



Council Minutes – Regular Meeting

October 1, 2024

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of October 1, 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, City Engineer Kylor Johnson, Planning Manager Steve Mayer, Public Service Director Mike Barker, 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	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wiltrout	P

ACTION ON MINUTES:

Council adopted the September 3, 2024 meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation Declaring October 1-7 as Stormwater Awareness Week

Mayor Spalding stated the city had dedicated much time and effort to stormwater planning over the past 20 years to curtail flooding. Mayor Spalding read the proclamation.

Dave Reutter, Urban Conservation Specialist with Franklin Soil & Water Conservation District, congratulated New Albany on being one of the longest standing communities declaring Stormwater Awareness Week. He described a bill proposing statewide observation. He expressed concern regarding proposed stormwater drainage to Blacklick Creek as the available HydroCAD data was collected 25 years ago and not due for an update until 2026. He thanked Microsoft for gathering new data, revising the stormwater design, enlarging surrounding stormwater ponds, and alleviating the strain on Blacklick Creek.

Proclamation Declaring October as Hindu Heritage Month

Mayor Spalding welcomed the many guests in council chambers and read the proclamation.

Robert Soni, 5108 Whyte House Lane, introduced his family and thanked council for the proclamation and for last year's Diwali Celebration. He stated that Indians and Hindus accounted for more than 10% of New Albany's population and were one of the fastest growing groups in the United States. He detailed the significance of Hindu Heritage Month in the month of October and expressed appreciation for the upcoming

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Diwali Celebration. He thanked council for their support of the Hindu Community. They had seen a great degree of compassion which was encouraging education and understanding of the power of human connection. That was important to Hindu families and all families.

Annie Ghosh, 4771 Tatersall Court, President of Prayas, invited council members to the Durga Puja Festival held at New Albany Primary School, October 4-6. She thanked council for the city-sponsored Diwali Festival.

Usha Mahajan, street address, shared past and current reports of Hindu genocide in Bangladesh. She stated that mainstream media did not widely report these stories and urged council members to recognize and condemn religious violence in Bangladesh. Mayor Spalding thanked Ms. Mahajan for sharing the information with council.

Saurabh Rajpal, 7012 Cunningham Dr, thanked council for issuing the proclamation, recognizing Hindu culture, and allowing their children to grow up in a community that valued every culture and story.

Franklin County Auditor Update – Value of Your Vote, Supporting Tax Relief Legislation, Important Dates

Sitiah Hodge, Community Outreach Coordinator for the Franklin County Auditor’s Office, presented the attached PowerPoint slides regarding Board of Revisions activities, legislative activity, and important dates. She told council the last day to register or update voting information was October 7. Early absentee voting began October 8 and election day was November 5. The Tax Estimator on the Franklin County Auditor’s website showed voters how proposed levies could alter their property tax bills. Current year tax rates, tax distribution, and the levy estimator could be found at online. Mayor Spalding thanked Ms. Hodge and the auditor’s office for the outreach and complimented their website, encouraging members of the public to utilize this resource.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Wiltout reported that the PC denied a variance requesting a covered porch and fireplace extending 8 feet into a 29-foot rear yard setback. The PC found no special conditions and noted the available option to shrink the porch. The PC denied a variance for plans for a home in the Nottingham Trace subdivision without a covered front porch, as porches were included in the subdivision’s original architectural plan for quality and character purposes. The PC denied a variance for a home on Woodhaven Loop South for an existing deck to extend 2 feet into a utility and drainage easement, due the fact the existing deck was usable and the PC did not want to set a neighborhood precedent. The PC discussed and approved the Hamlet at Sugar Run’s variances and final development plan, including 5 waivers. The ARB had recommended approval of all waivers and added 10 conditions of approval. The waivers comprised of changes to internal sidewalks, additional home placements, taller townhome height, tenant spaces larger than 10,000 ft, and entrances at grade for accessibility purposes.

Council Member Wiltout encouraged those interested in the hamlet project to watch the video. She talked about the hamlet’s parkland space, including an artwalk, 500 additional trees, and the preservation of old growth.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

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ARCHITECTURAL REVIEW BOARD: Council Member Brisk reported on a waiver request presented and tabled at a previous ARB meeting for a concrete driveway at 4986 Johnstown Road. The requested driveway would sit directly beside neighbor’s driveway to create a shared ingress to both garages. This time, the waiver passed with some board members expressing misgivings regarding the materials. The ARB approved waivers and a Final Development Plan for the Hamlet at Sugar Run, adding 10 conditions. The approved waivers included some 4-foot internal sidewalks and single-family homes at each end of the townhomes on Reynoldsburg-New Albany Road, with the intention of creating a strong focal point. Additional approved waivers regarded the 44-foot-tall building height and allowance of entryways at ground level, provided that they had 2 steps and the buildings sloped away from the nearest public drive. The ARB approved office spaces over 10,000 square feet, with the condition that 80% would be dedicated to public retail space. Council Member Wilttrout commented that the PC meeting included discussion of 10,000 square foot being too small for office space. Council Member Brisk encouraged everyone to watch the hamlet presentation on ARB or PC meeting videos.

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: Council Member Kist reported that the upcoming MORPC Summit on Sustainability was planned for October 29 and invited council members to attend. The Invasive Species Trading program had begun and residents could trade in an invasive species on their property and receive a gift card from Franklin Soil and Water. Mayor Spalding asked and Council Member Kist confirmed that the list of qualifying invasive species could be found on both the City of New Albany and Franklin Soil and Water websites. A fourth composting site was now located at Taylor Farm. Future considerations included curbside composting and an on-site “digester” that accepted 500 pounds of composting a week, turning it into high-quality fertilizer that could potentially be used on-site, creating a closed-loop system and the ability to replace a composting drop-off site. The 2 types of digesters were Zeus and Earth Flow. Council Member Kist suggested a digester naming contest. The SAB discussed native landscaping test areas, or “pocket prairies,” with possible test locations including Planter’s Grove, James River, Taylor Farm, Windsor, and Assumption Parks. Prairies could feature educational signage. If successful, these would move to larger areas throughout the community. The SAB reviewed their budget, discussing continuing and new programs, with more information to come.

Council Member Shull commented that the digester might be placed at Taylor Farm for the Community Garden. Council Member Kist agreed Taylor Farm was a logical choice, but the digester might need screening or an aesthetic upgrade.

IDEA IMPLEMENTATION PANEL: Council Member Wilttrout reported that the IDEA Panel discussed the October 26 Diwali Festival, the New Albany 101 Hinson Amphitheater Tour, and the Community Connectors Program - which had already received 18 neighborhood applications. City staff learned from KultureCity about public performance sensory needs and events. The organization offered a Sensory Inclusive Certification and inexpensive sensory kits. The IDEA Panel discussed 2025 goals and vision, as well as the successes of the Souper Supper, New Albany 101, and the Business Park Tour.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

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CORRESPONDENCE AND COMMUNICATION:

Mayor Spalding reported receiving hundreds of mostly form emails from community members and others throughout the country, requesting that the city raise the Israeli flag in support of Israel and the local Jewish community. The emails referenced concerns of protests and rallies against the Jewish community, as well as growing anti-Semitism across the country. Alongside the city manager and legal counsel, the city had adopted a policy 3 years ago that flagpoles owned by the city would be limited to displaying the national flag, the flag of the State of Ohio, and the City of New Albany flag. Mayor Spalding stated that the city worked closely with the police department, the Central Ohio Mayor’s and Manager’s Association, Jewish Columbus, and other organizations to ensure that the city was aware of happenings in and around the community. He emphasized the importance of making sure the city provided all residents a safe and welcoming community, where members could worship and support each other. He added that the rising conflict in the Middle East was highly concerning and tragic from all sides. The city would continue to follow the existing flag policy and council members could work individually to ensure community members felt welcomed and supported.

Council Member Fellows concurred. Council Member Brisk expressed support for Mayor Spalding’s statement and agreed the flag policy was in place for a reason. She stated that the most important thing had been, and continued to be, that New Albany was a place to come live, work, or play, and feel comfortable and welcome.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

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 Steve Mayer stated this rezoning was for the Commercial Vehicle Group (CVG) site. It was first heard by council and tabled in August of 2024. The rezoning would add manufacturing and production uses to the site to make it more marketable. The site currently allowed for office, research and production, religious uses, park-and-ride facilities, and data centers. The rezoning would add manufacturing and production. At the first presentation, staff recommended “clean and non-hazardous manufacturing and production.” Council tabled the matter to allow staff to research and find examples of what clean and non-hazardous meant. Staff researched many communities and discovered that the definition varied widely. Alternative terms were light manufacturing and restrictive manufacturing. It was less about how the term was defined and more about how it was regulated. Staff compiled typical additional regulations to add to the rezoning. Staff focused on off-site impacts, mechanical equipment, exterior storage, exterior equipment, loading docks, and service areas.

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Council Member Fellows asked and Planning Manager Steve Mayer answered that noise pollution was included under “offsite impacts.”

Planning Manager Steve Mayer stated that staff reviewed community practices going back around 20 years and the many Limited General Employment (L-GE) standards and districts. They started with the L-GE boilerplate and proposed the additional restrictions for the CVG site which could be found on the attached PowerPoint slide. Staff was proposing to prohibit any emissions of vibrations, dust, smoke, gas, odors, or other fumes to occur outside of the building. Staff added that noise could not exceed that of normal traffic background noise. For mechanical equipment, staff proposed 4-side rooftop screening for sight and sound as was usual in the Licking County business park. For exterior storage, staff was proposing no outside storage unless approved by the city’s Planning Commission (PC). For exterior equipment, staff was proposing screening and painting of meter boxes, outside tanks, utility conduits, and similar items, to minimize their visibility. For the service areas and loading docks, staff was proposing keeping the existing zoning requiring a wall, 6-12 feet high, and 75% landscaping.

Council Member Brisk stated she appreciated the level of detail. She had concerns about the sound level since this would be close to dense residential areas. Would this business operate 24 hours a day and would “typical traffic” noise be measured by day time standards? There had been issues with generator noise being disruptive, as well as construction noise from SR 161 in her neighborhood.

Manager Mayer replied that, currently, if the noise complaint was made during normal business hours, the city would send out a code enforcement officer to take noise readings. Sometimes, the noise level was evident. If the noise was reported outside of normal operating hours, then it became a police issue and an officer would have to make that determination. He understood the standard to be: typical background noise generation at that time.

Council Member Kist asked and Manager Mayer responded there were no limitations on the facility’s operating hours. There were code limitations on construction hours.

Council Member Durik asked if there were limitations on elevation changes to the building to handle production. If the facility ran at night, would there be exterior lighting that could impact the neighborhood? Manager Mayer answered that the current zoning height restriction was a maximum of 55 feet and the lighting restrictions would be maintained.

Council Member Brisk asked and Manager Mayer replied that was it was possible to add language around operational hours and it would become an enforcement issue after that. Besides cars coming/going between shifts, he didn’t foresee the building generating more traffic than it did currently. Most of the parking would have to happen in the front of the building, closest to the access points along Walton Parkway. City code required a wall and landscaping screening, so there should be headlight screening between the building and residents.

Council Member Wiltrout agreed with Council Member Brisk’s noise concern. Having limitations on operating hours would go a long way to help with potential noise issues. Manager Mayer offered to look into that and come back to council with more information.

Council Member Durik thought it would help to know the particular type of manufacturing that would be

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going in the building. This was an unknown. Council didn't know what they were opening this area up to. He appreciated that zoning was not always that specific.

Council Member Kist asked if the rezoning request was being driven by CVG wanting to expand operations or to make the site more attractive for future tenants. Manager Mayer replied that the zoning change was to make the property more competitive. Staff looked at surrounding zoning. Some of those properties also allowed for manufacturing and production uses. He offered to take feedback regarding lighting, defining uses, traffic, shift lengths, and sound.

Council Member Kist stated his concern was that the city was in the process of creating a marquee, primary residential property directly adjacent to this site. It would send a mixed message to create a fantastic hamlet concept while up-zoning the adjacent property to include industrial "clean" manufacturing next door. He didn't want the uses at the CVG site to impact the hamlet at all. Council Member Brisk and Council Member Wiltout agreed. Council Member Wiltout wanted the site to be as quiet as an office building.

Council Member Durik asked if were possible for CVG to try market the property for manufacturing and then come to council when they found a tenant. He thought it was easier for council to understand what they were addressing that way. Manager Mayer stated that was possible. As far as he knew, there wasn't a current tenant identified and he could pass along that feedback to CVG.

Council Member Shull agreed with the other stated concerns. Additionally, he understood that exterior storage was subject to screening requirements to be approved by the PC. He noted that the list included storage of raw or finished good, including gasses, chemicals, etc. He didn't know if screening would help if there was material stored exterior to the building that had smells. Screening would not help contain odors. Manager Mayer replied that that scenario would be covered under the prohibition of any off-site impacts. Staff could go back and make sure that was clear in the zoning language.

Council Member Brisk stated that sounds and smells – you think they're going to be fine, but, once they're there, what do you do? The location next to the hamlet made her uncomfortable.

Mayor Spalding appreciated the staff's effort on this and, while the city wanted to support businesses in bringing in a new tenant, council's preference would be to know what the end user was before proceeding. He understood that could slow down the process, but with all the development going on around that area, council wanted more specifics.

Mayor Spalding moved to table this ordinance indefinitely. Council Member Shull seconded and council voted with 7 yes voted to table Ordinance O-27-2024 indefinitely.

INTRODUCTION AND FIRST READING OF ORDINANCES:

Mayor Spalding moved to waive council rule 5(G) for Ordinances O-31-2024 through O-37-2024 such that the title of each ordinance did not have to be read fully into the record. He would read the first full ordinance title, then the clerk would read out the ordinance number, address, and parcel numbers for each ordinance in the group. Council Member Shull asked and Mayor Spalding confirmed this was similar to how council had handled these types of ordinances in the past.



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Council Member Fellows seconded and council voted with 7 yes voted to waive council rule 5(G) per Mayor Spalding’s motion.

ORDINANCE O-31-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, LARRY A. ARNOLD, II, OF THE PROPERTY LOCATED AT 4186 MINK STREET NW IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE MINK STREET PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Clerk Mason read the following additional ordinance numbers, property owners, addresses, and parcel numbers associated with the following ordinances O-25-2023 to O-56-2023.

O-31-2024	Larry A. Arnold, II	4186 Mink Street	037-111894-00.003
O-32-2024	Deborah Tripp and Sharon Smart, Co-trustees of “The Cross Keystone Inheritance Trust”	4500 Beech Road	037-111954-00.000
O-33-2024	John E. Tripp and Deborah H. Tripp	13635 Green Chapel Road	037-111954-00.004
O-34-2024	Heather M. Hall, nka Heather Maciejewski	13601 Green Chapel Road	037-111954-00.003
O-35-2024	Beth A. Parsons, successor trustee of the Parsons Trust	Green Chapel Road	037-111954-00.002
O-36-2024	Beth A. Parsons, successor trustee of the Parsons Trust	13453 Green Chapel Road	037-111762-00.001
O-37-2024	Beverly Jean Bush Sharon Lynn Houser, fka Sharon Lynn Bush, Lori Ellen Bush, and Cheryl Ann Bush, individually, and in her capacity as Trustee of the "The Bush Keystone Inheritance Trust"	12685 Green Chapel Road	095-111480-00.000



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Mayor Spalding asked and Clerk Mason answered that this group of ordinances would get a second reading, but included emergency language to waive the 30-day referendum period.

Mayor Spalding stated he appreciated each of the land owner’s participation in this process. This development and expansion of the Mink Road corridor was, perhaps, predictable, but having development land at one’s doorstep – he appreciated these folks working through this and trying to make the best of it.

Mayor Spalding set Ordinances O-24-2023 to O-37-2024 for second reading on October 15, 2024

ORDINANCE O-32-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, DEBORAH TRIPP AND SHARON SMART, CO-TRUSTEES OF “THE CROSS KEYSTONE INHERITANCE TRUST,” DATED FEBRUARY 2, 2011, OF THE PROPERTY LOCATED AT 4500 BEECH ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Mayor Spalding set the ordinance for second reading at the October 15, 2024 council meeting.

ORDINANCE O-33-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, JOHN E. TRIPP AND DEBORAH L. TRIPP, OF THE PROPERTY LOCATED AT 13635 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Mayor Spalding set the ordinance for second reading at the October 15, 2024 council meeting.

ORDINANCE O-34-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, HEATHER M. HALL, N/K/A HEATHER M. MACIEJEWSKI, OF THE PROPERTY LOCATED AT 13601 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Mayor Spalding set the ordinance for second reading at the October 15, 2024 council meeting.

ORDINANCE O-35-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, BETH A. PARSONS, SUCCESSOR TRUSTEE OF THE PARSONS TRUST DATED MARCH 21, 2017, OF THE PROPERTY LOCATED AT GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

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Mayor Spalding set the ordinance for second reading at the October 15, 2024 council meeting.

ORDINANCE O-36-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNER, BETH A. PARSONS, SUCCESSOR TRUSTEE OF THE PARSONS TRUST DATED MARCH 21, 2017, OF THE PROPERTY LOCATED AT 13453 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Mayor Spalding set the ordinance for second reading at the October 15, 2024 council meeting.

ORDINANCE O-37-2024

Mayor Spalding read by title AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM THE OWNERS, BEVERLY JEAN BUSH, SHARON LYNN HOUSER, *f/k/a* SHARON LYNN BUSH, LORI ELLEN BUSH AND CHERYL ANN BUSH, INDIVIDUALLY AND IN HER CAPACITY AS TRUSTEE OF “THE BUSH KEYSTONE INHERITANCE TRUST” DATED JANUARY 23, 2007, OF THE PROPERTY LOCATED AT 12685 GREEN CHAPEL ROAD IN LICKING COUNTY, OHIO FOR THE PUBLIC PURPOSE OF CONSTRUCTING, MAKING AND REPAIRING ROADS, IN THE GREEN CHAPEL ROAD PROJECT, WHICH SHALL BE OPEN TO THE PUBLIC, WITHOUT CHARGE, AND DECLARING AN EMERGENCY.

Mayor Spalding set the ordinance for second reading at the October 15, 2024 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-43-2024

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A LEASE FOR OFFICE SPACE AT 7815 WALTON PARKWAY.

City Manager Stefanov stated the city was out of space in Village Hall. All departments had grown. This resolution authorized the city manager to execute a lease agreement with The Daimler Group for approximately located on the first floor of 7815 Walton Parkway which was also known as the Red Roof Inn building. The lease term would be for 7 years with a 5-year lease termination option. There were renewal options. The base rent was \$14.75 per square foot with a 2% annual increase. The landlord would provide \$75,000 towards tenant finishes. If the city terminated the lease in 5 years, it would forfeit around \$50,000 in tenant finishes. The space was large enough to give the city’s development department and administrative services department room for expansion, if necessary.

Mayor Spalding stated he know that the city’s friends at Red Roof were looking forward to hosting city staff at their building.

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



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Mayor Spalding moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-43-2024.

RESOLUTION R-44-2024

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND A MEMORANDUM OF UNDERSTANDING WITH MICROSOFT CORPORATION, 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 Microsoft Corporation. The agreement provided a 100% real property tax abatement for 15 years. Microsoft offered an array of services, including cloud-based software solutions, services, platforms, and content, and provided solution support and consulting services. The project site included 197 acres on Beech Rd. The proposed project would establish a data center development. Phase I would include the construction of a 245,000-square-foot data center. The company estimated the costs of phase I to be \$420 million. Phase I would create 30 new, full-time employees with an aggregate annual payroll of \$1.5 million. Construction of phase I would begin in April 2026 and be completed by December 2027. The timing of future data center buildings is dependent on customer demand and operating expenditures compared to data center operations elsewhere. 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 city council.

Matthew DeStefano, Director of Community Relations, Microsoft Data Center Organization, introduced Tyler Riegle, Senior Program Manager of Land Development, Microsoft Data Center Organization. Mr. DeStefano thanked council and community development staff for their collaboration. He explained the importance of data centers in our work and personal lives. Microsoft joined the New Albany community in 2023 and had partnered with local organizations that supported community, prosperity, and well-being. Microsoft supported the New Albany lecture series and symphony, and provided scholarships to New Albany-Plains Local Schools students. Construction was planned to start in early 2026.

Mayor Spalding thanked them for their time and energy around storm water and sustainability. Also commended them on reaching out and making important connections in the community before construction has even started.

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

Council Member Shull moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-44-2024.

RESOLUTION R-45-2024

Mayor Spalding read by title 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 AND/OR BE ADJACENT TO INTERSECTING ROADS, INCLUDING U.S. 62, WHICH ARE AND SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE.

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City Engineer Kylor Johnson stated this resolution declared the intent to appropriate the fee simple interests and easements to the properties located along Green Chapel Road. This segment of Green Chapel Road was a local unimproved roadway running east to west generally between Clover Valley Road and US-62. An adjacent portion of Green Chapel Road was previously improved with the Green Chapel Phase 1 project. This right-of-way acquisition was necessary to improve the remainder of Green Chapel Road with a consistent roadway design. The planned roadway improvements would accommodate and improve traffic flow in the area.

Mayor Spalding thanked the city engineer and his team for the great work. The pace of road construction was remarkable and roads were well done.

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 Wilttrout seconded and council voted with 7 yes votes to approve Resolution R-45-2024.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported and council further discussed the JPD fieldhouse groundbreaking on October 28, 2024.
- C. Council Representative to New Albany-Plain Local Schools: Council Member Kist reported that district released its report card and NAPLS received 5 stars in all categories including the progress category. NAPLS was ranked 2nd on their index scale and ranked in the top 5% of all school districts. NAPLS was also 1 of 18 public school districts in the state with 5 stars, and 1 of 6 with 5 stars for the past 3 years. He attended a district open house at Upper Fenway Park and open houses were planned for every Thursday night going forward to get word out about the levy. Residents could calculate the exact impact on their property on the district’s website. The last levy that passed was in 2012 and, since then, the district had done a great job reassessing how they spent money. Council Member Kist had visited peer schools and felt it was time to update the campus
- D. Council Representative to Plain Township: Council Member Durik reported that the township pool had a record year in 2024. They were continuing with Swimsafe management and issued a 3-year contract. The fire department announced 3 promotions: Brian Cantrell to Lieutenant, Lt. Bowser to Captain, and Brian Riesner to Battalion Chief. Council Member Durik passed along Plain Township’s annual report that included a strategic plan for their fire department. The fire department’s open house was well-attended despite the weather.



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REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported Oktoberfest was enjoyed by attendees once the weather cleared up. Canine Companion’s DogFest was well attended. There were 2 ribbon cuttings in the New Albany area: Texas Roadhouse and Columbus Goodwill. The Goodwill would be opening a 2nd drop-off center/thrift store by Giant Eagle.
- B. Clerk of Council: Clerk Mason reminded council that the changes to the board and commission attendance policy were in effect as of September 20. Deputy Clerk Madriguera had created slides showing the changes to be reviewed during upcoming board meetings. Clerk Mason polled council about taking group photo and individual photos before the November budget meeting.
- C. Finance Director: No report. Mayor Spalding congratulated finance director Bethany Staats on a great Ohio GFOA conference in Cincinnati.
- D. City Manager: City Manager Stefanov reported there would be a joint meeting with Jersey Township Trustees at the October 15, 2024 council meeting to discuss Cooperative Economic Development Agreement (CEDA) legislation on our agenda. Jersey Township would adopt similar legislation by their board.
- E. 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 to 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 Shull seconded and council voted with 7 yes votes to go into executive session at 8:13 pm.

Council Member Kist moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 7 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:43 pm.

OTHER BUSINESS:

Council Member Kist stated that, as always, the talent in the community was remarkable. After contemplating the open positions on the city’s boards, he offered the following motions.

Council Member Kist moved to appoint Jeffrey Gastineau to the Cemetery Restoration Advisory Board (CRAB) to complete term ending 12/31/2024. Council Member Brisk seconded and council voted with 7 yes votes to appoint Jeffrey Gastineau to the CRAB for the term specified.



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Council Member Kist moved to appoint Alex Bilchak to the IDEA Implementation Panel to the term starting now, ending 6/30/2026. Council Member Wiltrout seconded and council voted with 7 yes votes to appoint Alex Bilchak to the IDEA Panel for the term specified.

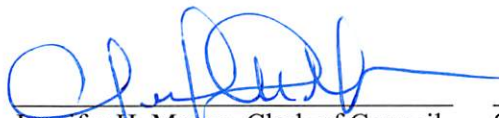
Council Member Kist moved to appoint Courtney Nixon to the IDEA Implementation Panel to the term starting now, ending 6/30/2027. Council Member Durik seconded and council voted with 7 yes votes to appoint Courtney Nixon to the IDEA Panel for the term specified.

Council Member Kist moved to appoint Antonio Pesano to the IDEA Implementation Panel to the term starting now, ending 6/30/2027. Council Member Wiltrout seconded and council voted with 7 yes votes to appoint Antonio Pesano to the IDEA Panel for the term specified.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the October 1, 2024 regular council meeting at 8:46 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor

15 OCT 24
Date




Franklin County Auditor
Office Updates
Fall 2024



Real Estate

- ✦ Continuing to process applications for Tax Year 2023.
- ✦ November 8 – Board of Revision Applications will be available for Tax Year 2024.




Know the Value of Your Vote

WHAT'S ON MY BALLOT?

- ▶ You may have one or more levies on your ballot which may change how much you pay in property taxes.
- ▶ To see the estimated impact to your property taxes, visit: franklincountyauditor.com/levyestimator
- ▶ November levy information will be available on **October 1, 2024**

See the impact of ballot levies on your property tax here.



Legislative Activity

- ▶ Your Franklin County Auditor's Office continues to advocate to our state lawmakers on legislation that would modernize current laws and also provide impactful property tax relief.
- ▶ The office supports:
 - ▶ Senate Bill 244
 - ▶ Senate Bill 271
 - ▶ "The Stinziano Solution"
 - ▶ Modernizing the Homestead Exemption

Important Dates

- **October 1**
 - Tax Levy Estimator online
- **October 12**
 - Affordable Housing Resource Fair
 - 10am – 2pm at Whitehall Yearling High School
- **November 8**
 - Board of Revision will begin accepting tax year 2024 complaints
- **November 16**
 - Shred Hunger, free e-waste and shredding
 - 1550 Georgesville Road, 10am – 1pm
- **December 1**
 - Dog Licensing season opens
 - <https://doglicense.franklincountyohio.gov/>



Questions?

Contact:

AuditorStinziano@FranklinCountyOhio.gov

614-525-HOME (4663)

Learn more about your Auditor's office here.



	Default GE Standards	Typical L-GE Standards	Proposed CVG L-GE Standards	Current L-OCD Standards
Off-site impacts	<ul style="list-style-type: none"> Allows off-site impacts so long as they do not create any dangerous, injurious, noxious or otherwise objectionable impacts. 	<ul style="list-style-type: none"> Defaults back to code 	<ul style="list-style-type: none"> Prohibits emission of vibrations, dust, smoke, noxious gas, odor or toxic fumes from occurring outside of the building. Noise shall not be emitted past the property limits, if such sound levels exceed typical traffic background noise. 	<ul style="list-style-type: none"> No standards
Mechanical Equipment	<ul style="list-style-type: none"> No standards 	<ul style="list-style-type: none"> Four-sided screening of roof-mounted equipment for sight and sound. 	<ul style="list-style-type: none"> Retains current L-OCD language Adds requirement to buffer sound for roof-mounted equipment 	<ul style="list-style-type: none"> Rooftop and ground mechanical equipment, shall be totally screened from all public roads and /or adjacent properties at ground level with landscaping or materials for 100% opacity.”
Exterior Storage	<ul style="list-style-type: none"> Not permitted unless an acceptable plan for screening is submitted to and approved by the Planning Commission. 	<ul style="list-style-type: none"> Defaults back to code. 	<ul style="list-style-type: none"> Not permitted unless an acceptable plan for screening is submitted to and approved by the Planning Commission 	<ul style="list-style-type: none"> No standards
Exterior Equipment	<ul style="list-style-type: none"> No standards 	<ul style="list-style-type: none"> Outside tanks, meter boxes, utility conduits, and similar equipment must be designed located or screened from off-site of minimize visibility and be consistent with the building’s façade. 	<ul style="list-style-type: none"> Outside tanks, meter boxes, utility conduits, and similar equipment must be designed located or screened from off-site of minimize visibility and be consistent with the building’s façade. 	<ul style="list-style-type: none"> Meter boxes must be screened from public roads and adjacent properties (code default).
Service Area & Loading Docks	<ul style="list-style-type: none"> Wall or landscaping that achieves 75% screening required (code default). 	<ul style="list-style-type: none"> Wall or landscaping that achieves 75% screening required. 	<ul style="list-style-type: none"> Must be screened by walls or fences at least six (6) feet but not more than twelve (12) feet in height and 75% screening is required. 	<ul style="list-style-type: none"> Wall or landscaping that achieves 75% screening required (code default).