doing measurements to make sure all the streets, pipes, and other infrastructure was installed per plans approved by city staff. Once everything was constructed and in the ground, and the city staff and engineer agreed the project was done, the plat could go to city council for formal acceptance. This legislation proposed, instead of city council doing the acceptance, it be done by the city engineer. All of the same inspections and approvals were still required. This would remove the step of requiring an ordinance for formal acceptance. Instead, staff would report back to city council to apprise them of what infrastructure had been reviewed, approved, and accepted.

Council Member Shull agreed that simplifying the process made sense. If there were any rezoning requests, those would still have to go through Planning Commission and council.

Mayor Spalding set the ordinance for second reading at the July 2, 2024 council meeting.

ORDINANCE O-21-2024

Mayor Spalding read by title AN ORDINANCE TO AMEND THE NEW ALBANY VILLAGE CENTER URBAN CENTER FORM-BASED CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES.

Planner II Chris Christian stated that strict interpretation of current Urban Center code (UCC) resulted in the requirement that 2 parkland and open space regulations be applied within the Village Center (VC). The proposed solution was to update the UCC so a single parkland and open space regulation applied in the VC. In New Albany, there were 2 ways that parkland and open space were provided for, depending on the zoning classification of a property. For properties outside the VC, the land was zoned using a traditional Euclidean zoning district with development standards that provided for parkland and open space. Park space was planned at a macro-level and parklands and open spaces were designated as zoning districts. Planner Christian described park requirements outside the VC which could be found in zoning code, like R-1 Residential, Office Campus District, and PUD District. In the Euclidean, use-based zoning districts, parkland and open space was provided for in development standards found in city code Chapter 1165. Those standards were the most common way park space was created. Planner Christian reviewed UCC requirements including permitted uses, building typologies, and subdistricts. The city's UCC did not clearly exempt or describe the relationship between the zoning district designations of the UCC and the relationship to city code development standards for parkland and open space. One interpretation of the UCC would mean that properties inside the VC would have to adhere to both the parks and preservation zoning district and the development standards in Chapter 1165.

Planner Christian described parks in the VC accomplished partly through the UCC, including Swickard Woods, the ODOT wetlands, Rose Run park, and the planned Rose Run 2. VC parks were planned at the macro-level. The VC was intended to be a dense, urban environment with a lot of interaction and synergy on the streets between buildings and different experiences. The VC parkland zoning districts were intentionally located and designed. As the VC had developed, the parkland had been woven to connect the VC together in a unique way. The ability to meet the VC's intent would be compromised if the city were to apply both parkland and open space requirements in current code. In the VC, there were 94 acres of parkland and open space, just over 13% of the area. Overall, 9.5% of New Albany was parkland and open space. The National Recreation and Parks Association (NRPA) reported that similarly-sized communities had 13 acres of parkland per 1,000 residents, with an upper quartile of 21 acres per 1,000. Applying that metric to New Albany, the city had 85 acres of parkland for every 1,000 residents in the VC and 96 acres per 1,000 for the entire city.

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Staff workshopped the proposed code change with the Planning Commission (PC) on several occasions. The UCC changes included additional standards for city board members to assist in the evaluation of future parkland and open spaces. There was a baseline benchmark, “Some form of open space shall be provided within 1,200 linear feet of all new residential building.” That equated to about a 5-minute walk which was a nationally accepted best practice for parkland and accessibility. There was a qualifying sentence, “These spaces shall be programmed to meet the needs of residents in the surrounding area and the city as a whole.”

Council Member Fellows asked, as density in the VC increased, how did that impact the ratio of parkland. Did it impact the ratio in the VC? Planner Christian responded, going back to national standards, New Albany was far exceeding any other community its size. In a more compact town center, 94 acres of parkland and open space was significant. That didn’t mean more land couldn’t be developed. The 94 acres would increase if residential properties were developed. The PC members expressed similar concerns, thus why some of the additional language and tools were included to help grade and evaluate where green spaces were provided, what they looked like, and how they would meet the needs of community. Council Member Fellows stated his concern was that land, for example, behind CVS Pharmacy or the Heit Center may be developed – as that happened, it would put more pressure on the Rose Run greenspace, if greenspace weren’t being offset somewhere else because the city had so much more density in the VC. Rose Run would be in high demand and the city wouldn’t be adding to it. Planner Christian stated staff was less concerned about the considerable existing park space being overwhelmed and more concerned, as development progressed in the VC, making sure that the greenspace that was provided was accessible to people within a short distance.

Council Member Shull stated he agreed with having 1 applicable code rather than 2 for VC developments. He asked, for example, if Rose Run 2 would be sufficient for development behind CVS Pharmacy or whether a new development would require new greenspace. He understood the city was exceeding national levels of greenspace. Planner Christian answered, if a new development were to go into the VC and had a residential use, the city would encourage some form of open space, whether it be a courtyard, patio, or similar. He expected the city boards would also encourage that. Director Chrysler responded that it became more a matter of the UCC design, making sure the city was meeting and exceeding national standards for being able to provide parks and open space to all residents, including in the VC, and also making sure the city was evaluating projects in VC differently and providing spaces in more designed way with more meaningful applications for the residents there. Not just meeting a per square foot requirement, but also creating accessible, connective open spaces. This UCC update allowed flexibility to get the design and aesthetic the city wanted, thereby improving marketability, and making UCC application practical.

Council Member Fellows stated running Rose Run park up to Ganton Parkway would be a nice asset and support increased density in the VC.

Council Members commented on the density contemplated in back in 2005/2008 which did not get built.

Mayor Spalding set the ordinance for second reading at the July 2, 2024 council meeting.

ORDINANCE O-22-2024

Mayor Spalding read by title AN ORDINANCE TO ADOPT A TAX BUDGET FOR THE CITY OF NEW ALBANY, OHIO FOR FISCAL YEAR ENDING DECEMBER 31, 2025.

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Finance Director Bethany Staats stated this legislation authorized the 2025 tax budget required by the Ohio Revised Code (ORC) and Franklin County Budget Commission. Franklin County used the tax budget to establish the local need for property tax revenue derived from the inside millage. Other Ohio counties, such as Licking and Delaware, eliminated this requirement, preferring other tools. From a local perspective, this legislation was considered housekeeping in nature and enabled the city to remain compliant with ORC as applied in Franklin County. The tax budget showed the need for the additional inside millage requested and granted in previous years.

Director Staats stated, in 2025, the additional millage equated to approximately \$612,000 in the General fund. A resolution for that excess millage was on this agenda. The tax budget's revenue and expenses were highly conservative. Income tax estimates to finish 2024 had been adjusted based on year-to-date receipts. Revenue had been conservatively been reduced for 2025, correlating with efforts to account for continued unknowns related to withholding for remote workers, potential liability for income tax refunds, and potential volatility of individual and net profit taxes. Expenditures within the General fund were also conservatively estimated to account for increasing costs in operations, as staff and projects continued to grow, in addition to maintaining substantial transfers to capital, funds held for future liabilities, and certain operating funds. As more information became available, staff would include a more updated analysis when the 2025 annual budget program was created in the fall. The attachment to the legislation included various schedules beyond the General fund information, notably including Exhibit 3, which contained projected fund balances for all of the funds, and Exhibit 5, which detailed the city's outstanding debt related to the inside millage. Within the projected fund balances, council would see all capital funds were presented as fully expended to show additional need for the requested millage. However, as the capital program was approved and amended each year, the appropriate amounts would be expended according to those budgets.

Council Member Shull asked and Director Staats confirmed that Exhibit 3 indicated that the TIF funds collected were being used for the year, not that the TIF was ended. For example, the Straits Farm, Oxford, Schlepfi Residential, and Village Center II TIFs had historically been the TIFs used for loans for infrastructure, so the city typically paid those down to zero each year.

Mayor Spalding clarified this tax budget was a prediction, not the city's final budget. Director Staats agreed the tax budget was an estimate based on current information.

Mayor Spalding set the ordinance for second reading at the July 2, 2024 council meeting.

Mayor Spalding called for a 10-minute break. Council Members agreed. The council meeting broke at 8:57 pm and resumed at 9:07 pm.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-26-2024

Mayor Spalding read by title A RESOLUTION DECLARING INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, IMPROVING, OR

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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 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. Director Chrysler understood from the city engineer that this was final resolution staff intended to bring for these appropriations.

Director Chrysler stated that the city was continuing to negotiate with the property owners to purchase the right-of-way. Passing this resolution would not change that. If the city had to go through the full appropriating process, this legislation had to be in place.

Mayor Spalding asked and Director Chrysler responded, generally, most improvements on Green Chapel Road were on south side. Some easements were needed to move the road slightly to the north to improve alignment and accommodate access.

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

Mayor Spalding moved to adopt the resolution. Council Member Shull seconded and council voted with 7 yes votes to approve Resolution R-26-2024.

RESOLUTION R-27-2024

Mayor Spalding read by title A RESOLUTION TO REQUEST THE FRANKLIN COUNTY BUDGET COMMISSION TO GRANT THE .74 MILLS IN AVAILABLE INSIDE MILLAGE TO THE CITY OF NEW ALBANY.

Director Staats stated this legislation was a companion piece to the 2025 tax budget ordinance previously presented. Franklin County required this resolution for New Albany to receive the additional .74 inside millage available to the city. The millage was projected to generate approximately \$612,000 in the General Fund for New Albany in 2025. This would be filed in Franklin County, along with the tax budget, by July 20.

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 resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-27-2024.

RESOLUTION R-28-2024

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A SERVICES AGREEMENT WITH THE NEW ALBANY CHAMBER OF COMMERCE FOR THE SUPPORT OF COMMUNITY EVENTS.

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Director Joly stated that, over the years, the city had taken different approaches to the delivery of special events within the community. Most recently, the New Albany Chamber of Commerce managed and produced events, including the 4th of July parade and festival and Octoberfest, on the city's behalf. This agreement would memorialize certain commitments between the chamber and city, set expectations related to marketing, budgeting, payments, and affirmed the city's policy for alcohol sales at events. The agreement term ended in December of 2025, not 2026, which was a typo. The agreement only locked in events and budgets for 2024. At the end of the year, the city would use its annual operating budgeting process to determine which events would take place the following year and what those budgets would be. The city would collaborate with the chamber on those. City staff and the chamber had committed to increase collaboration at the end of 2024 to review the success of the year's events and to plan for next year. New Albany Chamber of Commerce Executive Director Cherie Nelson had a commitment was unable to attend this council meeting. Director Joly offered to take questions and convey feedback as needed.

Council Member Brisk requested to table this resolution to a time when Director Nelson was available to participate and answer questions. Director Joly stated she had not yet confirmed a new date with Director Nelson.

Mayor Spalding asked and Director Joly responded that there was currently no agreement in place. The proposed agreement would set expectations and helped the city operate more efficiently on the business side for the chamber. If an agreement was adopted, it would go through 2025. Council Member Shull added the current budget for events was approved for 2024.

Council Member Brisk moved to table Resolution R-28-2024 to the July 2 council meeting. Council Member Shull seconded and council voted with 7 yes votes to table Resolution R-28-2024 to the July 2, 2024 regular council meeting.

RESOLUTION R-29-2024

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE CONSTRUCTION MANAGER AT RISK CONTRACT FOR THE ROSE RUN II PROJECT.

Administrative Services Director Adrienne Joly stated that the drivers of this legislation were the veteran memorial update presented earlier in this meeting and space planning at the New Albany Police Department, possibly adding some space within the civic block of the Rose Run project. The city had a current Construction Manager at Risk (CMR) contract with Messer Construction for Rose Run 2 which was then suspended at the time the project was paused. Now that the project parameters had changed, the city had worked with legal counsel to amend the contract to reflect the new project. This resolution would update portions of the contract, including the descriptions of the programmatic elements. The new program would include Dublin-Granville Road improvements, a new Veterans Memorial, a parking lot, stream enhancements, a potential police station building enhancement, and Rose Run Park phase 2. The city added an architect to the contract for the building expansion using the Home & King architecture firm. This legislation would allow staff to proceed with planning for the park and police department expansion. The CMR contract was a 2-part contract for pre-construction services and then staff would bring a Guaranteed Maximum Price amendment to council once the plan had reached 100% drawings and the cost was determined.

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Council Member Fellows asked and Director Joly answered that the start time for the project would depend on the scope of the project. The biggest unknown was the area between Dublin-Granville Road and Rose Run creek because the city wasn't originally planning any improvements in that area. Staff had to have discussions with MKSK to plan what the park would look like there. Once that was determined, staff would have a better idea of timing.

Council Member Fellows asked about promptly demolishing the old gas and police station buildings and replacing them with grass. Other council members noted that the old police station was being used by the driving school. City Manager Stefanov responded that he believed the city could tear down what remained of the gas station more quickly. The old police station could potentially be repurposed on a short-term basis while the current police department was being renovated. The redesign of the police station did not impact the holding cell area. Council Member Fellows preferred to have gas station removed soon to improve the aesthetics of the Village Center.

Council Member Durik asked and Mayor Spalding confirmed that the city had to wait on the transfer of the land from The New Albany Company to the city to proceed. The city would also have to obtain a demolition permit for the warehouse and additional buildings.

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

Mayor Spalding moved to adopt the resolution. Council Member Brisk seconded and council voted with 7 yes votes to approve Resolution R-29-2024

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported that, at the MORPC meeting, Intel Ohio Public Affairs Director Emily Smith presented the status of Intel project and COTA CEO Monica Tellez Fowler presented the data for how many take public transit daily in the region. The .05 cent proposed sales tax would increase the bus rapid transit service in downtown Columbus and increase the frequency of transit in suburban areas. New Albany could be a significant beneficiary. Additional sidewalks and leisure trails were planned. Approximately 300 projects had been proposed should that levy get approved and New Albany had 2 projects on that list. MORPC received an unqualified state audit. The Rapid 5 project approved a greenways planning studio engagement with MORPC to facilitate the regional greenways plans. Yaromir Steiner and Stephanie Hightower were co-chairing an equitable transit group. The report would be open to public comment at end of June. MORPC was facilitating a Safe Streets for All grant of \$780 million. MORPC's member fee schedule for 2025 was adopted. MORPC's Summit on Sustainability was scheduled for October 29. The Central Ohio Greenway Board invested \$60 million in local trails through MORPC-administered grants over the last 5 years. Their goal was to increase the total trail system by 500 miles. A partnership with Rapid 5 was planned to further that goal. MORPC was completing a study to coordinate regional trail and wayfinding as part of the Trail Town Initiative.

June 18, 2024

- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the pickleball tournament currently included participants from 26 cities and 2 states. There were almost 100 players signed up. There was still time to sign up. The event had about 5 sponsors.
- C. Council Representative to New Albany-Plain Local Schools: Council Member Kist reported that the board met and reviewed the Facilities Master Plan. The slideshow was available. Some projects related to growth, including new buildings, and some were long-standing projects finally included in this plan. The entire list totaled \$176 million. The board would vet and prioritize the items. The board discussed the Hamilton Quarter project in the City of Columbus and summarized the tax revenue that would be gained if it moved forward. The board did not make any decisions about it.
- D. Council Representative to Plain Township: Council Member Durik stated he had no report to add after the township’s presentation during Hearing of Visitors.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding thanked President Pro Tem Shull for running meetings in his absence.
- B. Clerk of Council: Clerk Mason reported that the July 4 parade was coming up. She had reserved golf carts and ordered decorations and candy.
- C. Finance Director: No report.
- D. City Manager: No report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Shull thanked the finance department for running the city’s finances so well. Council members concurred.

City Right-of-way on Gray Loop in need of maintenance

Council Member Fellows reported that Gray Loop was a city-owned street in The Links with city-owned green space inside the loop. There were plants and shrubs in that green space which were not up to the home owners association (HOA)’s standard. The HOA was requesting that the city update the landscaping on the curb on Gray Loop. Council Member Fellows asked if council members would like to ask the city’s public service department to replace the plantings or install grass to improve the space.

Council Member Durik asked and Council Member Fellows confirmed that the plantings were in city right-of-way. City Manager Joseph Stefanov believed, when The Links was put in, there was additional landscaping over and above what was typical. When the city’s maintenance team went out in 2023, it was apparent the plantings were overgrown and likely needed to be pulled out and replaced or have grass put down. At that time, some nearby

June 18, 2024

property owners asked city staff to keep it. One stated he had been maintaining some of it and requested that it not be removed. There was a potential conflict between these residents and the HOA. Staff was looking to council for direction.

Mayor Spalding asked and Director Barker responded that the city was not responsible for many pockets of land like this. Reserves area were usually dedicated as such. Sometimes, there was a traffic circle with a center island and, at times, the city would maintain those because they were within a right-of-way section. However, most improvements, like the one at issue, were under HOA maintenance.

Council and staff further discussed the location, the need for curb updates, the subject right-of-way not meeting HOA standards, the HOA's request to remove the plantings, certain resident's request to maintain the plantings, and the city's rights and responsibility to maintain its right-of-ways.

Council Member Fellows reported that a resident said they liked the shrubbery going so high because it provided screening.

Mayor Spalding asked for a formal request from The Links HOA.

Council Member Brisk asked and Director Barker answered that the city didn't put shrubs in right-of-way. This was a one-off situation.

Council Member Fellows gave examples of other HOAs investing in plantings in similar areas.

Council Member Kist suggested removing the plantings, giving the HOA a clean slate. If HOA wanted to develop and maintain it, they could. Council Member Durik concurred.

Council Member Wiltrout pulled up a picture of the shrubs on Google images. She was in favor of starting over with grass.

Council Member Kist asked and Director Barker estimated the shrubs were 3 feet tall. Council Member Fellows described them as scrubby, not well-maintained.

Council Member Durik suggested this right-of-way have grass, the same as other city right-of-way sections. If HOA wanted something different, they could do that, but it would become their responsibility to maintain.

Council and staff discussed other landscaped areas, HOAs working with staff regarding city right-of-way, and the city's policy regarding HOAs using upgraded infrastructure materials that they were then responsible to maintain.

Council Member Fellows understood the HOA wanted the right-of-way at issue to be cleaned up. He favored the city putting in grass and allowing the HOA to do more, with the city's approval, if they so decided.

City Manager Stefanov stated the plantings would have been removed last fall except for issue with homeowner and HOA.

Council Member Kist asked for more feedback from the HOA before moving forward. Council members concurred. Council Member Fellows stated he could ask the HOA representative to come to council. Council



Council Minutes – Regular Meeting

June 18, 2024

Member Shull suggested also notifying the neighbors on Grey Loop. Public Service Director Barker agreed to provide notice. He stated that staff had also provided notice when they were there last year.

Meeting with Granville Representatives

Council Member Kist reported he and City Manager Stefanov were meeting the coming Wednesday morning with a City of Granville trustee, council member, and city manager. The purpose of the meeting was to build relationships and open up lines of communication. He would report back to council.

Safety Town Graduation

Council Member Wiltout and Council Member Shull reported that the June 13 Safety Town graduation was successful with 192 kids going through the program, both classes were maxed out. Council Member Wiltout thanked city staff for their involvement. Council Member Fellows would be officiating the June 28 graduation. Additional council members were invited to attend.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant New Albany Charter Section 4.03 (E) for economic development purposes; pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive advantage; and pursuant to Ohio Revised Code 121.22 (G)(1) for discussion regarding appointment, employment, dismissal, promotion, demotion, or compensation of a public employee. Council Member Wiltout seconded and council voted with 6 yes votes to go into executive session. Council did not anticipate action afterward. Council went into executive session at 9:47 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded and council voted with 7 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 11:40 pm.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the June 18, 2024 regular council meeting at 11:40 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor

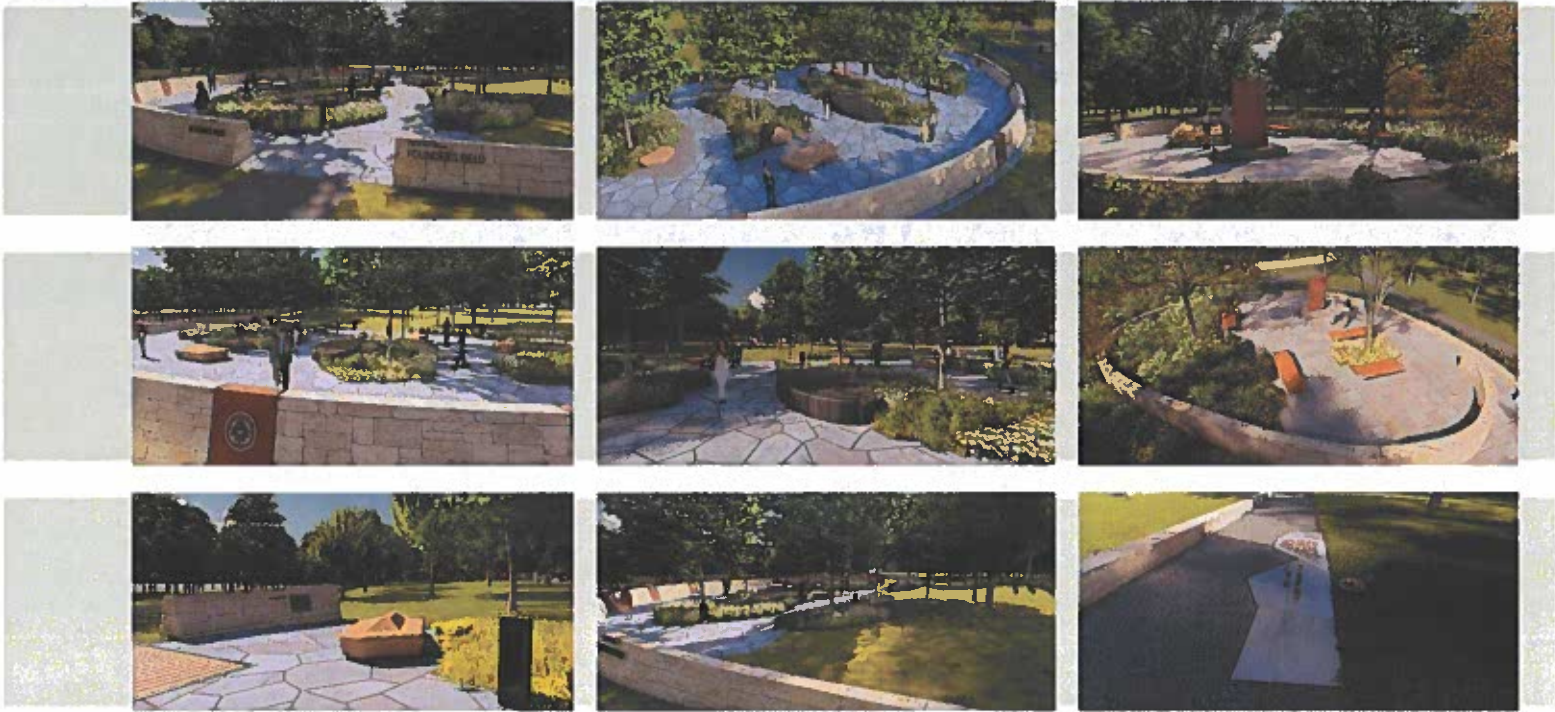
02 July 24
Date

VETERANS PARK | PLAZA

Looking East toward Founder's Field



SITE 5 - NARRATIVE ELEMENTS

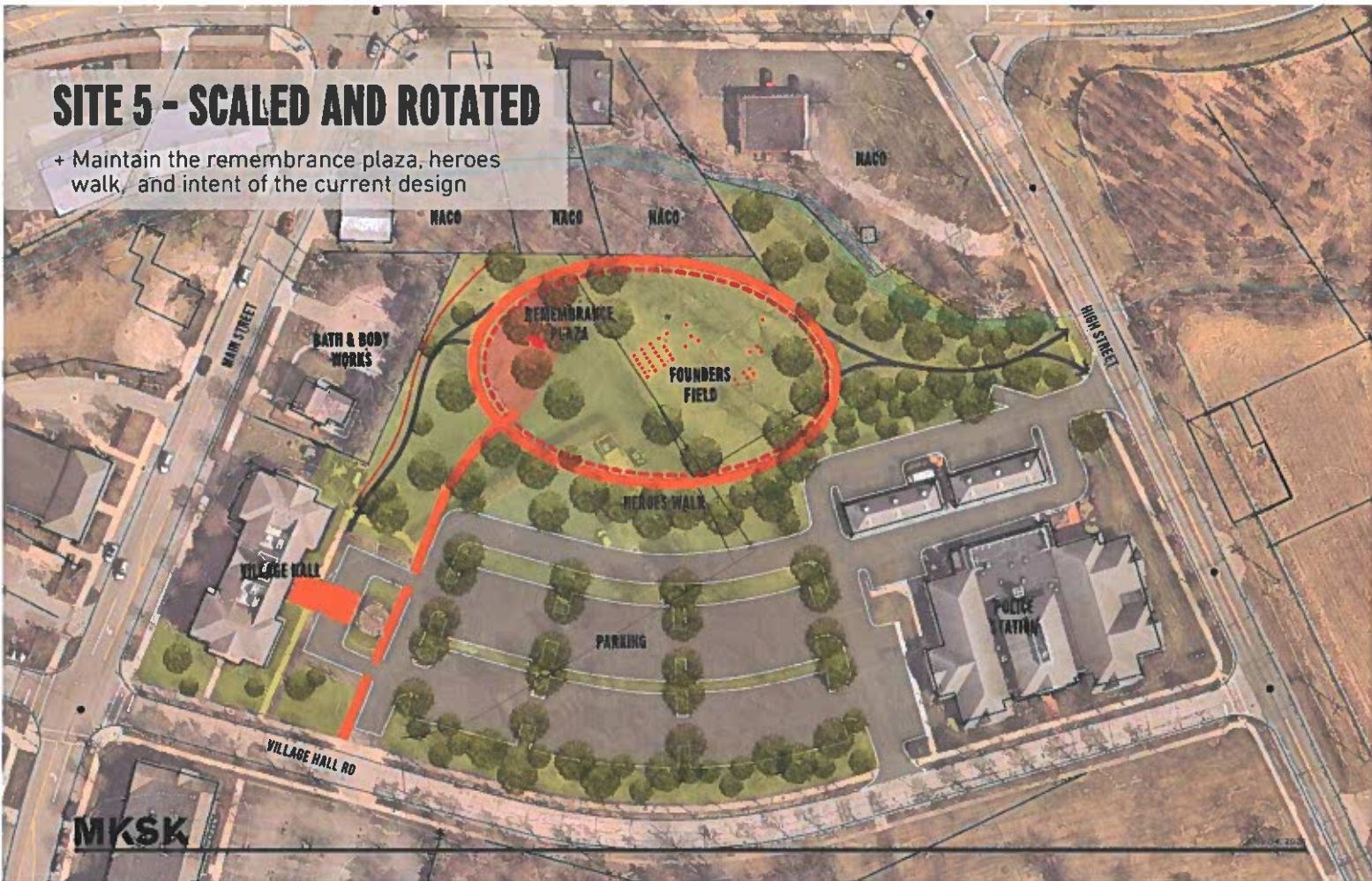


MKSK

Panel 04, 2024

SITE 5 - SCALED AND ROTATED

+ Maintain the remembrance plaza, heroes walk, and intent of the current design



Plain Township Fire Department Funding Community Update



June 18, 2024



Plain Township
New Albany, Ohio
EST. 1788

www.plaintownship.org

PTFD Mission & Vision

Together, we save lives
through education, engagement, and
emergency services.

A community that is informed,
connected, and safe.



Plain Township
New Albany, Ohio
EST. 1788

www.plaintownship.org

Our Partnership

We value our relationship, and we appreciate the City's partnership with the Plain Township Fire Department.

Our request this evening:

- Legislation to formally grant the commercial TIF funds that have been discussed. The final number is critical to our decisions in the next three weeks on a possible levy.



Plain Township
New Albany, Ohio
EST. 1810

www.plaintownship.org

Our Partnership

As we plan for growth, we welcome the opportunity to continue discussions about corporate tax abatements and their impact on the PTFD budget.

Abated commercial properties located in the Township would have added \$608,478 to the 2023 receipts.

Over time, the abatements would have added millions for fire, EMS, and prevention services.



Plain Township
New Albany, Ohio
EST. 1810

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Receipts

2023 Fire and EMS Operations

- Property Taxes: \$6,529,100
- TIF – City of New Albany: \$1,457,010
- EMS Fees: \$484,674
- Inspection Fees: \$26,217
- ARPA Grant: \$148,000
- Donations: \$7,632
- Rent: \$43,688
- Other: \$36,448
- **Total: \$8,732,769**

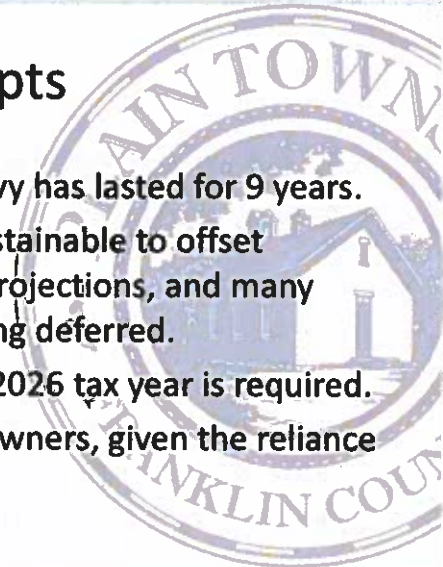


Plain Township
New Albany, Ohio
est. 1809

www.plaintowship.org

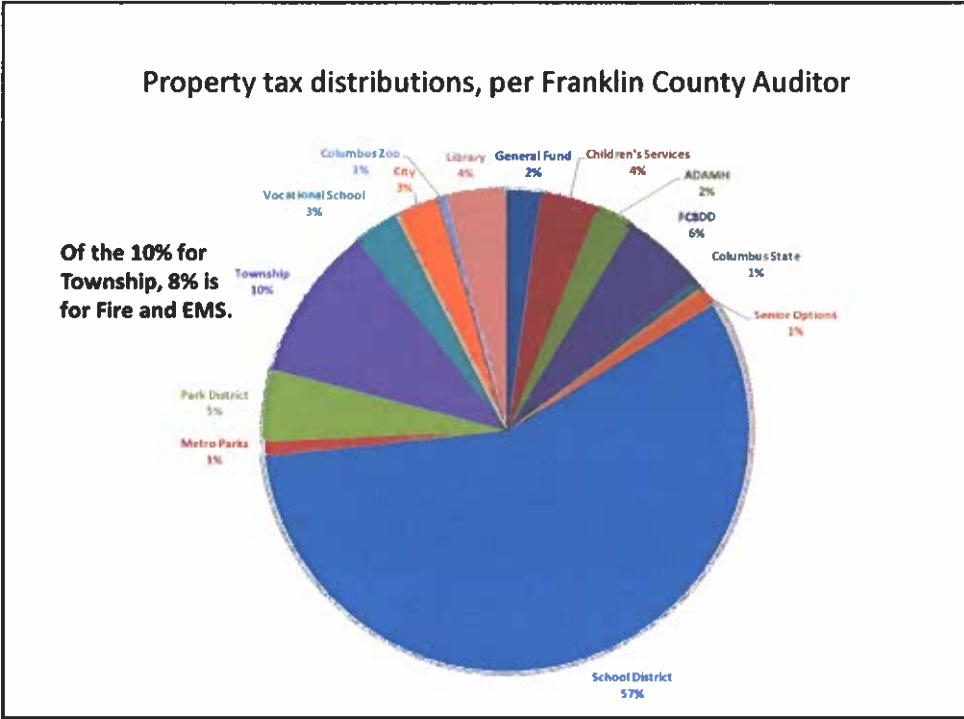
Receipts

- Current 5-year operating levy has lasted for 9 years.
- Carryover balance is not sustainable to offset operating costs, based on projections, and many major expenditures are being deferred.
- Additional revenue for the 2026 tax year is required.
- Burden is carried by homeowners, given the reliance on property taxes.



Plain Township
New Albany, Ohio
est. 1809

www.plaintowship.org




Disbursements

- **2023 Fire and EMS Operations: \$9,869,968**
- **2023 Capital: \$438,517**

Engine 121 ordered in 2022 was \$935,600. Today, it would be \$1.5 million and take four years to arrive.

Major capital repairs and improvements recently include roof, concrete, fire suppression system, generator, lighting, flooring, paint, and furniture.




Plain Township
New Albany, Ohio
EST. 1990

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Demand

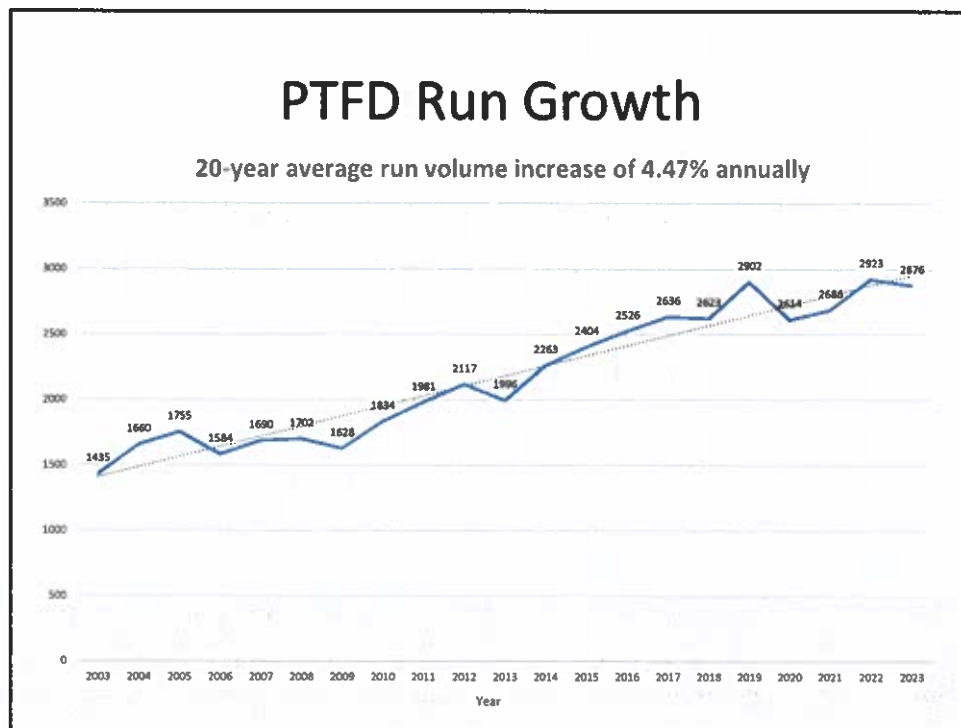
- Fire Runs
 - 2013: 695
 - 2023: 921
- EMS Runs
 - 2013: 1301
 - 2023: 1955

- Building Inspections
 - 2022: 817
 - 2023: 870
- Plan Review
 - 2022: 37
 - 2023: 44



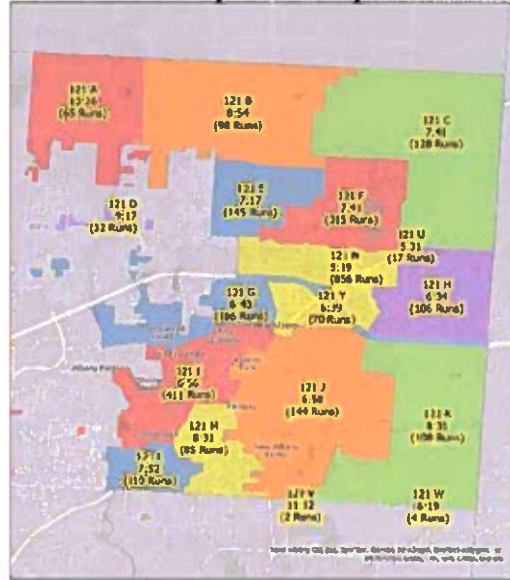
Plain Township
New Albany, Ohio
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Plain Township Fire Dept 2022-23

- 121 A: 10:26, 65 runs
- 121 B: 8:54, 98 runs
- 121 C: 7:41, 128 runs
- 121 D: 9:17, 32 runs
- 121 E: 7:17, 145 runs
- 121 F: 7:41, 315 runs
- 121 G: 6:43, 186 runs
- 121 H: 6:34, 106 runs
- 121 I: 6:56, 411 runs
- 121 J: 6:58, 144 runs
- 121 K: 8:31, 108 runs
- 121 L: 7:52, 110 runs
- 121 M: 8:31, 85 runs
- 121 V: 11:12, 2 runs
- 121 W: 6:19, 4 runs



Plain Township
New Albany, Ohio
est. 1880

www.plaintownship.org

Alignment

- We welcome the opportunity to prepare for growth in partnership with you and all our stakeholder partners.
- We are committed to meeting the life safety needs of our community in a fiscally responsible way that aligns with our mission, vision, values, and strategic plan priorities.



Plain Township
New Albany, Ohio
est. 1880

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