



## Council Minutes – Regular Meeting

August 6, 2024

### **CALL TO ORDER:**

Mayor Spalding called to order the New Albany City Council Meeting of August 6, 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, 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	A/P – arrived 6:41 pm
CM Chip Fellows	P
CM Kasey Kist	A
CM Matt Shull	P
CM Andrea Wiltrout	A

Clerk Mason reported that Council Member Kist could not attend due to travel and Council Member Wiltrout could not attend due to illness and they requested to be excused. Mayor Spalding moved to excuse Council Members Kist and Wiltrout from the council meeting. Council Member Brisk seconded and council voted with 5 yes votes to excuse Council Members Kist and Wiltrout from the council meeting.

### **ACTION ON MINUTES:**

Council adopted the July 16, 2024 meeting minutes by consensus.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA:**

NONE

### **HEARING OF VISITORS:**

Bill Diehl, Past President of the Central Ohio District of the Sons of the American Revolution (SAR), told council the SAR was collecting signatures of elected officials all over Ohio on a large copy of the Declaration of Independence for the America250 sesquicentennial celebration. He'd gotten the signatures of the governor, lieutenant governor, secretary of state, and 137 other officials. He was happy to have New Albany City Council Members sign it also. Council members signed the back of the declaration.

Healthy New Albany Board Update – Healthy New Albany Board Chair Patty McClimon presented the attached slides. *Clerk's note: her presentation is represented by the attached slides. The minutes reflect council comment and questions.*

Council Member Fellows asked and Ms. McClimon stated their registrant count for events did not include the city's Senior Connections events.

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Council Member Shull asked and Ms. McClimon answered that residents could sign up for community garden plots in 2025, likely in January/February. Plots would be offered to current users first, then the remaining plots would be opened up.

Council Member Fellows asked if the Village Hall garden plots would still be available. City Manager Stefanov stated the plan was for all plots to move to Taylor Farm.

Mayor Spalding asked if there was anything more council could do to assist and Ms. McClimon encouraged council to join the Walking Classic. Council Member Brisk suggested council sign up as a group.

Introduction of student attendee – Mayor Spalding welcomed Blake Lachey who was shadowing Abe Jacobs for his senior project, learning about government relations. Mayor Spalding invited Mr. Lachey to reach out with any questions.

**BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Council Member Fellows reported that the PC approved the final plat for Ganton Parkway West Phase 3. The PC approved a city code amendment to prohibit commercial cultivation, processing, and dispensing of recreational marijuana.

The PC conducted the Hamlet at Sugar Run information review. Justin Leyda from Steiner + Associates gave the presentation. Keith Meyers was hired to do the landscape design. There were 195 housing units, including single-family, townhomes, and 40 luxury apartments. The applicant discussed internal stormwater strategies which would include permeable pavers, underground water retention, and vegetation retention. The applicant would be requesting 5 waivers to the previously approved zoning, including for some internal sidewalks to be 4 feet wide, for 2 single-family homes to front on SR 605 at the Hamlet entrance, for an increase in the maximum building height in Subarea 2 due to the grade change, for entries into the homes with 2 steps to be less than 24 inches high, and to allow office tenants to go over 10,000 square feet. Council Member Fellows praised Planner II Chris Christian for his input and knowledge of this project.

Council Member Brisk asked and Planning Manager Steve Mayer answered that there was no maximum amount of office space in the request for the waiver. Director Chrysler stated that staff's position was that more office space would be a positive income generator for the community. Council Member Brisk expressed concerned about losing the retail space to more office space. The retail space was a big draw for this project. Council Member Fellows reported that the PC discussed this issue the most. There would be further discussion. Council Member Shull stated Mr. Leyda addressed it by saying retail space was a draw for office space users. Council Member Shull and Council Member Fellows thought Steiner + Associates was aware of and sensitive to the issue. Council Member Fellows stated the school impact study projected 55 students versus the school's estimate of 65 students coming from this project.

Council Member Brisk asked and Manager Mayer answered the apartment square footage was not yet determined.

Mayor Spalding recalled that there were already approximately 24 students coming from that site before redevelopment. If accurate, that would mean a net 25 student increase.



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**PARKS AND TRAILS ADVISORY BOARD:** Council Member Fellows stated the PTAB heard the Hamlet at Sugar Run application. Council Member Fellows was personally impressed with everything in the plan and recalled his early skepticism. Staff had done a good job working with the developer. The applicant refined the plan to have housing clusters be anchored by open spaces and pocket parks. They expanded the natural stream corridor from 5.8 to 8 acres. They expanded open space overall from the required 25% to 33%. They modified building layouts to preserve as many trees as possible. They hired an arborist to identify trees to be saved. Access to the stream would be similar to Rose Run Park and include 2/3 miles of leisure trails. There would be 4-5 public art displays throughout the site. Council Member Brisk asked and Council Member Fellows stated his impression was the art would be permanent, not rotating. The applicant also planned to install artist-created birdhouses in the natural environment. The PTAB received reassurances about benches, bins, and recycling receptacles in the park. The PTAB unanimously recommended approval.

**ARCHITECTURAL REVIEW BOARD:** No meeting.

**BOARD OF ZONING APPEALS:** No meeting

**SUSTAINABILITY ADVISORY BOARD:** Director Joly reported that the SAB swore in new member Molly Scott. The SAB hear a presentation by MKSK regarding native landscaping, a board priority. A second session on this topic would continue at next meeting

**IDEA IMPLEMENTATION PANEL:** No meeting.

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

**PUBLIC RECORDS COMMISSION:** No meeting.

**CORRESPONDENCE AND COMMUNICATION:**

NONE

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

NONE

**INTRODUCTION AND FIRST READING OF ORDINANCES:**

**ORDINANCE O-24-2024**

Mayor Spalding read by title AN ORDINANCE AMENDING SECTION 1105.02(mmm) AND SECTION 1127.02(j) OF THE CODIFIED ORDINANCES OF THE CITY OF NEW ALBANY TO DEFINE AND PROHIBIT THE CULTIVATION, PROCESSING AND RETAIL DISPENSING OF RECREATIONAL MARIJUANA IN ANY ZONING DISTRICT WITHIN THE CITY AND DECLARING AN EMERGENCY.

Planning Manager Steve Mayer stated this code change updated the definition section of the city’s zoning code to include recreational and medical marijuana. It further updated the general regulation section of the zoning text and prohibited marijuana, recreational or medical, from any zoning district throughout the city. The city had previously adopted language prohibiting cultivation, processing, and dispensing of medical

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marijuana. This update added recreational marijuana to that code. The Planning Commission recommended approval at their August 5 meeting.

Mayor Spalding recalled council and staff's conversation at the last council meeting resulting in the preparation of this legislation. Given the state's timeline, declaring recreational marijuana to be legal and for sale, this legislation was prepared as an emergency.

Mayor Spalding moved to consider O-24-2024 as an emergency. Council Member Brisk seconded and council voted with 5 yes votes to treat Ordinance O-24-2024 as an emergency.

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 Shull seconded and council voted with 5 yes votes to approve Ordinance O-24-2024.

**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 in Ordinance O-19-2021. It was modified to include the option of a non-resident school representative through Ordinance O-05-2024. The 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 to the general policy as reflected in code section 159.02. The changes were as set forth in mark-up text on the legislation and in the legislative report. They include removing the word "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 set the ordinance for second reading at the August 20, 2024 council meeting.

**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 via Ordinance O-07-2023. In response to council discussion at the July 18, 2024 meeting, the staff prepared the proposed changes to allow council to consider and excuse absences under certain circumstances. The proposed language was set forth as redlined in the ordinance. Specifically, the new language set out absences as grounds for forfeiture and described the way in which council could excuse absences due to illness, injury,

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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 set the ordinance for second reading at the August 20, 2024 council meeting.

**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 this rezoning was for the Commercial Vehicle Group site. Limited Office Campus District (L-OCD) was the city’s most restrictive commercial zoning. Permitted uses included general office and research and production - which was a conditional use approved by the Planning Commission. The city sponsored this rezoning to add only clean and non-hazardous manufacturing and production uses to make it more competitive. This was the same use as in the adjacent Souder Road area. The Planning Commission recommended approval at their July meeting. The zoning matched the land use recommendations of the city’s strategic plan. This zoning only changed the uses, it did not change any of the development standards.

Mayor Spalding set the ordinance for second reading at the August 20, 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 part of the 1998 NACO Comprehensive Planned-Unit Development (C-PUD) zoning district, making it over 25 years old. This rezoning would modernize it with current city code. Currently, the land was in 1 large zoning area with a melting pot of uses. This rezoning would create 3 subareas, residential on the bottom and commercial subareas at the top. The land would be divided by the future Ganton Parkway extension. Easements and right-of-way were provided for the street. Subarea 1 allowed for hospitals, surgery centers, and office uses. Subarea 2 allowed offices. Subarea 3 allowed for the same number of residential units as the original zoning and some other governmental uses. The zoning text committed to 100 foot of parkland along the east side of Rose Run within subarea 3 and also provided the overall amount of landscape and parkland throughout all 3 subareas. The proposed zoning matched the strategic plan’s land use recommendations. The application was

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recommended by the Architectural Review Board (ARB) and Planning Commission (PC) at their July meetings.

Council Member Durik asked how many acres were in Subarea 3 and what the housing density would be in less than 100 acres. Manager Mayer answered that overall density for the entire area was the same as the original zoning. Council Member Shull calculated 4.52 units per acre in Subarea 3. Manager Mayer noted that Subarea 3 allowed for single-family detached units, duplexes, townhomes, and 4-plexes.

Council Member Fellows asked if the units were to be owner-occupied or rental. Manager Mayer responded that the city did not specify the type of occupant in city code.

Mayor Spalding stated this was a significant development in the community. There was no public hearing, but he wanted more information and to have a broader conversation. He invited Mr. Underhill and the development team to address council and those watching the stream.

Aaron Underhill, attorney for applicant, 8000 Walton Parkway, stated they were proposing to modernize standards put in place 26 years prior. They were carrying many things over from the original PUD. This zoning would largely match and even add more compliance to the city’s strategic plan. They were modernizing community facilities uses and narrowing down to medical-type uses in Subarea 1. Subarea 2 would allow supporting office uses, medical and administrative offices would be allowed, but were not allowed under current zoning. Subarea 3 kept the right to 294 residential units. Around 2012, the city’s Urban Center Code (UCC) was adopted which allowed a choice to continue operating under the 1998 C-PUD or go with the UCC overlay which permitted smaller lot sizes, which was better for the school district in the long run. The UCC did not require an 80 foot wide lot size. This zoning allowed for more urban center-type uses to support the commercial uses they wanted to see in the Village Center.

Mr. Underhill stated that Ganton Parkway was going through the platting process now. The southern boundary of Subareas 1 and 3 and the northern boundary of Subarea 3 could shift depending on the final configuration for Ganton Parkway. There would be discussion about how to connect to Dublin-Granville Road. The original C-PUD zoning would have required ARB review only. The proposed new zoning would go through the ARB and PC for Preliminary and Final Development Plan approval and would benefit from additional city input.

Tom Rubey, Director of Planning, The New Albany Company, stated this land was originally zoned in 1994. They were working with city staff to determine the final Ganton Parkway alignment. Subarea 3, the 30 acres of parkland to be dedicated under UCC – all of that started with Bill Resch and a restrictive covenant on the Rose Run stream headwaters. More to come on that. Subarea 1, roughly 25 acres net of right-of-way - over the past year or so, NACO had been working closely with Nationwide Children’s Hospital and, through the cooperative efforts of the Wexner family and NACO, the entirety of Subarea 1 would be donated to Nationwide Children’s Hospital.

Patty McClimon, Nationwide Children’s Hospital (NCH) Senior Vice President for Strategies and Facilities Planning, stated NCH was committed to helping the community. NCH currently had a small presence in the Heit Center. The proposed 100,000 square foot building would be their largest suburban presence with urgent care, specialty clinics, physical therapy, occupational therapy, and speech therapy for children in New Albany and whole northeast area. The Wexner family and NACO’s generous donation meant NCH

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could invest more in the building. If the zoning passed, they could move forward with close-to-home New Albany building.

Council Member Fellows asked and Ms. McClimon stated the building would be all outpatient services.

Mayor Spalding remarked that everyone had been working towards this goal for a while and he was glad the Wexners and NACO could make a sizable donation to get this project where it was today. Mr. Rubey stated they were thrilled to be able to make this announcement. They would be back in 2 weeks when the ordinance would hopefully be adopted. If there were any further questions, they would be happy to answer those and continue working with city staff.

Council Member Fellows noted a 100-foot easement from Rose Run creek. Mr. Rubey replied NACO agreed early on to a staff request to make the easement part of the required parkland dedication that came with residential development. As this continued to develop, Mr. Rubey expected to see more than the 100-foot swath. Council Member Fellows expressed concern that 100 feet was not enough for leisure trail. Mr. Rubey stated the 100 feet was consistent with the preservation easement that Bill Resch had NACO put on the land 15-20 years ago.

Council Member Fellows asked and Mr. Rubey replied that the development plan would go before the ARB and PC. Council would see it at the platting stage. All of Subarea 3 would be developed residentially with a significant park plan. The parkland came about from the residential requirement and the preservation of headwaters of Rose Run creek. Council Member Fellows recalled the city's ratio of 3:1 of housing to greenspace. Council members discussed other ratios. Council Member Fellows asked if the greenspace would fit into the 1:1 housing ratio? Mr. Rubey answered that the greenspace and parkland would meet all of the zoning and subdivision requirements which had been in place since 1998. As he understood it, that was a minimum of 2,400 square feet of parkland dedication per residential unit and a 20% minimum open space requirement.

Council Member Fellows asked if the schools had reviewed this plan. Mr. Rubey answered the existing zoning allowed for 294 units with 80-foot wide lots yielding a higher number of students, similar to the Windsor subdivision. The schools didn't want to see another Windsor. The UCC allowed different residential unit types. NACO would coordinate a review with the school before coming back to city. The school's request was what drove this rezoning application.

Mayor Spalding stated, prior to the request for the zoning change, NACO had entitlements for the 294 residential units already. Technically, they could have started construction on those units at any time. Mr. Rubey concurred.

Mayor Spalding set the ordinance for second reading at the August 20, 2024 council meeting.

**ORDINANCE O-29-2027**

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 from Licking

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County into Franklin County. The proposed roadway was approximately 1,540 feet and encompassed just under 4 acres. The city had hired engineering firm Carpenter Marty to design the overall road extension. The plans had reached a point where the city felt comfortable platting it. The plat was 100 feet wide plus 50 feet of easements on both sides. The plan matched the recommendations of the city’s strategic plan for both character and functional classifications. The Planning Commission recommended approval of the final plat at their August 5, 2024 meeting.

Council Member Durik asked and Planning Manager Steve Mayer stated the extension was for future businesses to the south. Director Chrysler added the roadway extension was part of the development agreement with QTS who needed the road for access. The right-of-way dedication and plat were needed to get ready for construction so that when QTS gave notice, the city could start. The city’s goal was to package this with the construction of the first leg of Ganton Parkway behind the fire station for better pricing on both. The city wasn’t platting more at this time because it was working with Carpenter Marty to understand the best alignment and finalize the design for the western side through to Kitzmiller. The city needed pieces of Ganton Parkway done earlier because of commitments and development opportunities.

Mayor Spalding set the ordinance for second reading at the August 20, 2024 council meeting.

**ORDINANCE O-30-2024**

Mayor Spalding read by title AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$22,500,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING THE CITY’S VEHICULAR TRANSPORTATION SYSTEM, AND DECLARING AN EMERGENCY.

Director Staats stated this ordinance granted authorization to secure the necessary financing for the previously approved Market Street Extension project and the construction of the next portion of Briscoe Parkway in the Business Park. The ordinance provided for the issuance and sale of notes, up to a maximum amount of \$22.5 million, in anticipation of the future issuance of the same in general obligation bonds. The authorization was for the maximum amount of principal needed for the stated projects. This didn’t mean the city would roll the notes into that future issuance, but it provided for the anticipation of them. Each of the projects had additional legislation to be considered. Additionally, the ordinance provided for a description of the estimated future bond terms, not to be confused with note terms, to provide information to Franklin and Licking Counties to assist with estimated future debt limitation calculations. Director Staats and City Manager Stefanov would determine the actual principal amount of the bond anticipation notes to be sold once the city got to pricing and issuance. The notes would be dated with the date of issuance and would mature not more than one year following the date of issuance. The notes would bear interest at a rate or rates not to exceed 6.5% per year. Finance staff did not anticipate interest rates to be high based on what they had seen in the market. The notes could utilize the Ohio Market Access Program (OMAP), provided that, in consultation with the city’s municipal adviser and underwriter, there were advantages. The city was not currently planning to utilize that after additional review, due to the necessary funding needed in a quick turnaround. Proceeds would be paid into the proper fund or funds, would be considered appropriated, and would be used for the purpose for which the notes were issued. The source of repayment for the Briscoe Parkway portion, \$7.5 million of the issuance, could consist of related TIF payments and income tax set aside for infrastructure for economic development purposes. Director Staats didn’t anticipate needing to



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roll that into a longer-term bond based on preliminary analysis that staff was doing with the full capital budget and projections. This was allowing the city to take advantage of the market and economy to keep cash available. The source of repayment for the Market Street Extension project, \$15 million, could consist of related TIF payments in the Windsor TIF fund and the business development charge collected by the New Albany East Community Authority (NAECA). These funding sources would be considered in any overall debt issuance. Additional analysis of these funding sources would continue as other projects and significant expenses were planned and finalized.

Director Staats stated city staff and bond counsel recommended that the city pursue the issuance of bond anticipation notes for these projects. Issuing these notes instead of going directly to the issuance of general obligation bonds would allow for a streamlined and abbreviated process to obtain funding for immediate project needs, while allowing for additional time to evaluate various other projects in planning stages and their funding sources. No official statement or extended credit rating process would be necessary, however, the city would be pursuing a stand-alone rating with S&P which was typically obtained by completing a questionnaire for review. The process allowed the city to seek the AAA rating for these notes. The issuance of notes allowed New Albany to take advantage of certain economic conditions where cash could be invested at a higher interest rate than the anticipated interest rate charged for the notes issued. Staff continued to evaluate the market to potentially lock in a lower interest rate if there was a decision to proceed with the full general obligation bond. The target timeline was included in the Legislative Report. Staff had adjusted it to move the process up by a week. Currently, staff anticipated pricing to happen on August 28 and to close on September 11.

Director Staats stated there were two related agenda items concerning the Market Street Extension and Briscoe Parkway projects which should be considered once this ordinance to issue notes was adopted. This ordinance established the appropriation for the projects which should be in place prior to approval. This ordinance included language declaring an emergency and waiving second reading to facilitate adoption that evening. Due to the immediate need to secure funding related to the mentioned projects, streamlined timeline, and current market conditions, it was necessary to adopt this legislation at the earliest date possible. Waiving the second reading would allow the city to adhere to the targeted timeline and for her to issue timely certifications of funds for each project.

Council Member Shull understood the “why” behind the notes, to meet obligations, and he liked the flexibility in a year to go to bonds, if needed. Given future projects, he asked if this allowed the flexibility to pull back the \$22.5 million in a year if the city needed to move in another direction, for example Veterans Memorial Park. Director Staats answered, yes. The overall evaluation remained the same regarding the availability of funds for newer projects. She didn’t anticipate rolling any portion of the \$7.5 million for Briscoe Parkway into any future general obligation bond issuance. Plus, there was cash available for the Market Street Extension. The city had already appropriated \$5 million from the Windsor TIF and that cash was available. This allowed more time to decide if the city wanted to roll a portion of that into a future general obligation bond which would partially use the same source of funds to pay debt service payments as the source of funds initially analyzed to pay debt service for the original Rose Run 2 project. There was additional flexibility with other funds that the city was still evaluating.

Council Member Shull recalled talking about a cap for spending. Director Staats answered that the city would stay within that cap.

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Mayor Spalding moved, based on staff’s request, to declare an emergency and waive second reading for Ordinance O-30-2024. Council Member Fellows seconded and council voted with 5 yes votes to treat Ordinance O-30-2024 as an emergency.

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 Brisk seconded and council voted with 5 yes votes to approve Ordinance O-30-2024.

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

**RESOLUTION R-32-2024**

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO A DEVELOPMENT AGREEMENT WITH COI NEW ALBANY TECH PARK LAND, LLC.

City Engineer Kylor Johnson stated this resolution authorized a second amendment to the development agreement with COI New Albany Tech Park Land, LLC represented by Van Trust Real Estate. The first amendment was approved last year, authorizing Van Trust to build a portion of Briscoe Parkway for which the city would reimburse Van Trust. This second amendment authorized Van Trust to build the remaining portion of Briscoe Parkway. This allowed the city to capture an economy of scale with the adjacent road segment.

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 5 yes votes to approve Resolution R-32-2024.

**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.

Development Director Jennifer Chrysler stated city staff was requesting this resolution to be tabled until August 20, 2024.

Mayor Spalding moved, per staff’s suggestion, to table the resolution to the August 20, 2024 regular meeting. Council Member Shull seconded and council voted with 5 yes votes to table Resolution R-33-2024 to the August 20, 2024 regular meeting.

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**RESOLUTION R-34-2024**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE CONTRACTS RELATED TO THE CONSTRUCTION OF THE MARKET STREET EXTENSION PROJECT.

Public Service Director Mike Barker recalled residents expressing traffic congestion concerns, mostly during peak school times, during the creation of the strategic plan update in 2020. The Market Street Extension Project would implement a more direct connection to/from US 62. It also allowed travelers to bypass the center of town which was the area most prone to congestion. The project would better distribute traffic throughout the city. The city was proposing to install roundabout at Reynoldsburg-New Albany Road (RNA) and Market Street, similar to the one at Market and Main Streets. The extension would continue east and north and join up with Third Street at Dublin-Granville Road. There would be a landscaped median along the center. Third Street would be reconstructed. The existing brick surface did not have the load capacity to deal with the traffic and weights the city was anticipating. Third Street would have a left turn lane to assist cars turning onto US 62. The Third Street intersection would be signalized so that the city could encourage traffic to follow the new through-movement.

Director Barker stated, originally, the city anticipated stopping the project and pavement improvements at Ginko Alley. However, there was pending development in a small section of the road that was incomplete as it related to the street section – there was no curb, parallel parking, or sidewalks – so, it made sense to do the whole street, get it repaved, have the extension be continuous, and not come back in 2-3 years for an additional pavement project. The extension project would be in 2 phases. Phase 1 included the roundabout and roadway improvements on RNA, plus roadway across Rose Run stream and lining up to Dublin-Granville Road. Phase 1 improvements included private site improvements for the United Methodist Church and the Northwest Eye Surgeons property. To soften a turn, the city was significantly encroaching onto church property. The church was supportive of the project. The city was returning the church’s parking lot to better condition in return for right-of-way. This was mutually beneficial and the church had been a great partner. The city would not have the church in a condition where their parking area and access were out of commission at the same time as the adjacent roadway was out of commission. The substantial completion date for phase 1 was July 1, 2025. The roadway would be open, but there could be cleanup work beyond that.

Director Barker referred the Memorandum of Understanding (MOU) with The New Albany Company (NACO) in May of 2024 related to the construction of phase 1. NACO, by a separate contract with the city, would be constructing a section of Market Street. NACO’s phase 1 contained the same July 2025 delivery date. The balance of the work had a substantial completion date of November 15, 2026. Part of the reason for that was the city’s mindfulness about doing intersection realignment work during the summer season when traffic volumes were down, thereby causing less disturbance.

Council Member Brisk asked, during the interim, would there be a bunch of new traffic redirected over the brick roads. Was that a concern for that long period of time? Director Barker responded, because the city was building from south to north, it wouldn’t see an increase in traffic volume until the Third Street realignment happened. The realignment was the last thing needed to cause the redirection of travel paths. Phase 1 would stop at RNA and traffic would continue similarly to how it did now. Later, the expansion and realignment would happen with phase 2. The city was not anticipating a problem, but would monitor throughout construction.

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Council Member Fellows asked and Public Service Director Mike Barker said Third and Market Street would become a through-movement and there would be a stop condition for those going east-west on Dublin-Granville Road. The intent was to give priority to the highest volume of traffic.

City Manager Stefanov asked and Director Barker responded that staff had not yet identified milestone dates within phase 2. Nothing would preclude the contractor from starting work on phase 2 improvements even while working on phase 1. The city was trying to give them flexibility to help the city with scheduling, timing, and pricing. To the public, these 2 phases would look like 1 continuing construction project without hard starts and stops.

Public Services Engineer Justin Wilkinson stated the city's intention, with the construction of the roundabout and NACO's portion – the city would utilize the new roadway to maintain traffic when Third Street was closed. There would be a detour going up Market Street and over to Dublin-Granville Road while Third Street was closed. Once the city's and NACO's phase 1 was complete, that would open up the northern portion of Third Street for construction. Ultimately, staff was looking at phase 1 south of Dublin-Granville Road, and then, as soon as that was complete, traffic would be put on the new Market Street and the contractor would start work north of Dublin-Granville Road and into Third Street.

Council Member Fellows counted 15 months more work after phase 1 was completed. Director Barker agreed. It was a deliberate decision not to impact traffic in the new roundabout and Third Street at the same time.

Council Member Durik asked and Director Barker answered once the roundabout was built and connected to Dublin-Granville Road, traffic would have to turn left or right on Dublin-Granville Road for 12-13 months. In the meantime, traffic could still go up Third Street and US 62 like they do now. Truck traffic was a regular city concern. US 62 and SR 605 use was discouraged for large trucks. The city worked closely with the Ohio Department of Transportation (ODOT) and actively enforced truck laws. The city issued oversized-load truck permits that didn't include those roads. The city always had issues with truck drivers stuck in tight intersections. The city had established alternative paths for oversized vehicles, in conjunction with all of the other construction activity. He didn't think this project would conflict with those alternative paths. City Manager Stefanov stated the city would work with ODOT and designate a truck route detour, potentially onto SR 161 and around the Village Center. Engineer Wilkinson stated the city would not permit an oversized load to go through the Village Center on any given day. Staff did not see any oversized loads going through the Village Center other than for a development in progress. The bulk of the oversized load permits were going to the Intel/Business Park area.

Council Member Durik clarified he was talking about a regular semi-truck. If semi-trucks could be rerouted, that would be better for residents and traffic. Mayor Spalding thought semis should go north on SR 605, turn right on Dublin-Granville Road, and continue on to Walton Parkway before turning again. That would likely be the preferred route. Most truckers only tried turning right at SR 605/US 62 once. Mayor Spalding asked if signage or working with Google or Apple Maps to discourage that route was an option. Director Barker concurred that staff could work with development to get the word out about construction. There were provisions in the project to cover temporary signage. There was always something else to add to a project on the fly. The city would be nimble and address things like that as they came up.

Mayor Spalding acknowledged that SR 605 was a designated state route, open to the public for transit. Director Barker concurred.

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Director Barker stated staff could utilize Google and other tools to identify construction for online maps. The city had used them for construction on south Harlem Road and it was definitely working.

Council further discuss construction designations, working positively with ODOT, and the quickness of the SR 605 Drop Lane project.

Council Member Shull asked and Director Barker confirmed that phase 1 would include the connection to Dublin-Granville Road. The extension wouldn't be opened until there was a connection into Dublin-Granville Road

Council Member Fellows asked and Director Barker answered, at the signalized intersection, there would be turning lanes on each of the 3 legs. He described giving a priority green light to the preferred traffic flow.

Council Member Fellows asked and Director Barker confirmed the NACO-constructed section would be 2 lanes inside the width of 3. The center lane would be a grassed median with street trees and curb. If there was a need for a turn lane in the future, that could be cut out of a section of the median.

Mayor Spalding asked and Director Barker confirmed there was no land acquisition cost to the city for the Market Street Extension project. NACO had generously donated land and the city had worked in a mutually beneficial way with the United Methodist Church and Northwest Eye Surgeons. It was a win-win project.

Mayor Spalding recalled a delay in planning to get a closer look at the environment at completion. Not only had NACO donated the land and right-of-way that would be used to construct road, but they'd also made significant improvements on their side with the retention ponds. Mayor Spalding wanted the public know about that investment by the city's partners in that area.

Tom Rubey, Director of Planning, NACO, stated that NACO's design on their section of the road with the retention basin included a decking and metal fencing overlook, similar to the one at Rose Run Park. The pond would be improved with wetland plantings.

Mayor Spalding stated this plan fit into the ongoing discussion about extending the Rose Run corridor, the green necklace starting at Taylor Farm, working its way to the new Ganton Parkway and Nationwide Children's planned building. This would bring additional sustainable green features into the heart of New Albany.

Director Barker stated funding for this project had been partially provided for in the city's mid-year appropriations. The balance of the funding was included in Ordinance O-30-2024. The city had OPWC funding in place from a few years ago.

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 resolution. Council Member Durik seconded and council voted with 5 yes votes to approve Resolution R-34-2024.

**RESOLUTION R-35-2024**

**A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO ANY AND ALL CONTRACTS FOR THE PURCHASE AND UPFIT OF A SEWER JET AND VAC TRUCK**

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Public Service Director Mike Barker stated the city currently owned a sewer jet and vac truck that was actively used for various purposes, including supporting the annual sanitary sewer and storm sewer maintenance programs. Public Service’s Utilities Team had stepped up and the vac truck was getting more use than anticipated. The current truck was a 2009 International 7500 Hi-Vac with ~30,000 miles and 4,500 service hours. The city had tracked maintenance costs of ~\$100,000 over the past 3 years. Future repairs would be substantially higher. Now was the time to replace it. This was a critical piece of infrastructure maintenance equipment that needed to be available at all times. This equipment addressed areas of public health concern, almost exclusively. The replacement truck included a Freightliner chassis and a GapVax combination jet/vac machine which sat on the truck chassis. Both components would be purchased using the Ohio Department of Transportation (ODOT) competitive pricing and purchasing agreements. The total cost of the purchase and upfit of this sewer jet and vac truck was \$691,087. Funding was approved in the 2024 Capital Equipment budget and provided for in the annual appropriations ordinance.

Council Member Fellows asked, for these large specialized pieces of equipment, was there a consortium that would buy a truck and do a shared arrangement? Director Barker responded that could be a possibility. Given New Albany’s infrastructure growth and how frequently the vac truck was used, operationally, the city’s need would exceed a shared use agreement. There was value in New Albany having control and priority when an event happened. This was an expensive vehicle. Some municipalities had reached out about partnering on things. New Albany’s utilities maintenance program was far ahead of what was out there. Staff wanted to keep moving forward with maintenance which would be more important with each passing year. The vac truck was currently used 3-4 days each week, depending on the work. The city’s capital projects continued to grow. The truck was also a hydro excavator which could uncover utilities without damage using pressurized water. When there was illicit discharge, spills, or contamination, this truck responded and transported spills for disposal. The Utilities Team was growing in its ability to use the truck.

City Manager Stefanov stated, when the city bought the first vac truck for ~\$250,000, it was the most expensive vehicle in the fleet. It had been a tremendous benefit. The city used to have to contract out and bring a truck in, it was very expensive and not as responsive as the city needed.

Public Services Engineer Justin Wilkinson added that contracting for vac truck service was \$350-\$400 per hour, with a minimum time to show up of 4-6 hours. Buying was a good investment.

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 resolution. Council Member Shull seconded and council voted with 5 yes votes to approve Resolution R-35-2024.

**COUNCIL SUBCOMMITTEE REPORTS:**

NONE

**REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: No report.

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- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported the JPD resealed their parking lot. Their lots were resealed on a rotation. The JPD's field restoration program was underway on the soccer and football fields. It was successful - there was rain, but no mud. The JPD was looking to restore other areas. The JPD's book library, out by the pavilion, would be dedicated that Saturday. The board reviewed the new website and logo which would go live in September. The website was more user friendly. Residents would need to newly register. The JPD could not bring across prior data. The domain was NAParksOhio.org. The Summer Slam Pickleball tournament was well attended. Council Member Shull thanked the public service department for getting the facility ready and keeping it clean. He further thanked the JPD, Dave Wharton, Eric Miller, Theo, Morgan on marketing, and New Albany Chief Marketing Officer Josh Poland and Communications Specialist Sam Fahmi, all of whom did a wonderful job. Survey results were positive. There were requests for restrooms, water, and shade. Council Member Fellows asked and Council Member Shull answered that no one had requested a roof in the survey. Council would discuss these items at the upcoming Capital Projects Workshop. The event had 6 sponsors and finished in the green. Council Member Brisk congratulated Council Member Shull who put in a lot of work. This was a good collaboration between a park and city. Council Member Fellows asked and Council Member Shull confirmed the JPD got sponsors on their own.
- C. Council Representative to New Albany-Plain Local Schools: Mayor Spalding reported that the schools voted to put a levy on ballot and a lot of information was out there.
- D. Council Representative to Plain Township: Council Member Durik reported that the township approved a new levy to generate \$105 per \$100,000 in home value in increased tax to go on the November ballot.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding thanked the police department and everyone who helped the Cops and Bobbers event. Chief Jones reported that the JPD and public service department stocked pond the day before with good-sized fish. The JPD stepped up to make sure the pond looked good. This was the 2<sup>nd</sup> year for the event. It was technically catch-and-release. Council Member Durik agreed it was incredibly well attended. Mayor Spalding reported on a successful Pelotonia. He thanked the police and service departments for their assistance. Many riders and residents participated. He thanked the public for their understanding and support.
- B. Clerk of Council: Clerk Mason polled council about scheduling the Capital Projects Workshop. Council Member Durik was traveling September 10-23. Council decided to stick to September 17 at the Public Service Complex for the workshop and staff would bring Council Member Durik up to speed separately. The regular council meeting on September 17 would be canceled. Council may be called on for a special council meeting to pass legislation. Clerk Mason solicited lunch catering ideas for the workshop.
- C. Finance Director: Finance Director: Director Staats reviewed the June monthly report. Revenues were greater than projected. The budget was still being adjusted for updated income tax projections. Expenses were below the 50% mark for the year at 36% of budget. Income tax withholding had increased due to construction withholding, abatements rolling off, successful years, and increased employment. She pointed out income tax revenue trend analysis for the General fund over 10 years.

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She reviewed the summary of all fund balances. The encumbrance column helped to show outstanding contracts. She pointed out the All Funds income tax revenue trend analysis over the past 10 years. The last pages detailed investments broken down into various custody accounts and a total picture of investments and cash balances. She and City Manager Stefanov met with the city’s investment advisors and CashVest representatives. Investments were doing well, the city was maximizing revenue in this interest rate environment and adjusting liquidity as needed.

D.

Council Member Durik reported the Licking County Tax Incentive Review Council (TIRC) met and reviewed 24 abatements. All businesses were meeting or exceeding their requirements. A few abatements were rolling off in the coming years. Director Staats concurred, some were already rolling off resulting in more revenue to the General fund.

E. City Manager: No report.

F. City Attorney: No report.

**POLL FOR PUBLIC COMMENT:**

NONE

**POLL FOR COUNCIL COMMENT:**

NONE

**EXECUTIVE SESSION:**

Mayor Spalding moved that council go into executive session pursuant New Albany Charter Section 4.03 (E) for economic development purposes. Council Member Shull seconded and council voted with 5 yes votes to go into executive session at 8:47 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 5 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:26 pm.

**OTHER BUSINESS:**

NONE

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the August 6, 2024 regular council meeting at 9:26 pm.

ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan T. Spalding, Mayor

20 AUG 24  
Date





# HEALTHY NEW ALBANY

## City Council Update August, 2024

### About Healthy New Albany

#### Our Pillars

Rooted in <b>NATURE</b>	Fueled by <b>NOURISH</b>	Guided by <b>KNOWLEDGE</b>	Energized by <b>MOVEMENT</b>
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#### Our Core Values

<b>FOOD &amp; LIFE</b> Healthy food is essential to overall well-being. We focus on providing nutritious, affordable, and accessible food options to meet the needs of our community.	<b>WOMEN'S PERSONAL HEALTH</b> We prioritize the health and well-being of women, offering resources and support for various health concerns and promoting preventive care.	<b>EXPERIENCING NATURE</b> We encourage the local and regional community to embrace the environmental, physical, and mental health benefits of nature.	<b>FOCUS ON PREVENTION</b> The most effective way to improve health is through prevention. We focus on providing resources and support to help individuals and families prevent illness and disease.	<b>MAKING CONNECTIONS</b> We value opportunities for partnering, learning, and sharing.	<b>WORKING TOGETHER</b> We believe in the power of collaboration and community. We work with partners to address health and wellness issues and create positive change.
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#### Our Background

The Philip Heit Center for Healthy New Albany serves as the epicenter for health promotion efforts in New Albany. At Healthy New Albany (HNA), we recognize the value of community health and the power of upstream prevention.

HNA roots trace back to the first New Albany Walking Classic in 2005. As the race grew in popularity HNA Founder Dr. Philip Heit convened New Albany city leaders and the New Albany Community Foundation to form Healthy New Albany.

#### Our Mission Critical Work

Our work is organized under our four pillars and guided by our values. We serve our community with the following:

- Food Pantry
- Farmers Market (Winter/Indoor and Summer/Outdoor)
- Community Garden
- Races
- Classes
- Health and Wellness-focused Programs



# HEALTHY NEW ALBANY

## Nature Programs

NATURE

Healthy New Albany's Nature Team is converting screen time to green time. Our 69 nature programs offer something for all ages and interests, with almost 800 registrants asking for more.



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## Community Garden

NOURISH

NATURE



### STATISTICS

45

Purchased Plots

2

Tower Gardens

100+

Participating Gardeners

100+

Participating Students



4

# New Albany Food Pantry

NOURISH



515 CHILDREN SUPPORTED



1,288 INDIVIDUALS

We served 1,288 individuals, 42% were children, 12% were seniors.



363 HOUSEHOLDS

There were 363 unique households in the City of New Albany and New Albany-Plain Local School District that received support from the pantry. 174 of the 363 families we served were new clients.



ENGLISH LANGUAGE LEARNERS

Our ELL program assisted 87 pantry clients, providing resources to improve their English.



REFERRALS

We made over 120 referrals to other agencies and organizations for auxiliary services.

278,000 MEALS PROVIDED

We served 278,000 meals through open pantry shopping hours, summer meals, and other programs.



SUMMER MEALS

We served 36,270 breakfast/lunch/snacks through the pantry summer meals program.



# Farmer's Market

NOURISH



## Races and Events

MOVEMENT



2,300+

Race participants

71

Members in the New Albany Walking Club - come join the movement

177

Zip codes, 148 cities and 21 states represented



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## Classes & Community

KNOWLEDGE

MOVEMENT



10

Community Health Talks

7

Lunch & Learns

85

Programs

895

Registrants



8

## Corporate Community

KNOWLEDGE

MOVEMENT



For every dollar invested in wellness, companies average a return of \$2.71 through increased productivity, decreased absenteeism, and reduced healthcare costs.

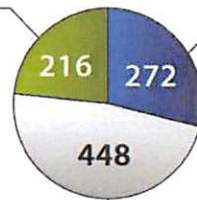


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## Giving Back

936 TOTAL VOLUNTEERS

New Albany Walking Classic volunteers



HNA Volunteers  
other races, nature programs,  
cooking classes, events...

Pantry Volunteers

9,081 TOTAL VOLUNTEER HOURS



10

## Looking Ahead

- Walking Classic – 20<sup>th</sup> Anniversary
- Executive Director Search
- Food Pantry Relocation (short term/long term)
- Taylor Farm



  
**HEALTHY**  
NEWALBANY

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