



# Council Minutes – Regular Meeting

August 20, 2024

## CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of August 20, 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, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, City Engineer Kylor Johnson, Planning Manager Stephen Mayer, Public Service Director Mike Barker, Public Services Engineer Justin Wilkinson, Economic Development Manager Sara Zeigler, Human Resources Officer Lindsay Rasey, Chief Marketing Officer Josh Poland, and Clerk of Council Jennifer Mason.

## ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

## ACTION ON MINUTES:

Council adopted the September 11, 2023 Capital Projects Workshop minutes by consensus.

Council adopted the August 6, 2024 meeting minutes by consensus.

## ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

## HEARING OF VISITORS:

Sandra Hooker, 2971 Woodgrove Drive, Grove City, stated she was an Ohio ambassador for change on distracted driving and crosswalk laws. She wanted to change the culture of the state at the local level and add more preventative measures. She wanted harsher penalties and more rigid enforcement against distract drivers to make motorists more responsible for their actions. She was there to raise awareness of the dangers. There was no justice for injuring a person. Taking eyes off the road for whatever reason can cause one to drive distracted. Distracted driving could cause catastrophic injuries and paralysis. One may never heal from these. Distracted drives who caused bodily injuries should be prosecuted to the fullest degree of the law. The law needed to be changed to benefit the injured person, not the motorist. She was there to propose raising penalties at the local level from \$150 to \$750 and up to a 2<sup>nd</sup> degree misdemeanor. She proposed a 1<sup>st</sup> degree misdemeanor and a penalty up to \$1,000 if the injury resulted in death or paralysis. Taking care of a paralyzed person was hard and forever. It was time consuming and exhausting. She knew this, her son was suffering. They didn't need an apology from the distracted driver, they needed accountability. Crosswalk crashes were at an alarmingly high rate and people needed to slow down and pay attention. The current penalty was nothing but a slap on the wrist to the driver who caused bodily harm to a human being. This was not acceptable for the good of citizens and pedestrians. She was going city to city and state-wide. She had talked to several state legislators and was pushing for higher penalties state-wide.

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Her son was in his wheelchair in a crosswalk when he was hit by a motorist. She'd been fighting since September 30, 2023. She was asking for New Albany to think about it and try to make a change.

Mayor Spalding appreciated Ms. Hooker coming to share her request. He was saddened to hear about her son's incident. Council and the city manager worked closely with the chief of police in supporting the state's effort to make distracted driving a primary offence. We saw distracted drivers every day. It was dangerous and, he thought, getting worse. He committed to work with City Manager Joseph Stefanov and Law Director Albrecht to evaluate the city's ability to modify the misdemeanor charges and penalties for distracted driving - to raise awareness in the community of this important issue. A \$750-\$1,000 criminal fine might not help those who were victimized by it, but would set a standard that motorists would have to respect. Council would take a look at this. He would talk to Grove City Mayor Stage about how they managed it. He praised Ms. Hooker for having an impact in her community, telling her story, and building momentum.

**BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Council Member Wiltout reported that the PC approved the Final Development Plan (FDP) for the New Albany Driving Range which would be reworked to be short-game range, no more than 150 yards. There were many restrictions for the FDP, including limited flight balls, only certain clubs allowed, additional signage, and additional mounding. The PC approved an application by West Nine for a variance that lots abut a public or private street. West Nine wanted to split the lot, portions of which were in the City of Columbus and in the City of New Albany. Following the split, there would be 6.45 acres that would not abut a street. This presented a legal issue because the 6.45-acre lot and the lot to the north were in different taxing districts. The subject lot would be parceled off with 2 other parcels that would be sold together, not in New Albany. The 6.45-acre lot would not have any residents and be connected with a larger property to the north. The owners wanted to sell 3 parcels together and possibly install paths. The PC approved an 8-car garage/residence in the Hawksmoore subdivision. The PC previously rejected their application. The new application redesigned the building to look like a home and contained a bedroom. The architecture fit in with the neighborhood and was oriented to the street.

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

**ARCHITECTURAL REVIEW BOARD:** Council Member Brisk reported that the ARB tabled a Certificate of Appropriateness and waiver for a property on Johnstown Road across from the Oxford subdivision. They were requesting permission for concrete driveway where the city only allowed pavers, stone, or asphalt. The house next door had a concrete drive that partly shared access with the applicant's drive. Only 4 ARB members were in attendance and early discussions were not favorable to the applicant. The applicant requested to table. The ARB heard the informal presentation of the Hamlet at Sugar Run Final Development Plan (FDP). The applicant described lot of open space and trails, the architecture, and the different residence types.

Mayor Spalding asked and Planning Manager Steve Mayer answered that the hamlet FDP would come back to the ARB. The FDP had been submitted to the PTAB. The ARB and PC would formally hear the FDP in September. Council Member Brisk noted that 1 member of the public expressed concern about the "less formal" feel of the hamlet versus the Village Center. There would still be high end finishes, but fewer architectural details.

**BOARD OF ZONING APPEALS:** No meeting



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**SUSTAINABILITY ADVISORY BOARD:** Council Member Kist reported that the SAB discussed native plantings in lieu of grass in the city. The first step was creating test areas, aka “pocket prairies,” to see how they would look and mature. The SAB heard student pilot recipient “Team Noel’s” final presentation. Team Noel’s goal was to increase compost registration. They aimed for 30, their stretch goal was 100. They added 108 composting program registrants. They presented flowers with a thank you note to SAB board members. The SAB was proposing a 4th city composting drop-off at Taylor Farm park for both geographical and visibility reasons. The SAB had unused funds in their budget and would use them for that location, if council had no objections. This would be a trial run and the SAB would track how it impacted the other drop-off locations.

Council Member Fellows asked if there was any concern about bin location and odor? Council Member Kist responded that compost trash cans were enclosed and didn’t smell until someone opened a lid. They got changed out 2-3 times a week. The bins were not like a dumpster. Council Member Wilttrout hoped a new location would garner more interest.

**IDEA IMPLEMENTATION PANEL:** Council Member Wilttrout reported that the IDEA Panel met and continued planning for Diwali. They were collecting interest forms for the Community Connections Program. Tomorrow was the NA 101 Business Park Tour and all shuttle spots had been filled.

Mayor Spalding asked and Council Members Wilttrout and Brisk stated they would be present to represent council.

**CEMETERY RESTORATION ADVISORY BOARD:** No meeting.

**PUBLIC RECORDS COMMISSION:** No meeting.

### **CORRESPONDENCE AND COMMUNICATION:**

Mayor Spalding reported that council had received an update on a resident’s concern about electric scooters and motorized vehicles on leisure trails. Folks with school-aged kids received a general reminder from the schools telling students to carefully pass pedestrians and not use excessive speeds. Electric scooters and similar devices were becoming more prevalent. Council Member Durik had encountered this issue. He had also seen street-worthy golf carts driving on the walking trails. Pedestrians had to clear the walkway when that happened. Why were drivers even on there when the carts were certified for streets? Council Member Durik suggested signs for both golf carts and electric scooters. Mayor Spalding added he had dodged a golf cart the day before.

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

#### **ORDINANCE O-25-2024**

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 137 “SUSTAINABILITY ADVISORY BOARD” SECTIONS 137.02, 137.04, AND 137.06 OF THE CITY OF NEW ALBANY, OHIO’S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Clerk Mason stated that Chapter 137 of the city’s codified ordinances set out the Sustainability Advisory Board (SAB). The SAB was established 2021 and modified in 2024 to include the option of a non-resident school representative. These proposed code changes were the result of council discussion at their July 18, 2024 council meeting. The intent of the changes was to clarify SAB’s purpose, powers, and duties, and to update the absences language to refer back to the general policy in code section 159.02. The changes included removing the word



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“policies” from section 137.02, stating that absences shall be as generally set forth for city boards, and adding “as directed by City Council” to section 137.06.

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

Mayor Spalding moved to adopt the ordinance. Council Member Durik seconded and council voted with 7 yes votes to approve Ordinance O-25-2024.

### **ORDINANCE O-26-2024**

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 159 “RULES OF PROCEDURE FOR BOARDS AND COMMISSIONS” SECTION 159.02(d) OF THE CITY OF NEW ALBANY, OHIO’S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Clerk Mason stated Chapter 159 of the city’s codified ordinances contained the Rules of Procedure for Boards and Commissions. The standard rules received a substantial review and revisions in 2023. In response to council discussion at the July 18, 2024 meeting, staff prepared the proposed changes to allow council to consider and excuse absences under certain circumstances. Specifically, the new language states that absences are grounds for forfeiture and described the way in which council could excuse absences due to illness, injury, or other emergency circumstance of a member or immediate family member. Additional procedural language was changed to be consistent with the absence language.

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 Wiltout seconded and council voted with 7 yes votes to approve Ordinance O-26-2024.

### **ORDINANCE O-27-2024**

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 11.44 +/- ACRES OF LAND LOCATED AT 7800 WALTON PARKWAY FOR AN AREA KNOWN AS THE “7800 WALTON PARKWAY ZONING DISTRICT” (FORMALLY KNOWN AS “COMMERCIAL VEHICLE GROUP ZONING DISTRICT”) FROM ITS CURRENT ZONING OF LIMITED OFFICE CAMPUS DISTRICT (L-OCD) TO LIMITED GENERAL EMPLOYMENT (L-GE) AS REQUESTED BY CITY OF NEW ALBANY.

Planning Manager Stephen Mayer stated, since the first reading, staff had received questions about the lack of definition for “clean manufacturing and production” in the text. Staff was requesting to table this ordinance to the next regularly scheduled council meeting for staff add that definition to the zoning text.

Council Member Shull asked if the new language would include examples of what was/was not part of the definition and what types of manufacturing were excluded. Manager Mayer replied that staff could share examples.



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Mayor Spalding moved to table the ordinance. Council Member Wilttrout seconded and council voted with 7 yes votes to table Ordinance O-27-2024 to the September 3, 2024 council meeting.

### **ORDINANCE O-28-2024**

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 108.1+/- ACRES OF LAND GENERALLY LOCATED SOUTH OF STATE ROUTE 161, EAST OF US-62, NORTH OF EAST DUBLIN GRANVILLE ROAD, AND WEST OF KITZMILLER ROAD, FROM COMPREHENSIVE PLANNED UNIT DEVELOPMENT (C-PUD) TO COMPREHENSIVE PLANNED UNIT DEVELOPMENT (C-PUD) FOR AN AREA TO BE KNOWN AS THE “GANTON C-PUD ZONING DISTRICT” AS REQUESTED BY THE NEW ALBANY COMPANY LLC, C/O AARON UNDERHILL, ESQ.

Planning Manager Stephen Mayer stated the area be rezoned was located in the city’s Village Center (VC). Currently, the property was zoned Comprehensive Planned-Unit Development (C-PUD) with 1 subarea and allowed for 294 single-family detached residential units, a limited amount of commercial uses, and some community facilities. The applicant was proposing to modernize and add more structure to the C-PUD by dividing the property into 3 subareas - residential on the south side and commercial on the north side of the future Ganton Parkway. Subarea 1 allowed for hospitals, surgery centers, and office uses. Subarea 2 allowed offices, but not datacenters. Subarea 3 allowed for the same 294 residential units as were allowed in the original zoning. As part of the 1998 C-PUD, the city and The New Albany Company (NACO) entered into the housing bank agreement. This permitted NACO to move around units from all of their holdings throughout the city, allowing for additional density in certain areas of the city while ensuring that the community as a whole retained the 1 unit per acre ratio. With this legislation, the applicant would transfer the 294 units from the entire 108 acres to Subarea 3. Within Subarea 3, the applicant was proposing a unique and modern product referencing the city’s form-based code for use and building standards. The form-based coded required certain building typologies to achieve the town form in the VC. Each residential unit had to fit into one of the defined building typologies, including single-family detached and some multi-family. Each form had their own setback, building height, and development regulations. All of the single-family uses had to be a cottage, bungalow, or house. Multi-family configurations had to be within an attached house, like a duplex, a 2-family building, a townhome, or multi-unit house typically containing 3-4 units. The C-PUD came with a 3-step entitlement process: rezoning, preliminary development plan (PDP), and final development plan (FDP). The PDP would go before the city’s Architectural Review Board (ARB) and Planning Commission (PC). Within the VC in the strategic plan, no gross density recommendation. Within the VC, recommends broader array and density to support amenities in VC. he proposed zoning matched the strategic plan’s land use recommendations. The application was recommended by the ARB and PC at their July meetings.

Mayor Spalding asked and Manager Mayer responded that the applicant committed to same amount of parkland and open space as was required in the original zoning, that was 38 acres on 108-acre site. Part that commitment was 100-foot of parkland dedication along the east side of Rose Run Creek within Subarea 3

Council Member Fellows asked and Manager Mayer answered that a 4-unit multi-family home counted as 4 units towards the 294 maximum.

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Council Member Durik expressed concern about 294 homes, plus commercial traffic - Ganton Parkway would handle a lot of that, but he expected more would drop down onto Dublin-Granville Road and the pending Market Street extension. Attention needed to be paid to traffic studies and how Dublin-Granville Road, as a narrow 2-lane road, would be impacted.

Manager Mayer responded that the zoning text did not allow a connection to Kitzmiller Road and restricted the access to Dublin-Granville Road to 1 point to ensure the new Ganton Parkway would collect the traffic. City Manager Stefanov added that the new section of Ganton Parkway would have 4 thru-lanes and a median. It would look like Fodor Road. Going east, it would transition to 3 lanes, the expand back out to 5 lanes closer to Babbitt Road. The city had been working with the traffic engineer to determine what kind of road would be needed to hold the future traffic.

Council Member Kist asked if Thiessen Road would be renamed Ganton Parkway on the west side of US 62. Manager Mayer answered the city was studying road naming convention and would determine that with the final plat. City Manager Stefanov noted that Thiessen was originally named Ganton Road or Parkway. It was renamed for a Plain Township firefighter who was injured in another jurisdiction. City Manager Stefanov was talking to the township about naming a new road running parallel US 62 behind the fire station.

Council Member Kist asked and Manager Mayer confirmed that the 294 residential units could be 294 1-bedroom apartments or 294 single-family homes. Council Member Kist asked how this was considered in the calculation for student load.

Tom Rubey, Director of Planning, The New Albany Company, stated this 108-acre parcel had been zoned since 1998 for 294 units with 80-foot-wide parcels. Thanks to generosity of the Wexner family, they were pleased to announce the donation of 25 acres at this site for the next Nationwide Children’s Hospital facility. It would bring a much-needed service to residents and the community. That was what precipitated this rezoning request. In conjunction with the land donation, there had been lengthy, detailed conversations with school district starting several months back. Mr. Rubey worked with the city’s development department and the schools to come up with a model to project school impact. The schools saw the existing zoning entitlements as high-student-generating. Resulting from those discussions, NACO was requesting this rezoning to keep the same number of units, but to change the profile from single-family homes on 80-foot-wide lots to these new recommendations. There were still steps ahead for Subarea 3. NACO had committed to 30 acres of parkland and open space. Traffic was a big component. The construction of Ganton Parkway and the Market Street/Third/US 62 improvements were part of the equation. Any future residential development in Subarea 3 would include analysis and recommendations regarding school district and traffic flow. Once those items were figured out, they would be back before the ARB, PC, and city council. They were using recommendations from the city’s long-range plans. Yes, they could all be 1-bedroom apartments, they could be single-family bungalows, they could be all rental or all owner occupied. NACO would work with city, using documents adopted to guide and plan, and go before the city’s boards and commissions. The impetus for this rezoning was the land donation for Nationwide Children’s Hospital.

Council Member Wiltout understood the school district used a .8 load factor for single-family homes. The fact that land was taken up by a hospital facility made the case for school enrollment better than it was prior to this project. Mr. Rubey concurred that this was what was requested and what they aimed to do.



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

Council Member Fellows moved to adopt the ordinance. Council Member Fellows seconded and council voted with 7 yes votes to approve Ordinance O-28-2024.

### **ORDINANCE O-29-2024**

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR GANTON PARKWAY WEST PHASE 3 AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Steve Mayer stated this legislation was for an extension of Ganton Parkway West from Licking County into Franklin County. This section of the parkway was approximately 1,540 feet and encompassed about 3.8 acres. The right-of-way totaled 100 feet and there were additional easements for drainage, utilities, and streetscape on both sides of the for a total of 150 feet of buildable future street space. The plan matched the recommendations of the city’s strategic plan for both character and functional classifications. The Planning Commission recommended approval that summer.

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 Wiltout seconded and council voted with 7 yes votes to approve Ordinance O-29-2024.

### **INTRODUCTION AND FIRST READING OF ORDINANCES:**

NONE

### **READING AND PUBLIC HEARING OF RESOLUTIONS:**

#### **RESOLUTION R-33-2024**

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

City Engineer Kylor Johnson stated this resolution declared the intent to appropriate the fee simple interests to the property along Green Chapel Road. This segment of Green Chapel Road is a local unimproved roadway that ran 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.

Mayor Spalding observed many miles of roadway had been constructed in the area over the last 18 months. He acknowledged city staff and contractors for their hard work.



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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 resolution. Council Member Brisk seconded and council voted with 7 yes votes to approve Resolution R-33-2024.

### **RESOLUTION R-36-2024**

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

City Engineer Kylor Johnson stated this resolution declared the intent to appropriate the fee simple interests and easements to the properties along Green Chapel Road. This segment of Green Chapel Road was a local unimproved roadway that ran 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.

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 Fellows seconded and council voted with 7 yes votes to approve Resolution R-36-2024.

### **RESOLUTION R-37-2024**

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND A MEMORANDUM OF UNDERSTANDING WITH VANTAGE DATA CENTERS OH11, LLC AND MAKING RELATED AUTHORIZATIONS.

Economic Development Manager Sara Zeigler stated this resolution authorized the city manager to execute a Community Reinvestment Area (CRA) Agreement and Memorandum of Understanding (MOU) with Vantage Data Centers OH11 LLC. The agreement provided a 100% real property tax abatement for 15 years. The parent company, Vantage Data Centers Management LLC, was a leading global data center provider. The project site included ~58 acres on Horizon Court and Jug Street. The proposed project would establish up to 3 new data center buildings with accessory space. Each building was expected to be approximately 500,000 square feet. The site would serve as a new campus for the company to support regional growth. The project's total cost of phase 1 was estimated to be \$285 million. Phase 1 would create an aggregate annual payroll of \$1.6 million. Construction of phase 1 would begin in November 2024 and be completed in July 2026. The timing of additional buildings would follow, subject to economic circumstances. The benchmarks for compliance would be measured according to the revenue generation per square foot formula as established for the specific building type and previously approved by council.





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Andrew Stewart, Director and Senior Corporate Counsel for Vantage Data Centers Management LLC, thanked Director Chrysler and Manager Zeigler for their assistance and patience in working through the CRA and MOU. They were excited to be in New Albany. This had been a target market for them for years. Vantage Data Centers had campuses all over the world, but New Albany was one of the top topics of discussion. They looked forward to repaying the city’s cooperation by becoming a valued corporate citizen and involving themselves in the chamber of commerce and other similar organizations.

Mayor Spalding welcomed Vantage Data Centers and Mr. Stewart to the community. He looked forward to learning more about the company. The city had a good collaborative environment. It was about delivering promises and being a member of community. He looked forward to see how the organization could contribute to the Silicone Heartland and community at large.

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 Durik seconded and council voted with 7 yes votes to approve Resolution R-37-2024.

### **RESOLUTION R-38-2024**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED.

Public Service Director Mike Barker described the proposed roundabout at Walnut Street/Bevelhymer Road. The intersection was Franklin County, but impacted New Albany significantly. An adjacent property was the site for the future Joint Park District fieldhouse and sporting fields were nearby. Currently, north and southbound traffic stopped at Bevelhymer. There had been failure to yield accidents. Franklin County had installed illuminated traffic signs. Looking at the future growth of the area and expected pedestrian activity, this was a good time to upgrade to a roundabout. More leisure trail was planned connecting to the Franklin County Metro Park and to the south end of Bevelhymer Road. This legislation requested authorization to apply to the OPWC for roundabout funding support. The city was likely to be awarded a low interest loan and staff would also be applying for some grants. Funding decisions would be announced in January 2025.

Mayor Spalding expected this intersection to receive higher foot and bicycle traffic. The city would need to put time and effort into the right crossings considering sight lines and elevation.

Phil Johnson, 7598 Bevelhymer Road, stated he moved to the township because it reminded him of growing up in the country. When he moved in, there was a soybean and corn field to the west and cows to east. He’d heard about this roundabout and appreciated the need to protect residents and be safe. The roundabout looked horrible to him from the perspective trying to preserve the township.

Council Member Durik asked and Director Barker answered, assuming this passed, the final design would happen over the winter of 2024, any award would come in January of 2025, funding would become

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available in July of 2025, and construction could start after that. There were nearby projects under construction and the city would need to coordinate the construction timing.

Mayor Spalding hoped to see progress on the SR 605/Walnut realignment. Director Barker stated the city was in active communication with the Franklin County Engineer’s office to coordinate work. Franklin County was going for OPWC funding, too. The city and county collectively agreed that both projects could not be in construction at same time due to traffic impact.

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

Council Member Wiltrott moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-38-2024.

**COUNCIL SUBCOMMITTEE REPORTS:**

NONE

**REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: Mayor Spalding reported he was MORPC’s Public Policy Chair for the next year. That group met to discuss regional public policy objectives, including energy generation and use, and making sure business partners and residents had sufficient resources.
- B. Council Representative to Joint Parks and Recreation: No meeting.
- C. Council Representative to New Albany-Plain Local Schools: Council Member Kist reported that school was back in session that week. The full campus would start on August 21. The schools conducted a bus rollover exercise. Theater department students were “victims.” The board discussed state legislature House Bill 250 which required schools to have a cell phone policy. NAPLS was likely to keep their current policy which didn’t allow K-6 graders to have phones. Grades 7-8 phones had to be in backpacks. Grades 9-12 were not allowed to have phones on their person in class, there were phone hangers by classroom doors. There was some discussion of Gahanna’s outright ban. The board gave a campus masterplan update. They confirmed NACO’s donation for a transportation center and 15 acres for future baseball and softball fields at Ganton Park, dependent on the November ballot issue.
- D. Council Representative to Plain Township: Council Member Durik reported that the township trustees approved a request to rezone land from rural to suburban residential at the US 62/Walnut Road intersection. Currently, there were 2 barns at the corner which would be torn down to build 2 homes. The fire department purchased 14 sets of replacement body armor. Fire and EMS runs were 10% over last year’s numbers. EMT runs alone were up 20% and comprised 70% of fire department runs. 54% of runs were to New Albany and Plain Township and 31% were to City of Columbus. The rest were to other jurisdictions.

**REPORTS OF CITY OFFICIALS:**

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- A. Mayor: No report.
- B. Clerk of Council: Clerk Mason reported that she spoke to the IDEA council liaisons and had extended the deadline for IDEA Panel applications to August 29<sup>th</sup>. She reported that the Cemetery Restoration Advisory Board had lost a member and confirmed with council that she would advertise the opening.
- C. Finance Director: No report.
- D. City Manager: No report.

Easement Acceptance Report

City Manager Stefanov cited council’s prior authorization for administrative acceptance of easements. He referred to the attached list running from July 1, 2023 to June 30, 2024. Many easements were for utilities or temporary construction. Typically, the cost for them was nominal, most were donated. There were a lot due to construction around the Intel project.

Mayor Spalding asked and City Engineer Kylor Johnson stated Cloudberry Street was just east of Taylor Farm and the easement was related to park.

Sound Study

City Manager Stefanov reported that PSM Consulting LLC completed a sound study and report with recommendations. The initial report was completed a few months prior. The city had the consultant come back to expand on the report to include structural and non-structural solutions. PSM Consulting was a nationally-recognized expert on pickleball noise. City Manager Stefanov offered the full report to council members.

Director Barker stated that the city requested the sound study to understand current conditions, learn how to mitigate some of the noise spread, and look at solutions that would have the greatest impact and value. PSM Consulting had worked on sound issues throughout country. In the first study, PSM Consulting measured sound for the better part of day in May using a variety of microphones and sound sensors. Ambient noise, including passing cars and utilities came out to about 70 decibels (db). This measurement was higher than normal due to truck traffic. The courts were occupied and sensors were able to distinguish pickleball play. The pickleball noise measured at 56 db. Therefore, during that study, the average ambient noise was louder than the pickleball. That study was during the day, evening hours could be different.

PSM Consulting and city staff looked at variety of options to phase in to reduce the pickleball sound. In early conversations, the city wanted to reduce the pickleball noise level to near or below ambient sound, however it was already there in relation to daytime traffic. The gold standard for good neighbors was at or below 50 db. At 56 db, the city was not meeting that standard. The current pickleball facility had 10 foot-tall fencing with black/gray windscreen. The city considered switching to AcoustiFence which used a weighted, more dense material to absorb sound. However, there was limited value in installing AcoustiFence because of the many gaps in the existing fence for entry/egress and sound traveled through the gaps. The city considered adding mounding and heavily planting trees for summer and winter seasons, however, trees were not a continuous block, so sound would go through. The city looked at installing fence material along the roads, but sound from the courts transmitted in perfect circle all the way round. The further away the sound block, the less useful it was. It was a better value to

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put a dampening product close to the sound origin. The city explored an uninterrupted fence across the south side of the courts. That fence would need doors that automatically closed. That solution would get pickleball sound down to 51 db. Building an additional blocking fence on the east side of the courts brought the sound down to 48 db which fell into the gold standard per USA Pickleball. Many details would need to be worked out for this solution. Director Barker estimated a budget of \$180,000 to \$200,000 to implement the wall. There would be aesthetic considerations. It would be a visual barrier to the Public Service Complex. He was pursuing options before budget season.

Director Barker described how a decibel (DB) measured loudness whereas a DBA measurement included atmospheric pressure and the how a human brain heard noise. A 6 db reduction would be perceived by a listener as 50% less sound.

Director Barker stated that a pond could reflect or amplify sound, however, the nearby pond's water level was 3 feet below grade. PSM Consulting reported the pond wasn't amplifying the pickleball sound due the elevation differential.

Mayor Spalding asked and Director Barker replied that the city asked PSM Consulting to return to help evaluate potential mitigation options. What if there was a roof over the courts? What if the courts were fully enclosed? Even a fully-enclosed area or building would not contain the sound. There was no solution for zero noise. A building, with treatment inside to keep noise down, would bring the sound down to 41 db. And open-air structure had no impact on sound attenuation. The city kept challenging the consultant to come up with more options. Initial results weren't exciting. Staff spent a lot of time on calls with PSM Consulting who had been friendly and patient.

Council Member Brisk asked and Director Barker replied that a solid fence without doors along the south side could be done. The parking lot was immediately to the south, so people have to walk around to the side to enter. It would be inconvenient. Perhaps, a single automatic door would work.

Mayor Spalding asked and Director Barker answered that the solid wall only on the southern edge priced out to \$125-150,000 and reduced noise to 51 db worst case. If the city also wrapped around the corner, that would bring the noise down to 48 db. An enclosed building would bring it down to 41 db.

Council Member Brisk asked and Director Barker answered his estimated price included a 10-foot-tall wall with the AcoustiFence material. It did not include doors. The wall would not be much to look at.

Council Member Shull recalled the recent wind damage to the existing fence with windscreen. AcoustiFence was heavier. Director Barker stated they had not talked about wind resistance. There were other vendors of sound dampening cloth. All of the city's modeling contemplated a 10-foot-tall wall. Size would determine the wind loads. The product would be more rigid and would require a more substantial structure.

Council Member Kist asked and Director Barker responded that the heavier material could not be installed on the existing fence with its 3-inch hollow posts. Also, that improvement would only result in a 2-3 db sound reduction. The return on investment wasn't worth it.

Council Member Kist suggested retrofitting the current fence, leaving the openings, and offsetting the openings with a 6-7-foot wall section closer to the parking lot. That way, the city wouldn't have to install

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automatic doors. Director Barker stated that was similar to the structure now. There was also an existing fence section to the east to help deal with wind. Because the fence was not a continuous barrier, it was not providing sound mitigation. Council Member Kist thought wind and sound traveled differently. He didn't see how sound could work its way around the offset opening. Director Barker replied that the city asked PSM Consulting to evaluate wall offsets and they shot the idea down due to the gaps. The city could go back and ask again. Council Member Kist described restaurants with concrete floors. 4-5 acoustic panels on ceilings could absorb sound and stop reverberation at restaurants. He didn't love a big fence in front of fence. He thought there were other solutions. Director Barker offered to forward the data the city received.

Director Barker stated the sound study was looking at the worst-case scenario. It modeled the noise heard at the closest location in the right-of-way to the closest residential home. PSM Consulting recommended shifting higher level players to the eastern courts. Based on the consultant's studies, the higher level pickleball players made less noise. Council discussed the current court configuration.

E. City Attorney: No report.

**POLL FOR PUBLIC COMMENT:**

Phil Johnson, 7598 Bevelhymer Road, stated he had come to council about the pickleball noise back in November. He hadn't noticed any progress in sound reduction. He was frustrated. He didn't want to go through another season of pickleball. The noise had gotten worse as the sport had grown. It was unbearable. He couldn't explain it unless one was on his property. Regarding decibels and traffic, traffic noises didn't happen every second of the day. Mr. Johnson listened to pickleball at 6:30-7 am and he could hear it all day until 10 pm, 7 days a week. It was relentless. Traffic came and went. Pickleball noise was a different frequency. Car noise versus pickleball noise off the racket was different, and it affected people in different ways. He'd seen improvements made the pickleball courts over the last 9 months, including landscaping for beautification. A 4-inch pine tree with a 1 ½-inch trunk with 10 branches had no effect on sound. They'd had issues with parking, so they put up fencing to keep people from parking on the grass. Some wind damage at the courts was fixed immediately. He couldn't express how much he wanted to get the noise under control. He invited council to come over and listen. Director Barker had referenced 56 db. And the gold standard was 50? The gold standard to him was: he didn't hear it. The city was talking about a 10% reduction to 50 db. That still sounded loud to him and not acceptable. He moved to get away, to be out of way from city noises. This pickleball court changed the dynamic of his property, how he used and enjoyed it. He realized he was probably the only one complaining. He hoped council heard him. He invited council to put themselves in his situation, hearing it every day from wake-up to bed time. He wanted it resolved, and a solution, and fixed. He didn't want to wait another 9 months. Flip the script – what if he was the one creating that noise, parking junk cars, not mowing his grass, what would happen to him? It would get fixed pretty quick. He'd be getting letters and fines until he had it fixed. He asked council to make this a top priority for the pickleball courts. When he first addressed council, he had never been in front of it before and he'd been there 20 years. He recalled Mayor Spalding's prior question about whether he'd recommend shutting down the courts. At the time, he'd answered no. He and his friends played pickleball. His patience had worn off and he'd answer differently this time. He appreciated council's time. He appreciated the information from Director Barker. He was eager to see the report. He wanted to hear more solutions and invited council/staff to bounce ideas off of him.

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Mayor Spalding asked and Mr. Johnson replied that he could hear the pickleball noise inside his house, particularly if the windows open. If the windows were closed, he could hear it very faintly. One challenge on his property was the reverberation off of his pole barn. He could hear it twice as much when standing by the barn. He had 1 window on the north side of his home. He had a back yard and patio on the east side of the home and that's where a lot of noise was coming from.

Mayor Spalding asked and Mr. Johnson answered the he lived in Plain Township. Mayor Spalding stated he didn't know rules and regulations for Plain Township regarding putting in a fence. Mayor Spalding asked if Mr. Johnson had examined those possibilities. Mr. Johnson believed he could put up fence, it wasn't what he would want to do. His neighbor to the south had a 4-foot-tall wood fence. Mayor Spalding stated he wouldn't know what would make a difference. Mr. Johnson responded he hadn't looked at that and wasn't currently interested.

Council Member Kist asked and Director Barker responded, during the sound study, the mics picking up the sound were not on Mr. Johnson's property but in the right-of-way on the northern edge of his neighbor's property, closer to the courts. Further away, the decibels would go down. Director Barker said that the report identified pickleball sounds as unique for their higher pitch and quick interval. Sound timing was between 10-20 milliseconds. That combination of pitch and timing was described as annoying, it stood out from the background.

Mr. Johnson added that the sound triggered fight and flight mechanisms in some people. The more one heard it – it triggered anxiety and stress in some people. He could relate.

Council Member Shull stated he stood in Mr. Johnson backyard with him in November and heard the noise. He knew it was frustrating that that was almost a year ago. Unfortunately, doing the sound study took time while the city considered investing a big sum of money into something. Council Member Shull knew the trees wouldn't help, they were for beautification. The city was moving as quickly as it could, there was a lot to consider. He apologized to Mr. Johnson for the wait.

**POLL FOR COUNCIL COMMENT:**

NONE

**EXECUTIVE SESSION:**

Mayor Spalding moved that council go into executive session Ohio Revised Code 121.22(G)(1) for discussion regarding appointment, employment, dismissal, and/or compensation of a public employee and official(s). Council Member Kist seconded and council voted with 7 yes votes to go into executive session at 8:34 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 7 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:12 pm.

**OTHER BUSINESS:**

**Appointment to CIC**

Council Member Kist stated that, again, council had fantastic applications for the Community Improvement Corporation (CIC) to choose from. He moved to appoint Amit Greenshtein to the CIC to complete the unexpired

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term ending 12/31/2024. Council Member Brisk seconded and council voted with 7 yes votes to appoint Amit Greenshtein for the term specified.

Harlem Road Crosswalk

Council Member Shull thanked staff for the Harlem Road crosswalk, with lights and everything, going to Taylor Farm Park. The amount of traffic crossing from Hampstead Heath into Hampstead Green, because the city hadn't been able to bring the sidewalk down to Taylor Park connecting just north of the light on Harlem – because a lot of people came down from Hampstead to the park, they had to cut through Hampstead Green to get to an exit inside that development – so the city needed to do a mid-block crossing. The city initially had signs there, but motorists sped and no cars stopped. Today, the additional pedestrian safety measures went up. He'd received 2 text messages thanking the city. Many kids on bikes were going that way.

Meeting with New Albany Chamber of Commerce about hand-off of Independence Day and Oktoberfest events

Council Member Shull stated staff and some council members met with representatives of the New Albany Chamber of Commerce (*Clerks note: hereinafter the "chamber"*) to talk about Oktoberfest and July 4. They discussed the vision for those 2 events. Then, the chamber asked for city to take the events back in 2025. They would be totally out except for helping fill in where needed, perhaps helping with vendors. More conversations had to happen since the city would need to start planning for 2025 now. Council Member Shull noted that some council members had expressed interested in changing Oktoberfest to Fall Fest and/or making it a 1-day event. This was the time to discuss that.

Mayor Spalding recalled the city's Community Events Board (CEB) which started in city, grew, and then the chamber served as their fiscal officer. He asked whether CEB members were coming back. Council Member Brisk replied that she asked the chamber's executive director, and Ms. Nelson referred to them as the New Albany Chamber Events Committee. Council Member Brisk wasn't sure what that answer meant.

Council Member Brisk had asked Ms. Nelson if there was room for more of a transition to 2025. Ms. Nelson indicated that the chamber had discussed this a year ago in their meetings and they felt that they needed to withdraw. They offered support and resources, but Council Member Brisk understood the city would have to come up its own committee of volunteers. Hopefully, volunteers with experience and knowledge would work with the city. Council Member Fellows stated the city would have to reconstitute its CEB. Council Member Brisk replied that city staff didn't think they needed a new board since there were now staff members who could organize volunteers.

Council Member Brisk suggested not changing anything for July 4. Staff could take the existing vendor list and whole process to get through July 4, 2025. Council should also consult with staff about what they could handle in the first year.

Council Member Durik agreed. Reevaluating the name and duration of Oktoberfest made sense. Also, as the city had grown, he'd been impressed with city staff's production of city events. He thought the city could add to staff to create a robust events staff while still capitalizing on volunteers. He didn't want to rely solely on a volunteer committee.

Council Member Shull agreed. At the meeting with the chamber, the high cost of Oktoberfest was discussed. He wasn't sure how much in city costs was rolled into that. The city could take on July 4 and Oktoberfest. The city was already doing Juneteenth and Diwali. The city was starting to accumulate some big events. He suggested

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council think about those budgets at the Capital Projects Workshop. He didn't know if the events would be rolled up together in an event budget. Since the city was growing them and had them, perhaps council should start having some financials behind all of them and use that to determine the length of the events.

Council Member Wiltout stated some of those events were accounted for in the IDEA budget and they would fluctuate. Juneteenth, Diwali, and a women's event were this year. IDEA did a family event the year before. These were not necessarily static events. Council Member Brisk stated the IDEA Panel had a budget, and not just for events. It could be used for different things. Council Member Brisk asked if the city didn't already have a line item for July 4 and Oktoberfest. The city didn't just spend whatever they cost.

City Manager Stefanov confirmed that those events had a budget.

Council Member Brisk believed the discussion was whether to continue with that same budget moving forward. She, personally, did not think the city should be spending \$72,000 for Oktoberfest. She thought it was time for council to start talking about that event and the status quo.

Mayor Spalding asked and Council Members Brisk and Shull confirmed the chamber was still doing the 2024 Oktoberfest.

Council Member Shull recalled the combined July 4 and Oktoberfest budget was \$125,000 for the 2 events. He thought the city budgeted \$100,000 for the 2 IDEA events. Council Member Brisk responded that the \$100,000 was for all of IDEA's activities, including Community Connectors Program, NA 101 Business Park tours, etc.

Council Member Durik thought a budget segment for city events - looking at all those under 1 budget item in the General fund or elsewhere – council could look at all of them and say, these are the events we're doing in the course of a year, this is the amount we're going to spend on them, and how we're going to manage them either with the events department and volunteers or whatever. Council could see it all in one place. He thought the city was doing great events, but they were in different spots. Like anything, let's put them all under 1 budget line item.

Council Member Brisk responded that she wasn't sure agree agreed with that. She didn't agree that community events and inclusivity projects were the same. It was a discussion council could have, but she wasn't agreeing that that was the case. Council had put together a budget for inclusivity projects that was different than community events. If council wanted to combine them, it was up for discussion, but to keep in mind that everything IDEA did wasn't just a community event. IDEA's budget mixed and matched its initiatives.

Council Member Fellows stated, about Oktoberfest's \$72,000 budget, council could probably work to get better sponsorship for that. It was a 2-day event, very family friendly, and included the entire community. It was something he thought the city should continue to do because it included the whole community and seemed to be one of the most popular events that the city had. According to Ms. Nelson's feedback, it was the most popular event they had.

Council Member Wiltout recalled that the Saperstein & Associates resident survey results said that over 1/3 of New Albany residents attended the IDEA events. They were definitely events for the entire community. The women's event was very well attended across segments of the population.



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Council Member Fellows understood that, but Oktoberfest was an event for the whole community and attended by the whole community.

Council Member Wiltout replied IDEA events were for the whole community. The entire community was invited to come. Council Member Brisk concurred.

Council Member Durik stated council had an issue regarding looking at events and how to organize or plan them in the future. How do we get together, sit down, and sort this out? Council members talked about how and where to have this discussion and asked Law Director Albrecht for guidance.

Law Director Albrecht replied, generally speaking, how council was discussing it now was probably how to do it.

Council Member Brisk wanted to be clear that Juneteenth cost about \$25,000, net of sponsorship. That was why she had an issue with \$72,000. She was hearing, “if I can’t have mine, then you can’t have yours,” which was what this felt like, then let’s talk about *<unknown>*-.

Council Member Fellows stated all he was saying was that Oktoberfest was a 2-day event. It was extremely family friendly. It was very popular, a supported event for the community. He thought everyone enjoyed it. Council Member Shull expressed interest in preserving the event.

Council Member Brisk stated she would also like to preserve it, but she thought it was time for it to be changed. If no one else on council felt that way, then that’s not where it would go.

Council Member Wiltout thought the city could achieve the same objectives as Oktoberfest, cost the city a lot less, and do it in 1 day. She and her kids liked going to Oktoberfest, the kids liked the bounce houses. She didn’t see the need for it to be 2 days. She’d love opportunities to offset the cost. Maybe 2 days would be fine if the event got some sponsorship or cost offsetting.

Council Member Fellows responded, “we need to work more on getting sponsorship for that event, as we do with all events.”

Council Member Shull thought, once council got the financials, it could make more informed decisions on each of those. Council didn’t have those right now. Mayor Spalding agreed. Council Member Brisk believed council did have the financials.

Mayor Spalding stated, in part, council was fortunate to be in the position to have these discussions about how many events it wanted to have. Not every community got to. Everyone was well intentioned. We want to try to put on world-class events that the community will support and find value in. Council had been very deliberate in the way it funded almost all of those events with bed tax money. Folks were coming to New Albany and staying and paying bed tax. Council was trying to reinvest that money in events that would draw people to the community. It was a good use of resources when council was talking to the public about how these events were paid for. Folks sometimes got upset about use of tax dollars – for example, for bounce houses – but, not really. Not all tax dollars came from residents. It was a great conversation to have. As New Albany grew and more hotels came online, the city could expand offerings in ways that probably hadn’t been thought about yet.

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Mayor Spalding recalled Oktoberfest being called Fall Fest in the past. It was more pumpkins and straw and they raced go carts down Main Street. It was awesome. There were some rides. That event had changed over the years. Every year was something new. He remembered the first time they tried Oktoberfest, it was behind the Heit Center, it snowed for 3 days and was sparsely attended. Council Member Kist remembered icy rain. Council members agreed. Mayor Spalding stated it was a tough time of the year to program anything. The last 3 years had been super successful.

Council Member Shull believed 7,000 attended Oktoberfest last year.

Council Member Brisk stated she liked a family friendly fall event. It already was family-oriented, but she'd like the focus to be about family and not beer, personally. She thought a fall festival was a great idea – the name was not a big deal to her. She thought it was a high-ticket. From the very beginning, council talked about how, one day, they'd get some sponsors. Or the vendors would pay. And it would pay for itself. That had not happened, at all. She thought it was time to discuss whether that was okay. If everyone else on council, excepting her and Council Member Wiltrout, had no objection to continuing to spend \$72,000 or more and 2 days on the same event, then she was done. That was okay. She was expressing her opinion. She thought others felt that way.

Council Member Durik stated he liked the idea of a fall festival. Oktoberfest, whatever the connotations were – Fall Fest was family, fun, Halloween, pumpkins. Like anything, council had to look at budget and what was spent on all of the all events, not just this one, and whether 1 or 2 days. At some point, if NACO built on the grounds where the event was held, the city would have to find a new place to hold it. He thought council should look at the price spent on that and other events holistically.

Council Member Shull thought that was a whole other discussion - what were council's expectations for sponsorships with all of these events, including July 4?

Council Member Durik agreed. The chamber had run Oktoberfest for several years. With all corporate members belonging to the chamber, how many had become sponsors?

Council Member Shull thought council should look at sponsorships for all events and how viable those sponsorships were towards all of the city events.

Council Member Durik stated council believed events should be sponsored, but was it realistic?

Council Member Brisk stated, in talking to senior staff who had been involved in and had experience in other cities – they were pessimistic about the likelihood of sponsorship. Even in places like Dublin, where one saw a sponsor's name, that may be a \$3,000 sponsorship. It wasn't going to cover a \$72,000 event. She remembered when Colleen Briscoe was on council. Every time council talked about this event, council said it would get vendors and cover the cost. She thought it was time for council to have an open, honest discussion about how council wanted this to continue. If the majority of council felt it should stay with the status quo, she was good. No hard feelings. She, personally, didn't love it as an expenditure as it was.

Council Member Shull thought expectations for sponsorship should be set equally across all events, then. If council wanted to have sponsorships, that should be fully funded for July 4 and all the other events that the city was doing.

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Council Member Brisk responded that she never said events should be fully funded. She also didn't think July 4 fell into same category, personally. Again, that was up to council.

Council Member Kist asked if there was break out of what the \$72,000 for Oktoberfest costs were. That was where he wanted to start. Then, council could look at it and carve out -. He didn't think it was 1-1, if council turned it into a 1-day event, he didn't think that would cost-cut in half. There were economies of scale where, over 2 days -. Were vendors paying a fee to show up? Was there any kickback for beer sales? Several council members answered no. Council Member Kist stated he wasn't talking about putting a name on something, he was talking about money from vendors. He knew they were making a lot of money. Typically, Kona Ice showed up at a cross-country meet and they shared 20%. Several council members agreed. Council Member Kist asked if that was happening now.

Council Member Wiltout stated it would be interesting to see how attendance was. For revenue, was it more 1 day or another? Or was it equal between both days and they could both offset the cost. Those numbers would be interesting.

Council Member Kist agreed. He wanted to see the numbers and have an educated discussion about it. Council Member Shull agreed.

City Manager Stefanov replied he would talk to the finance department and get a breakdown of the event cost. He thought a lot of the event costs for July 4 and Oktoberfest were related to in-kind city services, police, and public service workers. Staff would get a breakdown of those, as well as elements of events.

Council Member Kist stated a lot of that budget was going to city. Council Member Shull agreed. Council Member Brisk didn't think it was that much. Council Member Wiltout recalled, the last time she saw it, it was ~\$10,000.

Council Member Kist noted, without the grant for the Thanks For Giving 4 Milers, city services for a 4-hour event were around \$10,000. He imagined it was exponential for a 2-day event with a road closed. Council Member Wiltout replied it may not be. Perhaps, once they were closed, they were closed.

Council Member Brisk stated council would find out. If the city was going to save \$10,000, it could be a moot point.

Council Member Kist stated he would argue the opposite of the "family friendly" event. He liked Oktoberfest because it was not just family friendly. It was the 1 event in evening the city put on. There were bands, music, people were celebrating. Very rarely was one out in New Albany at 9:30 at night, standing out with a huge group of people, and maybe there's a Buckeye game on the TV. It was unique event. The only true-.

Council Member Fellows stated Oktoberfest day time was for the kids, the night time was for the adults.

Council Member Kist thought Oktoberfest covered a wider array. As far as a 1-day or 2-day event, council could dig into the numbers. He absolutely loved the event because it was in the evening, it was festive, one got to hang out. No other event that the city put on was like that in New Albany.

Council Member Wiltout noted that the city would be putting on a July 4 event.

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Mayor Spalding asked what council members thought about charging admission to any of these events? The Dublin Irish Festival attracted 100,000 people a year and charged \$15-\$60, depending on the activities.

Council Member Fellows thought, if the city took over the alcohol sales for Oktoberfest, it could probably make a profit on those.

Council Member Kist thought real bands and acts that could draw crowds, the fee could go up. He didn't know what-

Council Member Fellows stated council could always save money and make it a better event. Re-engineering it, rethinking it. Doing things that made it better for less cost. Become more efficient. That's the way council should be looking at it.

Council Member Wiltout observed that current city staff were amazing at getting the events done, cheaply. She was often making suggesting to cut items to keep the cost down. Staff worked within a budget to make things make sense. The city charged a nominal admission for the women's event and it had no impact on attendance.

Council Member Brisk didn't love charging for attendance. She wasn't asking to cancel the event. She'd was asking to take a look at it, tweak it, and not just keep letting ride on auto-pilot every year the way it had been. Council could figure out if it needed to spend this kind of money and if there were things council could be doing to make it better.

Council Member Shull stated, "Continuous improvement. *Kaizen.*"

Council Member Fellows suggested walking around the event and taking notes, observing the pinch points.

Council Member Brisk noted that staff was freaked out by the conversation that day with the chamber. The last thing council wanted to do in 2025 was give them more work to do. They would have a hard time getting up and ready for just the status quo. Unless council was cutting back, she recommended just letting it roll 1 more year, knowing that in 2026 it would change. Staff was terrified about fact that they just got July 4 and Oktoberfest for next year with very little notice.

Council Member Fellows felt bad for Community Program Administrator Brooks at the chamber meeting. She just realized all this work was coming her way.

Council Member Brisk agreed with Council Member Durik that staff needed to consider whether they needed more staff and/or contract out for some of this stuff. There had been some discussions about that. Director Joly had shared some information from other cities where they contracted out for certain events.

Mayor Spalding read that the Gahanna Parks and Recreation Foundation was hosting their Creekside Hops and Vines Fest. There was a paid admission to get in. They advertised 7 partner brewing companies. Council members discussed other events that charged admission and boasted sponsors.

Council Member Fellows stated the New Albany Chamber of Commerce had done a really good job of managing events. But how aggressively they went after – he didn't know. We could probably a better job at attracting



# Council Minutes – Regular Meeting

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sponsors. If an event drew 10,000, like Oktoberfest potentially could, in New Albany, with the corporations it had, and the fact that companies wanted to have visibility, you'd think we would be able to get some sponsors that would help pay for these events. Council Member Brisk responded that was another job for staff – to go out and solicit. It threw yet another-

Council Member Kist stated Schmidt's Oktoberfest in Columbus at the Ohio Expo Center advertised free admission. Council Member Shull stated their Oktoberfest ran September 6,7, and 8. Council members further discussed the fairgrounds location, \$15 parking fees, and elements that went into event planning.

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the August 20, 2024 regular council meeting at 9:45 pm.

ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan T. Spalding, Mayor

  
Date



TO: Joseph Stefanov, City Manager

FROM: Kylor Johnson, City Engineer

DATE: August 20, 2024

RE: July 1, 2023 - July 1, 2024 Annual Easement Report

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Ordinance O-09-2020 authorizes the city manager or designee to accept specified easements including but not limited to, those for construction, utilities, drainage, fiber, streetscape, leisure trails, sidewalks, and other infrastructure installation and maintenance, provided that the purchase price for such easement has been budgeted or the easement is valued at or below \$50,000. The following is the required annual report detailing each easement per the ordinance.

Identification	Description	Location
202306010009621	Drainage	Green Chapel
202404260006917	Drainage	Green Chapel Rd NW
202401250008242	Mowing	4997 Cloudberry
202401250008244	Mowing	5055 Cloudberry
202401250008243	Mowing	5353 Cloudberry
202401250008246	Mowing	5061 Cloudberry
202401250008245	Mowing	5085 Cloudberry
202401250008247	Mowing	5393 Cloudberry
202206280015971	Partial Assignment & Subsequent Easement	Clover Valley
202305040007851	Partial Assignment & Subsequent Easement	Clover Valley
202212120029046	Partial Assignment & Subsequent Easement	Clover Valley
202212120029045	Partial Assignment & Subsequent Easement	Clover Valley
202306070010033	Partial Assignment & Subsequent Easement	Mink St.
202306070010032	Partial Assignment & Subsequent Easement	Mink St.
202212120029047	Partial Assignment & Subsequent Easement	Mink St.
202208250020879	Partial Assignment & Subsequent Easement	Mink St.
202301310001844	Partial Assignment & Subsequent Easement	Mink St.
201910240023350, 202204190009721, 202204200009781	Partial Assignment & Subsequent Easement	Jug and Harrison
202404290007011	Partial Assignment & Subsequent Easement	Clover Valley Rd NW
202405230008685	Partial Assignment & Subsequent Easement	Green Chapel Rd NW, Clover Valley Rd NW
202307060011834	Sanitary Sewer	Harrison Rd
202405140047023	Sanitary Sewer	Smith's Mill Rd. and Route 62
202405070044411	Sanitary Sewer	Smiths Mill Rd.
202401240007718	Sanitary Sewer	Babbitt Rd.
201911140025165	Storm Water Drainage	Amazon Data Services Harrison Rd.
202401110000618	Storm Water Drainage	Clover Valley Rd NW
202307060011836	Storm Water Drainage	Harrison Rd
202402270003204	Storm Water Drainage	Harrison Rd
202401110000619	Storm Water Drainage	Clover Valley Rd NW
202403220028022	Storm Water Drainage	Golf Club Perm Easement
202307250074601	Storm Water Drainage	The Golf Club
202307030011667	Temporary	2983 Mink St
202309260017626	Temporary	2921, 2877, 2855 Mink St
202312210023241	Temporary	4983 Clover Valley Rd

202309070016299	Temporary	11934 Green Chapel Rd
202309260017622	Temporary	11330 Miller Rd
202310250019694	Temporary	Clover Valley Rd NW
202309260017628	Temporary	4780 Mink St
202401080000408	Temporary	3082 Mink St
202307260013200	Temporary	11980 Green Chapel
202311270021551	Temporary	3081 Mink St
202310050018291	Temporary	2652 Mink St
202309260017621	Temporary	3000 Mink St
202310250019695	Temporary	10832 Green Chapel Rd
202307260013197	Temporary	11730 Green Chapel Rd
202310250019698	Temporary	4366 Mink St
202309260017627	Temporary	3103 Mink St
202309290017945	Temporary	10902 Green Chapel
202309070016300	Temporary	11934 Green Chapel Rd
202309260017625	Temporary	4817 Mink St
202307260013198	Temporary	11730 Green Chapel Rd
202309260017629	Temporary	4817 Mink St
202309260017632	Temporary	3906 Mink St and Miller Rd
202309180096945	Utility	AEP
202312080127888	Utility	Homewood Central College Rd
202406140010134	Utility	Beech Rd NW, US 62
202403010020658	Utility	AEP Nottingham
202302100002474	Utility and Streetscape	Clover Valley and Green Chapel
202304200006835	Utility and Streetscape	Beech Rd.
202311160021076	Utility and Streetscape	Clover Valley Rd NW
202405070007564	Utility and Streetscape	Miller Rd NW
202307100011975	Utility and Streetscape	Clover Valley Rd NW
202309220017410	Utility and Streetscape	Beech Rd
202312130129349	Utility and Streetscape	Babbitt Rd